

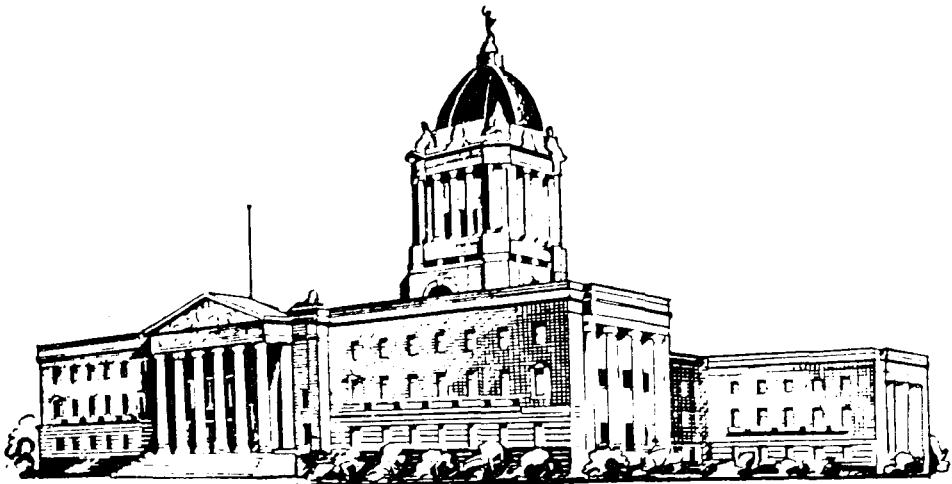


Legislative Assembly of Manitoba

DEBATES
and
PROCEEDINGS

Speaker

The Honourable Peter Fox



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THE LEGISLATIVE ASSEMBLY OF MANITOBA
8 p.m., Tuesday, March 16, 1976

INTRODUCTION OF GUESTS

MR. CHAIRMAN: Before we proceed this evening I'd like to draw the attention of the honourable members to the gallery on my right, where we have 12 members of the 135th Winnipeg Scouts under the direction of Mr. Jack Howard. This group is from the constituency of the Honourable Member for Fort Garry.

I bid you welcome to the Chamber this evening.

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MR. CHAIRMAN: I refer honourable members to Page 58 of their Estimates Book, Resolution 114, Manitoba Housing and Renewal Corporation; resolved that there be granted to Her Majesty a sum not exceeding \$12,451,900 for Urban Affairs. The Honourable Member for Sturgeon Creek.

MR. J. FRANK JOHNSTON: Mr. Chairman, there's one question I would like to ask. I have a couple of areas I'd like to ask the Minister on but the Auditor's Report on Page 20 at the bottom of the first paragraph states that, "The Corporation's requirements on an ongoing basis, work in progress verified by the Corporation's architects as a matter of course prior to the building being paid."

Now this is referring to the problems that were on Northern Manitoba last year, and I would just like to refer to the Auditor's Report, Department of Northern Affairs on Page 17 where it says: "The Province also made payment of \$652,707 to Manitoba Housing and Renewal Corporation."

The Northern Affairs, what was that payment for? Did that clear up the moneys owing to Manitoba Housing that was created by prefabbing for Northern Affairs last year?

MR. CHAIRMAN: The Honourable Minister of Urban Affairs.

MR. MILLER: Yes, Mr. Chairman, it was the adjustments to return of funds which MHRC had advanced on behalf of Northern Affairs and it was a repayment back to MHRC.

MR. F. JOHNSTON: Well is it an advance to Northern Affairs? Now has Northern Affairs got this in their budget, or does the province just clear up a dead account? That's the way it seems here. There's an account owing to Manitoba Housing by Northern Affairs and the province is just clearing off a debt here.

MR. MILLER: As I understand it, Mr. Chairman, MHRC had made advances which the Auditor felt that they shouldn't have made, and this is a repayment by Northern Affairs to Manitoba Housing and Renewal Corporation for the advances that MHRC had made. So that this is a payment back to MHRC as I understand it by Northern Affairs for moneys that had been advanced by MHRC, whereas the position was that really it was the Northern Affairs; they should have paid the bill not MHRC. MHRC in other words was doing the front-end financing, if I'm correct. All right? Yes.

MR. F. JOHNSTON: Mr. Chairman, I would like to refer to a - I'm not going to use a name or anything of that nature because I really am not asking this to have any reflection on anybody - but the Manitoba Housing and Renewal Corporation are planning a \$70 million building program at the present time, and as I understand it the man in charge of the architectural department of MHRC is not a graduate architect. Now I'm wondering if this can create any problems, and I say as I understand it, I have some knowledge of the construction field and I do know that when you see a set of plans there has to be an architectural stamp on it, or there certainly should be an architectural stamp on them. I'm wondering if this is going to be any handicap because of not having that degree who is supervising other architects that are hired. He is going to have to be working with many facets of the construction of this and I'm wondering if this is going to be any problem or how it is overcome.

MR. MILLER: Mr. Chairman, the gentleman in question is a graduate architect. He's not registered with the Architects Association but he is a graduate architect. Actually MHRC itself doesn't do any design work and wouldn't expect that of the architect. The architect is there really to examine other plans and to discuss

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(MR. MILLER cont'd) with architects that are working for MHRC on various projects. MHRC uses architectural firms for all their architectural work.

MR. F. JOHNSTON: Mr. Chairman, I'm very concerned about some of the construction that has gone on in the past with MHRC. I'm of the opinion, and I believe it's a 50-year loaning basis, and I'm very concerned that some of the construction in the public housing area, in the group housing especially, is of a standard that might not even be here in 50 years, and I'm concerned about the construction that has gone on, the type of construction that has gone on. I'm very concerned about the maintenance. I have driven around and taken a look at some of the projects, and I'm not criticizing the fact that we have roofs over people's heads. I'm very concerned about the fact as to how long these buildings are going to remain in good repair. Now 50 years is a long time and I think that we have to build to a very good standard. I know that at the beginning we were working to a unit for \$15,000, including property, and I know those prices have gone up, but I think that our construction, and we have discussed in a resolution in this House the concerns about guaranties of construction, etc. We have to have these units done well, by nature they do take more abuse than others, and what is the maintenance program as far as the buildings are concerned?

MR. MILLER: Mr. Chairman, the member raises a valid question. These are 50-year mortgages and it's true that when one builds for that length of time one should have every reason to believe that in fact the project will stand that long. Now I would like to point out to the members, of course CMHC has to give technical approval to all the drawings and all the plans that are finally translated into buildings, and so we have to go through the entire CMHC technical approval process and they make sure that since they're into this, too, for 50 years that in fact what is built will stand up for that length of time.

He brings up the question of maintenance and upkeep and there I agree with him. You know, it's easy to build things and for the first two or three years there's very little maintenance and everything looks fine, it's the long-haul that counts though and unless you maintain any building, whether it be elderly persons' housing units or townhouses, or a group of family housing, you have to maintain it and if you don't maintain it it soon will fall into a bad state of disrepair. MHRC is moving to shore-up the maintenance aspect, and in 1976 there's some staff being added to address itself in particular to the whole question of property management and maintenance and upkeep.

So that in line with what I've said, the MHRC is aware of this problem because there's no question, you cannot simply built something and hope that it will stand there for 50 years unless you maintain it, and maintenance will become one of the important parts of MHRC's operation in years to come as the housing stock gets older.

MR. CHAIRMAN: The Honourable Member for River Heights.

MR. SPIVAK: Mr. Speaker, it is really the first occasion I have had to enter the debate on the Manitoba Housing Renewal Corporation and I am aware of the fact that I may be covering territory that has already been covered, and if I have, the Minister can certainly indicate that to me.

But there are a series of questions I would like to pose to him, and I think they have to be posed to basically be able to determine whether in fact the government, and MHRC as the agent of the government, really have come to grips with the housing problems in the province, and whether in fact there is a comprehensive program.

First I would like the Minister to indicate, and I would like him to be able to indicate as a result of his research, how many housing units we need to build in this province, and how many housing units we have to rehabilitate? And I would like to be able to have him indicate, or I would like him to be able to indicate to us, based on those targets the specific estimates of completion that is expected in the next few years leading to the end of this decade. I would like him to be able to indicate the objectives to be set for the private sector and the public sector; and I would like him to be very specific about the programs that will be undertaken to rehabilitate homes. I am aware that there are a number of programs but I want him to indicate in a very

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(MR. SPIVAK cont'd) specific manner, in addition to the programs, and the very insignificant numbers that are really affected by those programs, the comprehensive program that the government is going to undertake in this respect.

I would like him as well, to indicate what the government believes should be the target for rental accommodation for the next four year period, and what in fact should be the target for this year and the year after, and how much of that target would be considered to be subject to some form of subsidy from the province.

I wonder if he can indicate as well how many Manitobans spend more than 25 percent of their gross income in shelter, and what programs will be undertaken in the next period of time to see to it that the basic standard that CMHC has set will be applied for everyone equally. At that point, Mr. Chairman, I would like him to then deal with the problem of native housing in the core area of the city and throughout the province, and for him to indicate what standard the government will apply with respect to the percentage of income for those native people who are working, that they should apply towards shelter.

And here, Mr. Chairman, I would like the government to indicate very directly the targets that they have set for the core area to house the native people who have entered the City of Winnipeg, and whether they can indicate whether their survey has shown how many are in need of accommodation, and how and in what way there is an organized attempt to try and meet the targets that have been set.

I wonder if he can indicate as well the analysis that MHRC has made of how many people live in inadequate housing? And I wonder if they have been in a position to indicate at this point whether the federal policies that have been announced recently are really benefitting people on low income, or whether in effect the conclusion that they really are addressing themselves to the problems of the people on middle income rather than low income, is a correct one.

I wonder if the Minister as well could indicate why MHRC failed to meet its objectives of 21,800 housing units by 1975.

There are a number of other questions, Mr. Chairman, with respect to the land banking program that I would like to ask as well, but I think that I have given enough questions to the Minister, and what I am really suggesting is that I think it is necessary for the full comprehensive program of MHRC to be presented rather than some specific programs whose total effect is really very piecemeal in relation to trying to solve the problem of adequate shelter for the people of the province.

MR. CHAIRMAN: The Honourable Minister of Urban Affairs.

MR. MILLER: Well, Mr. Chairman, I am going to have to disappoint the Honourable Member for River Heights; I don't have many of the answers to the questions he posed simply because those answers are not available to me.

Basically the Manitoba Housing and Renewal Corporation is dealing with the provision of homes for people who traditionally cannot enter the marketplace, irrespective of what the housing conditions or prices are at any period of time. They have traditionally been prevented from entering the housing market because they just don't have the financial ability to enter through the private sector, and there always has been a need for it. He asked the question, when will we meet all the needs? I suppose we will know that when all our backlog of applications have been filled and there is no further ones forthcoming. That is about only way that I can answer that question.

He asked the question about the native program in the core area, and elsewhere. There is a program called the Rural and Native Housing Program, which is just I think about a year old. As I recall, about 400, 400 and something units were built in 1975. There is another 400 planned for 1976 - this is a scheme whereby the homes are sold to these people at a subsidized rate. In other words, a selling price which is geared to income.

He asked whether the federal program is aimed at low or middle income groups, and I guess it is both. Some aspects like the AHOP program where now there is no requirement that people be of a certain income or that they have at least one child in the family, but is open to anyone; to that extent of course it goes beyond what is considered low income, and therefore a criteria of need. On the other hand I think the

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(MR. MILLER cont'd) Federal Government does recognize that public housing under Section 43 is a priority because they are continuing to fund through that particular program.

When he talks about, what are the objectives of the private sector, what are the objectives of the public sector, as I indicated, the public sector I guess will only have reached the objective, as I say, when their backlog is gone; the private sector, I don't know what their objective is. They have every means to judge the market, and I suppose they are doing that. As to what the long-term objective of the private sector is, I really don't know, and I can't answer that.

He talks about rehabilitation of homes, and last fall, I think it was October, the Critical Home Repair Program was launched. The objective of that is to try to enhance the life span of older homes by maybe extending them maybe another 15 - 20 years by providing for critical home repairs, and it is based on income; there is a table worked out, a certain amount of forgivable grant, the balance in the form of a loan. The forgivable grant depending on the length of time one lives there; if you live there for two years, I think it's the rate of about \$150 or \$200 forgiveness for every year that you reside. Since the program was started in October it is hard to say how many people will take advantage of it in the year, but as of February 23rd there were 2,200 applicants had been processed, and in fact had qualified under the Critical Home Repair Program. That is the rehabilitation of homes to, as I say, to extend their life span and to make sure that they don't fall into such a state of disrepair that the only thing left to do is to demolish them. We hope to prevent that sort of a situation which existed for many years. But it's a long term program, it will take years, and I don't doubt that ten years from now the program will still be in existence because it eventually will cover almost every home in Manitoba where people of certain incomes lived. So I'm afraid I can't answer the member's question.

He asked about what percentage of the people in the core area pay, what do they pay for rent? Well, if they're in public housing, or housing where under Section 44(1)(b) where it's by an agreement for cost sharing of the rent supplement, they would pay up to 25 percent of their income, or it's geared to 25 percent of their income. That is the table that is used. That's the calculations with CMHC under which rent is charged.

In the core area there is one group where MHRC is now involved in this, and that's the Kinew Housing Corporation which is a non-profit corporation to provide housing for native people. As I understand it the organization purchases homes, uses another organization like WHIP, the Winnipeg Home Improvement Project people, to repair the homes, put them in liveable condition. They have under agreement with MHRC, 50 units at present are covered under the Rent Supplement Program, and the rent supplement is provided by MHRC and CMHC based on 25 percent of the rent, and therefore if the incomes of these people is low, they'll qualify for support.

I think that's all the information I can give the member. I just don't have the kind of indepth statistical analysis he's seeking; it just isn't available at this time.

MR. CHAIRMAN: The Honourable Member for River Heights.

MR. SPIVAK: Mr. Chairman, I'm glad the First Minister arrived, because some of the comments I have to make relate directly to this program and I guess directly to his stewardship as well as to the Minister.

How you can come into this House and essentially suggest to us that there is an amount of money to be appropriated for a program, and say to us that you do just not have the statistical data, the evaluation, the objectives and the targets. . . I think it's fairly basic to what we're talking about that projections in some future planning is required. Now I recognize that to a certain extent there are programs that the Federal Government introduced and that there are alterations that take place to those programs and there are changes, and obviously to the extent that you can dovetail with those programs because funding is available, that you will. But it would seem to me that housing being a very important project to be undertaken by government, shelter being a considerably social right, that there is an obligation on those who are your planners to essentially produce for you the information that I talked about. I mean, how do you

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(MR. SPIVAK cont'd) come to grips with the housing problems unless you know - and those projections obviously may have to be altered and changed as your experience develops or there's more knowledge in the field available - but how do you come to grips with any kind of comprehensive housing problem? How do you deal with problems systematically unless you know how many housing units have to be built, how many housing units have to be rehabilitated? And how are you going to be able to deal with the program unless you know what should be allocated to the private sector and what should be the responsibility of the public sector? Because without that I don't know how you can make a judgement of what policies you should follow.

You can deal with it month to month, year to year, but that's a heck of a way to try and deal with the social problems involved. I know there's been a standard answer of the members' opposite to suggest well, what we're doing now is far better than what would have happened in 1969. --(Interjection)-- Yes, that's an answer. But that isn't an answer to the lack of planning and the lack of policy on your part. Because I say to the honourable member, when he suggested the participation with the Kinew Program in the core area in Winnipeg is to the extent of 50 homes, I mean, he knows and I know, and many of the members here know, that there are literally hundreds and probably thousands of people who require an improvement in their shelter, and whose problems are such, and the social problems of a tenant is the lack of shelter for themselves and their families, require, you know, the government setting that group as a target for particular help.

What I'm simply saying is that I would accept the fact that a government can only do so much at different times, and that there's only a certain capacity, and you can't solve all the problems overnight, nor can I suggest that you can in one period of time, even one term of a government, accomplish the objectives of improving everyone's lot and making up for the lack of foresight and the lack of programs in the past. But I don't think that you can view this in the perspective of something that we're doing which is better than it was before without having some idea of what really the total objectives should be. And you can't do that until you have the proper assessment and evaluation of what housing stock you do have and what real needs are required. I mean in the very real sense the government's been involved in other projects - rightly or wrongly it introduced Autopac. But I must suggest through you, Mr. Chairman, that if the same kind of planning that you have in housing you would have dealt with Autopac, you'd be in a far worse mess than you are today. You didn't do that. You actually did the work that was required in evaluating the industry and understanding fully the things that have to be done. But here we're dealing with housing and you say to me and to members of this House that some very basic questions that obviously have to come from some kind of research and some planning so that the sectors, the targets that you're trying to reach can be identified, have not in fact been undertaken. And I think this is one of the problems of making the assessment of the MHRC program.

Now I know that there are problems with respect to the accounting procedures, and that's been dealt with the Provincial Auditor, and it's been dealt in the House already; and I understand that there's been some correction in every government department at various times, it comes under the scrutiny of the Provincial Auditor and adjustments have to be made, but that doesn't take away from the fact that in the planning process with respect to trying to dedicate a program to commit a social objective, that you can do that without knowing what your problems really are.

Now if the government's saying well the problems are insurmountable and therefore what we are doing is better than nothing, then maybe it'll trickle down in some way and assist and help the people, some of the people involved. But the difficulty at this point is that I'm not sure that the nature of the problem is understood, and I'm not sure that the forces of government have been marshalled to achieve the purpose, and I'm not sure what the future will hold.

You know, the Honourable Member for St. Matthews in discussing Bill 19 talked about the public sector. I'm sorry he's not here tonight because he sort of suggested that if the private sector wasn't doing the job then the public sector can do it.

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(MR. SPIVAK cont'd) And for him that was a simplistic way of basically saying in terms of his ideology, he's not worried if the private sector doesn't do the job. But I say to the Honourable Minister, how will you know? How are you going to know when it's not doing its job? You don't even know whether it's not going to do its job this year. You don't know what the rental accommodations and requirements are for the province for the coming year. And you don't know who's going to build it, and you don't know what the problem is going to be, and there's no question that part of the rental problem today is the fact that there's not sufficient units. And there is no question as well that much of the pronouncements of the past in terms of housing accommodation have not been achieved.

Now the difficulty, and the reason I'm saying this is because I want to if I can go back to try and identify a specific problem in a problem area which has already been mentioned which is not being met. We have a tremendous program for the core area. We have the announcement of \$50 million, or what have you. We have the announcement of public buildings, and I'm not going to go back to the debate of public buildings as such, but I say to the Minister; tell me from the information that's been compiled by all your researchers, from the people who have done the work in MHRC and the people who have evaluated the core area that you're trying to help, what accommodation you really require to provide adequate shelter for the native population that is there and that is entering the city in significant numbers? How is that problem going to be met? To suggest that the KINEW program is one is to suggest that there is a program but it's a drop in the bucket. How are you going to provide the shelter and the community facilities necessary to try and meet the social problems that you're trying to solve by the expenditure of public moneys? I want to find out from you how many units are required to be built? How many units are required to be rehabilitated? How many families that will involve? What the expenditure of money will be in the next period of time to meet that? Or are we in fact going to be able to meet that in this century? Because it would seem to me that on the basis of the programs that will not be met.

Then when you tell me that, then when you tell me what you're doing then I'm in a position and the people on this side will be in a position to make some proper assessment of what is happening with the program. You're spending money; you're land banking; you're trying to tie-in and accomplish certain objectives by the use of Federal moneys that are available; you're making proposals to the Federal Government, but on what basis? Where is your research? Where is the comprehensive plan? Where are your targets? Who will be identified?

Now the Honourable Member from St. Matthews is present and I want to say to him what I just said before in his absence. Last night he said if the private sector doesn't do it the public sector will. I say to him . . .

A MEMBER: It should.

MR. SPIVAK: Well, should. Well now that's interesting. The honourable member said the public sector should. The question is are they doing it in Manitoba? Well I'd like to hear him speak as a matter of fact; he's familiar with it. I want him to stand up and say they are doing it. I'll tell you something, I don't think he will. And I'll tell you why he won't because he knows that it is not true. What he knows is that there is an attempt to try to do something and that's better than nothing but in terms of meeting the needs, no. I think if he wants to confirm it - and there's a problem because the caucus solidarity would be split at that point - but if he was prepared to I think he could stand up and say that we really do not know the full dimension of the problem because the evaluation and the study of it has not been completed and our research is incomplete and the kind of comprehensive programs out of which the policies should be developed are not forthcoming. What we are doing is trying to do our best within the limits of the way in which we operate now.

I'm suggesting and I say to the Minister his answers only confirm what I believe to be the case. That you really do not have a comprehensive plan, that your targets have not been established, that in effect you're carrying on a program which is accomplishing some good but on the other hand the obligation you have to literally.

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(MR. SPIVAK cont'd) thousands and thousands and thousands and thousands and thousands of people, thousands, all over, to people and families who frankly look to that government on the opposite side, Mr. Chairman, as the ones who would be directing their attention to their social problems in assisting them, the people who rely on the government marshalling all its forces and its energy to be able to direct themselves to their problems, that in effect you've failed them. What I think is necessary, Mr. Chairman, is for some kind of commitment to be given so that in effect the government can do the things that should have been done before to be able to evaluate its position today and so that we could evaluate it.

I suggest to the Honourable Minister that if public housing is to be a program of government which is to carry on its activities and have minimum objectives, then say that. Because in terms of the total number of units that are built, in terms of the needs that you have met - and I'm talking of the shelter needs for the whole host of people with whom you have some kind of commitment - then I suggest to you that the programs themselves are not meeting the obligations.

I believe that this debate is necessary, Mr. Chairman, for only one reason, because I think the time has come for the government to be called on essentially a program that has given, I think, hope to many people and in reality will provide very little by way of any concrete assistance and help to them in their particular plight that they have today. This is a failure, Mr. Chairman, and it's a failure of planning, it's a failure of dedication and it's a failure of the energy or the use of the energy that was available in creating the programs that you have today.

MR. CHAIRMAN: The Honourable Minister of Urban Affairs.

MR. MILLER: Mr. Chairman, you know the member says it's obvious from my reply that we haven't set targets and we don't know the full scope of the problem. That's what I told him originally. I agree with him, we didn't have that. Then he's asking for targets. I guess the man who is behind the TED report would want a study and targets for tomorrow and the future, etc. etc. You know there is a need for planning and the Corporation didn't have too much of it, it's developing some but frankly I'm going to hold the rein on it because I don't believe in studies after studies after studies after studies. I just don't.

What is our target? Our target is when waiting lists disappear. How fast are we going to reach that point? I don't know. As quickly as our physical and administrative and building capacity can meet that challenge. He talks about thousands and thousands - he's right. I can only tell him that since 1969 thousands and thousands and thousands and thousands and thousands - and I don't want to keep it on too long - have been built, have been provided for. When we took office there were 568 units in Manitoba. Today there's 10,757 either units or through rent supplement programs or what-have-you. So there's your thousands and thousands and thousands. We will be in business long enough to provide thousands and thousands more, I can assure you, without the need for knowing how many houses have to be rehabilitated, how many houses are actually needed in this area or that area. There are waiting lists; we're trying to meet those waiting lists; we're trying to cut down those waiting lists. I don't know if it will take a year or two or three or four but eventually there will be, hopefully, for everyone in Manitoba who needs it, adequate shelter.

MHRC is not in the general building business. It isn't there to compete with the private sector for regular housing. It has never done that. The housing that we are providing is for that element of people who at no time, irrespective of economic conditions, were able to have any impact on the marketplace. They didn't have the means; they didn't have the finances. The housing that we are putting up and which we're subsidizing is not housing that the private sector is involved in nor normally builds. So it's a new area of housing which MHRC is involved in and it is not a threat to the private sector.

He asked me, how do we know the private sector will not in fact provide the housing. I say to him, the track record shows it right across the country. The private sector has never done it, and I'm not critical of the private sector because they can't make money on low cost housing. The money isn't there and frankly if I could build one house

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(MR. MILLER cont'd) at \$60,000 I would rather do that than build two homes at \$30,000. I'm going to make more money on it. It's straight business economics.

So I don't apologize for the fact that I can't tell him there's 31,255 houses which need rehabilitation in 1976 because I don't know what that figure will be in 1978 and I don't think it's that important. I'm not apologizing for not knowing that in Winnipeg they need 4,267 more homes for people of a certain income. Incomes change, family formations change and three years from now a lot of the five-year projection may be totally irrelevant.

I do know that in the Midlands area there is a considerable amount of money being spent. This spring I hope the first 50 units will go up and there will be plans that will then go forward for additional, up to 100 units. There's infill housing going on; there is activity. I'm not concerned today at all whether in fact we're over-building because I know we're not. I know we're not simply because the waiting lists are there and those are corroborated waiting lists.

So that I'm satisfied that the target I have set is to meet a known waiting list and I don't have to get into a long-range research and planning study with statistics galore to tell me that there's a need today. We'll meet it today, we'll meet it tomorrow, we'll try to meet it the year after that and eventually we'll eat away at it until the problem is at least under control and it's not the kind of problem that faced us when we took office in 1969.

MR. SPIVAK: I have to say to the Minister that's one hell of a way to run a government. I want to, if I may, Mr. Chairman, refer not to the targets for Economic Development but I'd like to, if I may, refer to the Guidelines for the Seventies produced by the government. I want to set for him, for the record, the targets they announced prior to the election with respect to housing.

"Housing policy will be directed to ensure that Manitobans can afford satisfactory housing, housing that meets their needs.

"Housing policy will be directed to ensure that all Manitobans live in housing that meets at least reasonable standards.

"Housing policy will be directed to ensure that no matter where people live they can obtain satisfactory housing; they will not be forced to go elsewhere to find decent houses in which to live.

"Housing policy will be directed to encourage and create opportunities for local residents to take part in decisions affecting their community and housing developments."

A MEMBER: Right on.

MR. SPIVAK: Right on? Okay, let's go, Mr. Chairman. Right on.

"Housing policies will be directed to ensure that Manitobans can afford satisfactory housing, housing that meets their needs."

I ask the Minister: where is the evaluation of what their needs are? He indicated to me that they haven't done that. --(Interjection)-- Waiting lists are needs. So let me understand something. If someone has made an application that means that there's a need and the housing policy is dedicated to that. I say that's one hell of a way to run a government. Because it was clear to me that the first thing you do is do your own evaluation of what the housing requirements are and you don't base it on demand in terms of public housing. You do the evaluation of the units that you have and the units that you have to build, the requirements, the expectations of the public sector and the private sector and then at that point you then deal with a comprehensive policy of which MHRC is only one part of it - if in fact you accept housing as a basic social right. Mr. Chairman, there's no question, the Guidelines for the Seventies said, and I would like to read that so that there would be no question about that. Dealing with the role of government on housing:

"Since 1969 provision of adequate housing for all residents of this province has been a high priority."

Well, Mr. Chairman, if you don't know what housing you have to build and you don't know what your requirements are, how can you be sure that the objective of provision of adequate housing for all residents of the province has been achieved? Because, you know, Mr. Chairman, all this is is words then. All you're trying to do is

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(MR. SPIVAK cont'd) carry on as best you can but again the kind of future studies that should have been undertaken have not been undertaken, therefore there's no way in which you can properly evaluate your achievements on the basis of the objectives that should have been achieved. That's really our problem.

I quarrel with the Minister when he says that we do it on the basis of demand. --(Interjection)-- On need? How do you know the need? Need is based on demand, waiting lists. Therefore if the native people in the core area of the city do not apply, Mr. Chairman, if they don't apply to the Manitoba Housing and Renewal Corporation, then their failure to apply will simply mean that the need doesn't exist. Now that's what the Minister is saying. The need doesn't exist. I think the Minister wants to reply on that but . . .

MR. MILLER: I wanted to say this: that when I say need I'm referring to waiting lists of people who've been . . . and there's a known need. It's not simply a matter of a demand, it's a known need. The fact is that the housing program is going annually. There is such things as vacancy rates which give a measurement. There is a rough calculation of two percent for family public housing and five percent for elderly persons housing. In some communities that already has been exceeded because the need was greater than that. In Winnipeg I don't know if we've exceeded it for family public housing but I think we have exceeded it for elderly persons housing. But the need is great there. Frankly the member may take exception to it and may say that's a hell of a way to run a government but I have to tell him that, you know I've often questioned the value of these great studies and surveys which I assume must be almost a door-to-door survey to examine where everyone lives, to mark down on a point system whether that house is adequate or not adequate, I suppose, depending on the subjectivity of the person who is doing the interviewing, and going through the entire City of Winnipeg and then the entire Province of Manitoba on a house-by-house basis to evaluate the condition of the home, the number of people living there, whether it's adequate for the needs or is not adequate for the needs. That can be done at great expense and great time. I don't think anything would be served on that.

The MHRC is now acquiring some capacity which they didn't have before except on a very casual basis in the past and some more research and planning will be done. But as I indicated to the Member for River Heights it probably wouldn't meet his idea of the kind of research and in-depth studies that he might undertake. But then, of course, we are a different kind of people. I can only remind him - perhaps he remembers the former Minister of Municipal Affairs who introduced The Manitoba Housing and Renewal Corporation Act who did give some figures on housing in Manitoba. I assume that a survey was done and two years after the passage of that Act, nothing happened. They had the surveys and no housing. Well perhaps I'm working the other way around. I don't have a survey; I don't have the statistics; I don't have the in-depth studies. But at least we've got housing. I'd rather live with that.

I'm not trying to deride what he's saying but I think he's going overboard on this need for in-depth analysis and in-depth targets and long-range and short-range, etc. We're building at a place for which we have capital and which the industry can absorb and hopefully we'll be able to put them to the full test this year and that our targets this year, the amount of money we have available, will indeed be spent if the private sector can accept the challenge and fulfill the needs.

MR. SPIVAK: Mr. Chairman, I'd like to read if I may, a few more paragraphs of the Guidelines. --(Interjection)-- Well, it's your document; it's produced as your policy and I want to see how consistent it is with the statements that the Honourable Minister made.

"The intention is to ensure that housing as a major user of income does not prevent adequate spending on other necessary goods. The maximization of well-being also means that people should have real choice in the marketplace." Now I guess if you don't take a market survey, I mean you can determine that, but if you do take a market survey you are in a better position to determine how the choice will be made. Because if the Minister doesn't know whether there's a choice at all, all he knows is that there is a need based on demand for public housing units. In a general sense then

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(MR. SPIVAK cont'd) all this means is more housing units as well as more diversity in types of units. How do you determine the diversity that's required unless you make a study, unless someone goes out and does the evaluation of it. In order to do that you have to evaluate what you need. Is the Minister suggesting that diversity comes as the result of people requesting one bedroom, two bedrooms, people requesting high rises, people requesting low rises, people requesting sunken living rooms, people requesting full kitchens? I mean how do you determine that? You don't determine that by people's demand. You determine that by understanding what you have in terms of your inventory and you determine that by what your need is and by an evaluation that requires you to knock on doors and requires you to get the expertise to be able to evaluate that and then you then budget as best you can within the limits of money that are available to you to try and meet the need and you basically then have a program and a plan which, at least, is targeted to meet what you require.

"Given certain historical patterns," and I'm quoting again, "Given more to historical patterns of settlement and development application of this principle would have a varying impact. For example, in Winnipeg there is a much greater diversity of stock than in the rural areas of northern Manitoba where the predominant stock type has been and remains the single detached dwelling unit." Somebody's made that determination. Now I am suggesting that I don't think that you can deal in the housing policy without a far greater knowledge and to suggest that the survey should not be undertaken or that that is the only part of the future planning is a mistake.

You see, Mr. Chairman, the problem is one of people and the problem with the Manitoba Housing and Renewal Corporation's program and the problem with the government and the problem with everything that it's done is that it's forgotten about people. The inventory that you need is really what the needs of people are and that comes from understanding the problems and the problems of the core area. I bring this because it's the best example, the problems essentially of the native people who have come into the community in the last period of time and who are living in intolerable conditions and the problems of all those people, native and non-native, who are living in the land and in the accommodation that is slum landlords' accommodation. Now the Honourable Minister knows this, the members opposite know this and there is just no point of shying away from that. And until you take --(Interjection)-- I'm sorry.

A MEMBER: Tell your leader.

MR. SPIVAK: Well you can tell him. Well I'm telling you and I hope that he'll listen and others will listen because I would suggest, Mr. Speaker, that that's not an answer for the lack of a comprehensive program. Mr. Chairman, I suggest that that is not an answer for a lack of a comprehensive program which has to be predicated and based on certain facts. I suggest that the Minister in making the presentation, and in the Guidelines being presented - you know this was a document - the TED Report was rejected by the members opposite and it wasn't the report to be dealt with. This program, which is the Guidelines for the Seventies, which is the synthesis of all the thinking of the planners within the department, well, you know, it would appear to me, Mr. Chairman, that what's really happened on housing, as in so many many of the other areas, is that the planners here have really planned and that the government itself, having produced the public relations document have ignored it, and are now operating on an ad hoc basis. Mr. Chairman, Manitoba Housing and Renewal Corporation and the government's policy is ad hockery and that's all it really is, as much of the government policy. It is ad hockery in the sense that it is trying to meet whatever needs and within the confines of budget and you know it just is not meeting basic targets.

Now there is a problem Mr. Chairman. The problem essentially would be that the Minister would have a tough fight in the budget that is available and the capital funds that have to be made available, he would have a tough fight to try and get a program. But you know there are certain things that are very misleading, Mr. Chairman, because one has to look at the Provincial Auditor's Report to realize - and I think that I am right - that \$138 million of capital spending on housing was not used by March 31st, 1975. Now I think I am correct on that and if there is any question on it I will try and

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(MR. SPIVAK cont'd) get the actual --(Interjection)-- Well I want the Minister to confirm that. Well, Mr. Chairman, yes as a matter of fact yes I did. Yes siree.

Mr. Chairman, on page 8 of the 1975 Report of the Provincial Auditor in showing the unexpended legislative authority for capital purposes, under Manitoba Housing and Renewal Corporation the amount of \$138 million is shown. Now, Mr. Speaker, that is \$138 million of authority that has not been used. So the basic argument that I presented, that the Minister if he had a comprehensive program and would have to make the plight within Cabinet for allocation of moneys, at least he would have been able to fall back on the fact that there has been enough authority that had been awarded that had not been used to allow him to at least carry on a far more comprehensive program than appears to be announced by the government so far. Because I do not know what authority will be asked for this year but I don't think - and the Minister can confirm that - I don't think he will be using very much of that authority by the end of this year.

Now, Mr. Chairman, as well there was additional capital authority voted last year that has to be added on to that to be able to understand the total unexpended capital authority that may be available for this coming year. What I am saying, Mr. Chairman, is that I don't believe that you can deal with the problems of people, that you can basically introduce a program that is supposedly supporting the principle that you state that housing is a priority, and that it is really a social right unless you really understand the nature of the problem. This I must say is a failure, the failure being that in the program that is being conducted you have achieved some success in elderly persons' housing, in elderly persons' housing. But in meeting the needs a lot of people many, Mr. Chairman, who have not applied to the housing authority, many of them who are unsophisticated and do not know that those kind of applications can be made, who live in dreadful conditions and who require the action of government to assist them and not just the action of the Provincial Government but the action of the City Government as well, and that is another issue and that can be debated as well. But in effect you are failing them, and this has been the problem.

Mr. Chairman, I am not one to sit here and praise the government for its housing program and I am not one to sit by and simply allow the Minister to stand up and essentially say that, you know, we are trying our best and I am not going to take any inventory. Because I say to him that there is an onus on him and on his department and on the government to basically understand in detail the full extent of the housing requirements in this province and in the City of Winnipeg and to be in a position to then evaluate its programs on the basis of what it really is achieving in trying to solve that. If in effect he can then say, having evaluated it, that our program is meeting within reasonable limits the need and over a period of time we are going to be able to solve the overall problem, then having said that and having proved that statistically and in documentation that is available, then the government can be applauded for its program. But to suggest that what we are trying to do is work as best we can within the limits that we have, I suggest is not good enough. Because I suggest to him, and I again say, that there are literally thousands and thousands and thousands of people that you don't have any particular contact with whose only hope and salvation with respect to their shelter requirements really rests in the actions that the government will take. If the government continues on the pattern that it has you are not going to be able to touch them and you are not going to be able to meet their requirements.

Now there were certain statistics that were used in the Guidelines in terms of the requirements that were needed, and you know I would like the Minister, and if he hasn't read the Guidelines maybe he should, to tell me where we stand with respect to those statistics. They are contained in the Estimates. I'm looking for the figures that were used by your planners as to what targets have to be met by 1980 with respect to housing. I wonder if the Minister is in a position at least on that to indicate, this is both private and public that they are talking about, where we really stand. Because I think even that simple evaluation should at least be considered by him and by members of his Cabinet and by their caucus to be able to at least evaluate that. Without that information and without that kind of discussion I am not sure that there is really very much point except to accept the fact that the Minister is asking for so much money and

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(MR. SPIVAK cont'd)they are going to continue on as they are.

I would hope that there would be a change in the attitude of the government with respect to housing generally. I would hope that there would be a change in presentation and it may take some time but I would hope that by the time the next Session comes - and I am assuming there is still another Session --(Interjection)-- Yes, well, who knows. As a matter of fact the Honourable Member for Transcona may not be here either. Those things can happen by then. --(Interjection)-- Other things can happen, other political acts could occur and I don't want to refer to them. I would simply suggest to the Honourable Minister that I would hope that he would be in a position to present the program in the way that I have discussed because if he can't then I would suggest there is no way of evaluating this at all. This is meaningless to the people involved who are receiving the accommodation. They'll say it isn't and the Minister will say that it isn't because those people are going to be satisfied. But it's meaningless in terms of the evaluation that we have to go through and the proper function that should take place in this Legislature. I do not think that the government or the Minister or the Cabinet can be let off the hook on this. I think it is atrocious that we would have a housing program presented that isn't comprehensive, that doesn't establish properly the targets, that isn't related to the announced policy of the government in 1973, that does not in any way deal with what I would consider is the human aspect and the people's aspect of the housing problem. I say that they cannot continue this way, that there is an onus and a responsibility on your part, particularly as an NDP Government because it is inconsistent with all the pronouncements of years gone by. The standard answer of what we are doing in our announcements are far greater than what happened in 1969 is a facetious answer and is no answer whatsoever. You know it may satisfy the members opposite in the debate that takes place here but it is not going to satisfy the thousands that I referred to who are relying on the government to assist and help them. Mr. Chairman, I have other things to say with respect to housing and I want to deal with it but I would like the Minister to be able to answer this first.

MR. CHAIRMAN: The Honourable Minister of Urban Affairs.

MR. MILLER: I don't believe any answer I give is going to satisfy the Member for River Heights. I can tell him that there has been an expansion of programs, that the Neighbourhood Improvement Program which is now operated in the City of Winnipeg in areas that the member indicates --(Interjection)-- Yes, I will as soon as I am through here. We entered into the Neighbourhood Improvement Program and I recall there was a criticism as to why Manitoba was so slow getting off, that in Alberta the Alberta Government has signed the Neighbourhood Improvement Program Agreement with Ottawa within weeks after it first came out. I then discovered the reason why Alberta signed it, it was very simple. Alberta signed it whereby it allowed the municipalities to enter into direct agreement with the Federal Government. The Provincial Government was not going to participate in any way. In other words if Edmonton wanted a NIP program they could enter an agreement with the Federal Government and whatever costs the Federal Government didn't pick up, the city would have to pick up.

Well we didn't do that here. As a matter of fact we did it the other way. Instead of saddling the municipality with the cost, the shortfall between what the Federal Government would pick up and the balance, we entered in as partners with the City of Winnipeg and therefore supported them with provincial funds so that the full burden wouldn't fall on them. It is in those areas really, in the core city, in the Midland Railway area and the north Point Douglas area where the Neighbourhood Improvement Program is functioning and where homes are being revitalized; where there is social housing going in on an infill basis and as I indicated earlier, on some acreage that exists there. The plans are now being prepared for it.

There is also a rent supplement program which we were able to enter into as a result of changes in The National Housing Act in recent months. There is co-op housing which we are trying to assist; there is the AHOP program which we also piggy-backed onto after it was introduced federally. There is the Critical Home Program which I just indicated or reported on a minute ago. So when the Member from River Heights says that he is not going to be satisfied until such time as the entire program

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(MR. MILLER cont'd)of MHRC can be put forward in a certain way with known targets, with known objectives, down to the last detail I obviously am not going to satisfy him.

He says he doesn't have to be convinced but the people out there have to be convinced. Well I can tell him that as of today there is 10,757 people convinced which is 10,150 people more than had to be convinced in 1969. If the pace doesn't satisfy him and he says it should be greater, perhaps he has a point there. I wish it were more. But I also indicate that there is just so much capacity that the construction industry has. I am not sure whether if we had double the amount this year, whether in fact we could deliver. In the final analysis we know there is a need, that people need adequate shelter, we are moving to provide that need as quickly as we can within the funds and capacity that we have to deliver. If that doesn't satisfy him then I regret to say it is not going to satisfy him and no further explanation on my part is going to achieve that.

MR. CHAIRMAN: The Honourable Member for St. Matthews.

MR. JOHANNSON: Mr. Speaker, I wasn't really intending to enter the debate so I shouldn't, but the Honourable Member for River Heights challenged me to stand up and say what I really felt about what the Minister was doing in the field of housing so I am going to do so.

You know we have said and we have repeatedly used the argument in the House that we have built many times more housing than you built when you were in government and we will continue to say that because that's a legitimate measure. But I will tell the member that I will never be satisfied with what we do, because whatever we do will be too little as far as I am concerned. You know, this is really what socialism is; you set certain goals that you hope to achieve, but you know that you never will really achieve them.

Well we are talking in the Province of Manitoba about trying to provide decent housing at prices or rents that people can afford basically, that is that is the basic goal. The honourable member is obsessed by numbers and the Minister made a logical point about the targets. What was it called? The TED. . .

A MEMBER: Targets for Economic Development. I have already forgotten what it stood for.

MR. JOHANNSON: I really think that that is a meaningless kind of argument because the Minister has made the obvious point: There is a very clearly established need. We have waiting lists of people who have demonstrated that they need the housing, and we can't build housing quickly enough to satisfy that demonstrated need. There are all kinds of constraints, and the Minister has talked about them. One of the constraints is funds; CMHC has been holding back on funds for the last couple of years. The Minister very clearly explained that last year the initial commitment was very low from CMHC, and later on towards the latter part of the year, towards the end of the year, CMHC increased the funding. Now that kind of commitment for funding makes planning very difficult. There are problems with availability of serviced land, there have been problems with the City of Winnipeg, in trying to achieve any building of family housing.

Now I must tell the Member that I think the Minister did a great job this last year. Even though I will never be satisfied, I think that given the constraints, given the difficulties that he faced, he did a beautiful job. Now that doesn't mean to say that I will not be pressing him to build more, to achieve more, but I think given the constraints he and MHRC did a beautiful job last year in getting funds committed for almost 2,000 units.

Now the problem with this sort of discussion is the Honourable Member for River Heights presents an argument from one position, but his caucus - well I shouldn't say his caucus, the gentlemen who sit in the same part of the House that he does, give us entirely different arguments, and members who have run as candidates for his party as recently as 1973 have given very different arguments also. Now the Honourable Member I think conducts debate on a pretty high level. I don't always agree with him, but he conducts the debate on a rational level and a pretty high level. Now I can't say the same for some of his colleagues, some of the people who have run for him, some of the people who are associated with his own party.

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(MR. JOHANNSSON cont'd)

The Member for Wolseley referred to our housing construction as barrack-like. Now, Mr. Speaker, that is simply bloody nonsense. I think that the quality of housing that MHRC has built on the whole is good. Some people argue that our standards have been too high. Some people argue that our standards have been too high, but I think that the quality generally has been good. I live in an area where all of the housing is private housing, it is privately owned, and I'll tell you, Mr. Speaker, very much of that housing is of a lower quality than the housing that MHRC has built, and of course MHRC housing has been built by the private sector, by private builders on contract to MHRC.

The Member for St. James talked about a 75 unit development that was plunked down in St. James-Assiniboia and criticized MHRC for a number of things, putting pressure on recreation facilities, putting pressure on school facilities. Now that development is the Heritage Park Development.

A MEMBER: That's in Sturgeon Creek.

MR. JOHANNSSON: Sturgeon Creek. I said in the old areas of St. James - Assiniboia. It's in, yes in Sturgeon Creek constituency. That particular project is an example of a beautiful project, the architecture is superb. I have talked to people in the development, I have talked to people in the surrounding community; the people in the development were satisfied with their housing, and the people that we talked to in the surrounding area had no real objections. We talked to a salesman for a housing company that was selling houses; he didn't think that this was going to have any effect on the probability of his being able to sell that housing, that private housing nearby. And interestingly enough a study was made not too long ago to determine whether that project had actually affected resale values in that area at all, and Mr. Chairman, it hadn't, the resale value is going up. Property values aren't depressed, they are continuing to rise. --(Interjection)-- That's right, what house isn't? But the point I made is that opponents of public housing are . . . that depresses property values, and I'll read you a statement shortly from one of the opponents of public housing. So it hasn't lowered property values, and actually I think that particular project upgraded that area. In terms of architecture and in terms of design it was much nicer than the housing in the surrounding area. That may sound like heresy but it was.

One of the members who ran for the Member for River Heights in the constituency of Rossmere had some things to say about public housing last election - he ran against the Premier. And it's --(Interjection)-- The Premier almost lost. Yes, you are right; he only won by about 600 votes. But what I am concerned about is the quality, the level of debate that went on. I'll read from the pamphlet issued by Mr. Penner, the Conservative candidate in Rossmere, and we will see at what level the Conservative Party discussed public housing in that particular campaign. One of the statements: "We should have a policy which fosters private home ownership, not degrading and demoralizing public housing communes." Now that's a high level of discussion, isn't it, Mr. Chairman not degrading and demoralizing public housing communes.

The Honourable Member for River Heights talks about our meeting the needs of people, for example, in the core area. His candidate in Rossmere wasn't very concerned with meeting their needs. His candidate in Rossmere wasn't very concerned with meeting the needs of a vast majority of the people in this city; his candidate was interested in winning an election; he was interested in pandering to the worst prejudices in our society.

He also made another amusing statement, another example of the high level of debate that we get from the Conservative Party. "However," and I quote from Mr. Penner again, "However, we now have an NDP Government determined to follow Swedish styled socialism," you know, that isn't a bad objective, but what does he say about it?" which stifles individual initiatives and incentives, restricts freedom of choice for the individual," and here's the amusing one, "downgrades accepted standards of decency and morality." Downgrades accepted standards of decency and morality. Now this is the man who was campaigning at a level which violates my sense of decency and morality. If I had to campaign on this sort of level in order to get elected, I would quit politics; I couldn't stoop quite that low. You know, I like politics. I like being an elected member, I enjoy it, but if I had to stoop to that level I would get out of politics because

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(MR. JOHANNSSON cont'd) nothing is worth stooping to that level in my view. The amusing thing also about this particular viewpoint, Swedish type socialism downgrades accepted standards of decency and morality. The Honourable Member for Logan has been in Sweden a number of times and one of the things he was telling us about was the fact that in the parks in Sweden they have glass cases in which they have jewellery displays - and he can correct me if I am quoting him incorrectly. Displays of watches in jewellery cases in the parks and those glass cases aren't broken into in this society which downgrades accepted standards of decency and morality. You show me a park in Winnipeg where you could put a glass case with displays of watches and expect to find it in the morning; just show me one place in Winnipeg where you could do this, one park. All I am pointing out to the honourable member is that I think there are standards of decency and morality in Sweden which we could well emulate.

Mr. Speaker, recently MHRC had an option on a piece of property in the West End of Winnipeg and it was an option on a property at Spruce and Richard; it is the old Gillies Quarry property. This is a property, an industrial site which has housing on one side of it. Now all MHRC had was an option, and what happened? I am not really debating the point as to whether that was a great location for public housing or for housing, but what I want to deal with is the kind of reaction that developed to that particular event. As I said MHRC had an option; it had no specific plan for that property, no detailed plan at all, it was merely in the exploratory stage, because it didn't even own the property it merely had an option. What happened was that my councillor who doesn't happen to be NDP, he happens to be a Tory, yes, a Conservative, a member of the ICEC on City Council, one of the distinguished members of City Council who believe in decency and morality - he is one of the fellows who is highly concerned about massage parlors, he is continually investigating massage parlors. This gentleman led the opposition to MHRC doing anything with this property, and he is of course one of the colleagues of the Member for River Heights, he is member of the Conservative Party. If the members opposite don't wish to associate themselves with his particular views, I would appreciate hearing from them. The Member for St. Johns, for example, disassociated himself from some of the views expressed by our members of City Council, so I would like to hear from members opposite. But what happened was that the Councillor for Polo Park led the opposition and the result was that a Clifton Community Residents Association was formed. They sent around a little letter, and I would like to share it with members because it shows the kind of debate that I don't think is conducive to solving any problems let alone housing problems in this city.--(Interjection)--No, I think the honourable member would like to hear this.--(Interjection)--He wouldn't. Well I'll be very quick. I'll cover this very quickly. But they make a number of points and they for example state that MHRC was proposing to construct . . .

MR. CRAIK: Mr. Chairman, I raise a point of order as whether a letter to the residents of the Clifton Home Owners Association on the issue which he was referring to, is really in order in this debate.

MR. CHAIRMAN: We are dealing with public housing. Order please. The Honourable Member change his point of order?

MR. SPIVAK: Well, I think it is relevant to know whether this is on massage parlors or if this has to do with public housing.

MR. CHAIRMAN: Order please. I think the honourable member is going to table the letter afterwards, he is going to use it in debate, it will be tabled. As far as I understand it it deals with public housing. We are on the Manitoba Housing and Renewal Corporation. We have been for the last eight hours. Proceed.

MR. JOHANNSSON: Thank you, Mr. Chairman. This deals with the question of housing and public housing, and it deals with . . . it's an open letter to the Clifton Community Residents, and I will table it; I have no objection to that. But it states a number of things, and I would just like to enumerate a couple of them. "That the MHRC proposal to construct a high density, low rent, multiple tenancy housing project . . ." High density, low rent, multiple tenancy housing project. MHRC hadn't even begun to formulate any firm proposals at this point, but they were prepared to make statements like this, and the people on the executive are listed here. "We fail to understand why they continue to ignore the cause of community hostility that has grown towards public housing." Well we can understand why

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(MR. JOHANNSON cont'd) there is some hostility, when people put out rags like this particular little open letter. Their stand has become even more forceful in opposing public housing. MHRC dropped the option by the way; they didn't proceed with this particular site, they dropped it, so MHRC was opposing public housing. "It is our effort and investment that has built this area into a visually and socially desirable area." The implication of course is that if housing is built there it will become less visually and less socially desirable. "They have a good standard of education and community influence." The implication is that they will not have a good standard of education and community influence. "Recent business complexes have improved the area greatly." That was fine, but housing wasn't. "There are many points too numerous to discuss adequately here, but a few to mention are, increased vandalism and theft that is associated with high density, low income projects." My goodness that's a high level of discussion on housing. "Immediate property devaluation of the surrounding area; social decline of the entire area, among other things." And this kind of opposition was led by the Conservative City Council Member for Polo Park.

Now, there are ICEC members but the honourable member that I am referring is a member of the Conservative Party. He is a Past President of the Conservative Party in my constituency. I don't think he is at present. No.

A lot of the debate in these Estimates has been on a pretty high level and the Honourable Member for River Heights has carried on the debate at a pretty high level. The Member for Sturgeon Creek has also. That kind of debate I think is conducive to producing a better housing policy in the province. I would hope that in the future we could stay away from this kind of debate because I don't think that this solves housing problems. I think that this creates social problems rather than solving any problems.

MR. CHAIRMAN The Honourable Member for River Heights.

MR. SPIVAK: Mr. Chairman, I say to the honourable member that when I implored him to speak I felt that he would speak in support of the position that I took. I found that what he is doing is he's debating - well to a certain extent he completed at the end on housing - but he was debating what people say during elections when allegations are made by candidates during elections and by members of the political parties. Now I think that there probably is an appropriate time for us to debate that and I must say that if we set a date for when that debate is to take place, I have no doubt that we are going to produce from our point of view, statements, articles -(Interjection)--No, a number of things that have been said by candidates during election in the heat of battle that I think are not very complimentary to them. I think that that's something that happens on both sides. I'm, you know, quite prepared to debate that and probably would welcome the opportunity to vent a number of things that have been said and I think that they would be of interest. But I don't think that it really applies here.

What I had hoped, Mr. Chairman, was that the honourable member would deal with the basic problem that I posed, that you can't meet or you can't solve a problem until you adequately understand it. I don't think it's good enough to simply say, you know, the need is there and we can't do enough, we just have to continue going on. That simply indicates that we're dealing either with an insoluble problem, and I don't think that really is the case. What it also means is that we really haven't a handle on the problem yet because we haven't made the kind of assessment of what our needs really are.

I've got to now suggest to the honourable member and to the Minister that the thing that I find strange is because the more I read the Guidelines and the more I examined again while the Honourable Member for St. Matthews was speaking - and it's not intended to be an affront to him, but while he was speaking I was just examining the pages - the more I realized the statistical data that really has been made available here in the Guidelines and I wonder if the Minister and the members of the department ever looked at it, I think it's pretty interesting because I don't think they really did. Because I think if they did the basis for the kind of evaluation that I'm talking about is here and the kind of upgrading information which I think a prudent manager would do or would undertake, could be done. There's statistical data, as an example, the number of percentage of total stock requiring repair based on the 1971 statistics. In order to evaluate those homes that could be rehabilitated and evaluate the criteria set when this data was

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(MR. SPIVAK cont'd) established, you know, planners can research the documentation.

There is specific references to overcrowding; there is specific reference to rural Manitoba; there's specific references to the policies and the objectives that have to be met. You know it would seem to me that if you produce a document which is supposedly to announce government policy then an evaluation at least has to take place on this data. What I find rather amusing and also disappointing is the fact that it appears, at least on the record, and there's no other information to contradict it, that in effect nothing really very much has happened other than the production of this information. No evaluation has been made extending this so that the kind of information that I believe is required for judgments to be made, is in fact before the government, before MHRC, before the Minister. I don't believe that you can develop a housing policy without a proper assessment of what the housing needs are in the province. I don't believe that that can come without a real attempt to upgrade the information and to do everything that's required for that evaluation. I don't believe that you can really assess this program as being worthwhile or not unless you can judge it by the targets that have been developed. I think for all those who will say, well we're doing more than was happening before, that's not an answer. I think for the kinds of arguments that the Honourable Member for St. Matthews brought forward, that's not an answer. I think that there is a failure here.

The Honourable Minister at least referred to the NIP program. I say to him all right. You talk about a program and the program happens to be a very good program, a program that is achieving certain results. But how many people are really affected by that? How many homes are really involved? How does that relate to what the total need is? When you tell me that, then I say to you then I can evaluate the program. But if you simply say that it's in the north Point Douglas area and there's a program being conducted and I have the program here, and that that in itself is good enough, I don't say that. I say you have to evaluate that with respect to the total objectives and you have to know whether this is enough, whether this program and ten other programs to be conducted in the next five years, is enough as well.

I know that there's a problem with Federal funding. But there's also the problem of Provincial funding. I mean there are moneys that are used for other provincial purposes that maybe should be directed to housing if that becomes your priority. So what I'm suggesting is that the evaluation that has to take place with respect to this program cannot take place. Unfortunately the Honourable Member for St. Matthews in his debate did not accomplish the result of supporting my position but publicly stating it. But his answer supports my position because he can't give an answer; because he doesn't know. The fact that he can't stand and rebut with statistics and data but has to use the means that he did - and they may be good debating means in this Legislature - the fact he has to do that only indicates the fact that you're baring the information that's required for the evaluation to be made.

So I don't think that this debate should be left just with a simple acceptance of the government's position. I think that there is a need; I think the need is recognized. I don't think you're organized to understand it fully yet. I think that what you're doing may be worthwhile, but certainly not enough. I think that you have to re-examine your policy and I think you have to explain why the achievement that you have is sufficient to justify the enthusiasm you have with the program. You say there's ten thousand units. Well what really is the need? Only another three or four thousand more? I don't think you believe that.

I ask you, why did you ask for \$100 million or \$138 million more of capital authority if Federal Government didn't come through with certain programs. I understand that, and there have been constraints and problems with respect to that. But you know in the 10,000 units that you're talking about, how much of that is elderly persons? A pretty substantial amount and therefore you could deduct that.

Then we now talk about the need of the middle income and lower income people. Because the problem of housing is really one for low income people. There's no question about that. CMHCs programs as they are organized now are dedicated really to the

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(MR. SPIVAK cont'd)middle income person. If I'm correct and I think I'm correct about this in terms of statistics, it may be changing with the revised inflationary period that we're in, but a family it must earn at least \$10,000 by way of income to be able to afford a new home and probably closer to \$14,000. If you talk in terms of family I think my statistics are pretty accurate. If that's the case we're talking a very small percentage that can really afford new homes. So the problem is the lower income person who is the person you have to be concerned about. At this point he is not receiving the kind of support and is put into a difficult situation. The Honourable Member for St. Matthews stood up yesterday on the Rent Control Bill and said that his concern is that regulations will have an effect which will hurt the development of additional rental accommodation and it'll have to be met by the public sector in order to be able to provide sufficient shelter accommodation so that there will be more than the required need, so that prices will be lowered, or rentals will be lowered. I say to you, that's fine. Now tell me what the needs are. I have now the opinion that you don't know what the needs are. You haven't got the slightest idea. Well if you haven't got the slightest idea how can you prepare a program? The fact is in the program that you have this year, you've got very little really to be offered. And what's going to happen the year after and the year after that?

So what we're talking about is a program that is really, I think, in serious jeopardy of achieving the desired results and that requires far more examination than the kind of cursory examination that takes place in this Legislature albeit it's the only form that we have. I think, Mr. Chairman, that the programs of the Manitoba Housing and Renewal Corporation and the government's housing program is a program that has to be monitored very closely. I suggest, Mr. Chairman, through you to the Minister that he has an obligation now to re-think his program. I think that he has an obligation as well to review what has happened in the past and to start to realistically come to grips by upgrading the statistical data that has been made available and I suspect far more that really is available, and by addressing himself to the problems. I don't think you can be satisfied at this point with the announced programs that you have. As a matter of fact I think that they are realistically a drop in the bucket to what really is required and that the Minister knows that. But I'm also suggesting, Mr. Chairman, that I recognize that you know, it can't be accomplished at one point.

Now I want to make one other point because I'm concerned about one other part of this. The Minister made a statement when he returned from Ottawa - if I can find it - on February 12th, 1976, and the Minister made the statement. Mr. Chairman, I may be wrong and the Minister may correct me as to when he made that statement because I may be wrong on the date. But he made a statement that housing should not be used as a fiscal tool, housing policy. I think he made that statement and I think he said that a number of times, that housing should not be used as a fiscal tool. One recognizes that when Public Works programs or government programs have to be undertaken because of times of serious unemployment that government activity should take place, housing should not be used for that purpose. But you know, Mr. Chairman, I have a feeling that that's really the way public housing has been used by the government.

You see I have a feeling, and I think I can support that by the examination of the course of action of MHRC, that they have in fact used housing as a fiscal tool to prime the economic pump during the times when private investment because of the nature of investment in this country - has been at a lower ebb. I think one of the problems with them and with their whole economic policy is that they have used public housing and they have used hydro as the two vehicles with which to prime the economic pump in Manitoba. I'm not quarrelling with the use of the levers of power to be able to do that, but in doing that they've forgotten completely about the social responsibility they have with respect to housing and because that has been the overriding consideration and the overriding factor that in effect, as a result they've forgotten about people and about people's needs and the declared kind of policies which really reflect the will of many is not reflected in their actions.

My concern is that I think I can support that position if we examine the history of the units that have been built and the timing of the announcements. I think the problem

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(MR. SPIVAK cont'd) at that point is that one cannot foresee what will take place in the next four years and if in fact public housing, or MHRC program, is in fact to be used as a fiscal tool, then something will be accomplished. But it will really be dependent on the economic forces at work rather than the requirements of the social needs of people. I think this is the concern that has to be expressed, that there are needs that are not being met; the assessment has not been made and the work has not been undertaken.

MR. CHAIRMAN: The Honourable Member for Flin Flon.

MR. BARROW: Mr. Chairman, like my colleague I wasn't planning on entering this debate on housing but I feel I should say just a few words and I'll make it very few.

I think the housing program - and I don't know the city aspect, I don't know the core area - but I can give you some demonstrations of what has happened in my area.

In 1969 during the campaign it was an important issue in our core area which is reserves and remote area settlements, and we never promised anything. We said we'd try to provide housing. At Cranberry Portage right now they have eight houses built in a small community for native people - not necessarily native people - anyone in need. The Houses are ready to move into except for water and sewer which is there, it's not hooked up yet but it's just a matter of time.

Six more on the drawing board. We're putting them in next summer if things go well. Sherridon, a very small town - I should have got some figures but I didn't plan to speak like I said - but I know they built twelve houses and the Councillor of that town said we could save money, save labour by building them out of logs. They did this. They built twelve houses, eight for family habitation and four for single people. And the people of the place built these houses and they're very proud of them. Cormorant have 32 to 34 houses, another small remote area, but a core area. Pukatawagan, although it's federal, there's houses there now.

One thing that bothered me these places is the demand for water and sewer which is part of the housing project. It's not an easy thing because these people don't like to live with a short in between the houses. They're more inclined to spread out which makes the cost of sewer very very expensive.

But we were successful, Mr. Chairman, of at least getting the fresh water supply for all our remote areas, where formerly they went down to the lake and got it through a can or with a can and carried it up, now we have houses, the water is pumped up to these places, they're centrally located and the people have fresh water available from a tap or a pump, which is a big step I thought. I commend the Minister for this performance. And what I've seen, Mr. Chairman, in the mining area, we need houses in Thompson, we need them in Flin Flon badly, and the need is there. The people are willing to buy these houses and I think some of this should be absorbed by the Corporation. And this is not unusual because in Snow Lake they started with 15, 25, 10, 12. They built houses in '59 and '60 for a cost of \$13,200, three bedroom houses with a tenth down and 15 years to pay. And what it did to the employees was make them much more satisfied and more inclined to stay. We could do the same thing in Flin Flon, Mr. Chairman, on the same plan, and we could cut expenses by not having basements - We could build these on cement pads. We have miners who are very versatile, who could do a lot of work themselves if they had the shell - with the idea that an employee will stay longer and be happier and more inclined to work better. So it would be actually doing a favour to the mining corporation.

And what I'm going to suggest to the Minister, and I think that my friends on this side will accept this, that the corporations should be taxed a certain percentage of the profits for a housing program and save them bringing in employees from Newfoundland, Victoria, Quebec, and have the steady flow of employees back and forth. Thank you, Mr. Chairman.

MR. CHAIRMAN: The Honourable Member for River Heights.

MR. SPIVAK: I wonder if the honourable member would permit a question. You know, he's talked about certain programs. Can he indicate what the need really is, and what percentage of the need has been met?

MR. CHAIRMAN: The Honourable Member for Flin Flon.

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MR. BARROW: The remote areas are doing well my honourable friend. Now these are the places that are in my constituency; I can't speak for all places. The Member for The Pas could probably answer much better than I can. The housing has almost caught up with the need, not quite, but there was appalling conditions in '69, '70, where you see 20 people living in a house the size of a garage, no partitions. Mixed kids . . .

A MEMBER: Ask him about his record?

MR. BARROW: Now, no let me finish. It was sad, but now it's changing, not all at once but it's coming. But the problem is in the mining areas, and you know it's understood that these people make good wages and they're willing to buy the houses. It's the fact of the down payment, high interest charges, and so on, this is the stop-gap. The need is there, and I should say in the core area where you say they don't apply for houses, the people who we are most concerned about don't apply. Well I would say the MLAs know the need. They do, they speak of it at caucus, and that many people, the federation and the groups, they know the need. If these people are so - I don't know what you'd call it - but if they're not capable of applying themselves, the applications are made or will be made, and I can't speak for the core area in downtown Winnipeg but I will speak for my own area. Thank you.

MR. SPIVAK: Yes. I wonder if the honourable member would be in a position to indicate - in the Guidelines for the Seventies reference is made to the '71 statistics where it states that 28.48 percent, or 4,550 dwelling units in the north were overcrowded. I wonder if he has any idea what the percentage is or the number of units today.

MR. BARROW: Mr. Chairman, I'm not aware of all the problems in the north. I know you go to Shamattawa, and there's a place that needs the most help, they need it the greatest. And the trouble is the geography part of it, remote, no timber, no road, no railway, and how do you do anything there? The solution: Move them into a better place. But the problem: They won't move. You know this is the kind of thing we have to cope with.

MR. SPIVAK: Just on this one item, I wonder if the Minister can indicate how many remote housing units have been completed and have been altered, and whether the number of 4,550 has been lessened.

MR. CHAIRMAN: The Honourable Minister of Urban Affairs.

MR. MILLER: Mr. Chairman, the only figure I have here on the remotes, are 808 units. These were built and I believe sold at a price geared to income.

MR. SPIVAK: Then the point that has to be made if it's 880 units, even based on --(Interjection)--Yes, based on the '71 statistics, that would eliminate it and bring it down to about 3,700, and my feeling was that there's probably an additional requirement added to that. I would think that we're probably very close to the same position we were in '71. And I'm not in any way taking away from the fact that what the Honourable Member for Flin Flon has said is correct. That in effect there has been improvement and, you know, in effect there has been some accomplishment. No one is suggesting that there hasn't been. And the problems of the very remote communities are very real, I'm not in any way quarreling with that.

But what I'm saying is that in evaluating the programs in MHRC, and for the Honourable Member for Flin Flon who is concerned about it from his point of view in his own community, that you can't properly evaluate this unless you know - I mean you can evaluate it in the way that you're talking about when you know what's happening in your own community per se, in the community you live, Cranberry Portage, but it's a very different kind of situation in evaluating it in the terms of the total north. And there is, I think, a need, and you have to recognize this, that in order to evaluate the program of the Minister when he comes before you and says all things that are happening that . . . you know not all things . . . good, but things that are happening are very good. To evaluate that in terms of where you really stand, because if in effect after all of these years, we're still back at 4,550, and we're still at the same percentage, then all we've done is run in the same place and not improved. And maybe if we hadn't done anything we would have been worse. But that still doesn't mean that we've improved the situation, and that doesn't mean that we have to relax on the programs. In fact what it means is that much more has to be done, and we have to address ourselves and the priorities that

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(MR. SPIVAK cont'd) you talk about within government of where the money is to be spent, and the kind of pressures that you put as an MLA on your Ministers with respect to the kinds of things that have to happen. Now you're in a far better position to judge that if you know what the details are and what figures you're dealing with with some accuracy, just as we are in the course of what we're doing.

What I'm saying is that there has been a period of time where, for lack of a better word, was dormant. You know, I mean, they were doing certain things but they were dormant in terms of the kind of activity that should have been taking place.

MR. PAULLEY: That was during your regime.

MR. SPIVAK: No, during your regime.

MR. PAULLEY: Oh, come on.

MR. SPIVAK: I want to tell the Minister, you're 12,000 units less than you forecast. You predicted that you would have 12,000 units more and you didn't build them. Now, you know, why didn't you build them? You know, with all the constraints that the honourable - and the Member for St. Matthews is shaking his head in agreement because he knows what I'm saying is correct. With all the constraints that he's talked about you could have built them, you really could have.

A MEMBER: He wasn't here then, I was, and you didn't do anything.

MR. SPIVAK: He was here during your regime, and your 12,000 units that you didn't build, that you announced you were going to build, you're short of your target. And that's--(Interjection)--Well I'll tell you . . . Well, why are you short? Were you using Manitoba Housing Renewal Corporation as a fiscal tool? Is that why you're short? Because you made a determination at that point that the economic factors dictated alteration or of playing with the lever that you had, and if you did that, where was your social responsibility to the people who were involved?

And I'm saying to you at this point, Mr. Chairman, that the government's housing policy cannot be evaluated until we have the kind of data . . . nor can the Member from Flin Flon really evaluate the total program in the north. He may feel comfortable, things are better than they were for some people but for many others they're not.

And the criticism that I level in this debate at this point is the fact that the social needs are not being met, because at this point you really haven't apprised yourself of what those needs are. You have some sense of it. You know, the honourable members the other day when I suggested about going to Main Street, the Honourable Minister of Mines and Natural Resources said, Why do I have to go to Main Street, my office is there, or it was there, was there. It's not there yet, but it was there. But I have to say to him, you know, that again is no answer because it doesn't deal with the immediate problems because the problems are in a continuing changing position.

Now let me say this that, you know, and I go back to the core area, there are probably thousands of native people who are entering the city every year, thousands and thousands and thousands, who are coming to live in places of inadequate shelter. I think, you know, that's a statement that could be made. Now how are you going to meet that problem? And do you have a responsibility for that, to assist in that problem? And the programs that you are conducting, you know, you talk about Kinew Program but that only involves 150 homes, I think. I don't think it involves any more than 150 homes, and the province is involved in 50 of them and which they're going to be subsidizing. Well, you know, if there are 1,000 families coming that really doesn't meet the problems of people there, and you know it's going to grow. You're going to have a problem when you in fact eliminate some of the accommodation that they now live in as a result of the Public Works programs that you have, and where are you going to find it?

I'm simply saying, and I repeat again to the Minister, that I don't think that the answers that have been given are satisfactory. I think that what is required is a far more comprehensive approach, far more systematic approach, and Mr. Chairman, I suggest that the Minister will have that responsibility and that there's going to be an obligation on the part of the members opposite to moderate this in a far greater way than they have in the past, and monitored in a way that will see whether in fact the adjustments that have to be taking place, should take place. And I would suggest to the Honourable

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(MR. SPIVAK cont'd) Member for St. Matthews that the time has come for him to pressure those people within his government to start to act, to start to do the things that obviously he wants to be done, because I don't think there's this agreement on it. But the first thing you better do is evaluate where you really stand at this point.

MR. MILLER: Well, Mr. Chairman, I won't be long because I'll be repeating again what I said to the member: it's obvious I'm not going to satisfy him.

Everyone knows there's a need; if there was no need I wouldn't be standing up here, I would be winding down the Manitoba Housing Renewal Corporation. And the fact is it's not winding down it's winding up, because I indicated we've launched more programs than ever before, thanks to the fact that we can now enter into rent supplement agreements. We're limited however, so much per year. We've entered into rent supplement agreements, so we're renting in the private sector - 315 units are being rented from the private sector, some of them in scattered homes, some houses, some are in apartment buildings. This is now cost shared, the subsidy is cost shared with the Federal Government and this indicates, should indicate to the Member for River Heights that is a recognition of the social needs, and that if we can't provide it with construction, we provide it by subsidizing the rent within the limits of what CMHC will allow us to add to the rolls every year. I think for next year we're allowed 400 units on the rent supplement basis, and we will try to utilize that 400 if we can, if we can rent from the private sector or from the non-profit sector. So I just say to the honourable member, I'm not going to satisfy him; this government is aware of the need, of the requirements. I have to correct myself, it wasn't 400 units, it's 300 units for 1976.

I can't satisfy the member because he's not going to be satisfied unless he gets his set of figures, which he can then use every year to see how close we are to that figure and whether that's a moving figure or not, and I'm not going to become a standing target for him even though he'd like me to be. I've played that game before and he's an expert at it, so I can see it coming. I won't play that numbers game.

MHRC is there to provide housing for people with limited income who cannot normally afford it. He tells me that there are people in Winnipeg who still have inadequate housing; I know that. He tells me there are people living in slums; I know that. We're well aware of that. The city too has a responsibility here. In the last few months as I indicated in the House, there has been I think a changing of attitude within the city, a better working with Manitoba Housing Renewal Corporation. I want to foster that, I want it to grow. I don't want any remarks here to in any way intimidate the city nor to antagonize them, because without the concurrence and without the support of the municipal governments, they can frustrate any provincial program, and I wouldn't want that to happen. They, as I say, have a responsibility in this matter. In Manitoba they're not required to participate either in the capital nor in the operating subsidy, and it's quite unique. So we're not asking for that but what we simply ask from them is co-operation in making land available where they have it, on infill sites as homes are demolished or they have to be demolished, those sites will be turned over to MHRC and infill housing will be built, so a gradual process will take shape in the core area which over the years - and it will take years - will start correcting the rot which set in over the decades, and hopefully five, ten years from now, the core area will look very different than it is today.

But it's a long-range program and I'm not going to suggest here that we're going to resolve the problems of housing in Manitoba in 1976, nor in 1977. It can't be done at that pace, it can't be done that quickly, for financial considerations, for just the problems of simply launching and delivering a program. The member knows it's not that easy to do. There's a certain capacity within the industry and a certain capacity within government, and it can just respond at a certain pace. So although the member may be unhappy with the report and feels that more should be done, nonetheless I still say that we have much to be proud of in what we have achieved.

MR. CHAIRMAN: The Honourable Leader of the Opposition.

MR. CRAIK: Mr. Chairman, I want to, for the purpose of the record at least, to straighten out a comment made by the Member for St. Matthews when he referred to the fact that the member of City Council for the Polo Park district, constituency, had at least left the implication that this person had been party to distributing literature under

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(MR. CRAIK cont'd)the name of the Clifton Residents Association with regard to opposition to public housing.

MR. CHAIRMAN: The honourable member on a point of order.

MR. JOHANNSON: On a point of order, Mr. Chairman, or a point of privilege, I did not say that. I said he led the opposition to any potential MHRC development on that site. That is what I said. I tabled a copy of the document.

MR. CRAIK: Well, Mr. Chairman, I want to point out that the member for that area, who I believe is Jeff Dixon his name doesn't even appear on the document that was circulated in the area, and the clear implication was left by the Member for St. Matthews was that this person had somehow led a public movement against the site, the Gillis Quarry site, for public housing, and tied it in to the fact that this document had been distributed under the name of the Clifton Residents Association. So let the record show that the member who represents that area on the City Council has no connection to the document that was tabled by the Member for St. Matthews in this House. Now he may have his own private opinions but certainly his private opinions can't be in any way documented by this document that has been tabled here by the Member for St. Matthews.

And I've checked with other members of the House here tonight who were sitting listening to this background by the Member for St. Matthews and they too were of the very clear understanding that somehow the Member for St. Matthews was suggesting that one member of the City Council, who is a member of the IC and thereby a prominent Conservative, was a prominent part of this movement to try and stop a public housing development. Now whether or not that group was somehow instrumental in seeing that it wasn't proceeded with, I suppose is open speculation by the member. That I'm not questioning. I don't even know anything about the case, and don't intend to comment on. But let it be clear that certainly Mr. Jeff Dixon who is the member referred to, the Member for Polo Park, on City Council, doesn't appear to be part of this, and in fact I have trouble recognizing any names on here and he's suggesting somehow there's an association between them and the members of the opposition here.

MR. CHAIRMAN: Resolution 14, resolved that there be . . .The Honourable Member for River Heights.

MR. SPIVAK: Mr. Chairman, I know the Premier has a document. I'd welcome him to use it so we could start a debate on that as well.--(Interjection)--No, it's not interesting. I mean it's not an answer to the basic argument that's taking place here. --(Interjection)--You know, it can be used in debate and the First Minister might --(Interjection)--What? Well I wonder how embarrassing it is. I wonder if it's more embarrassing than the public announcement by the government that they were going to complete 21,800 homes or housing units and they only completed 9,000.--(Interjection)--I know, I really wonder what's more embarrassing that that.

You see, what I'd like the Minister to explain is--(Interjection)--I'd like the Minister to explain why there's a 138,000 of unused capital authority as of March 31st, 1975. 138 million, I'm sorry. --(Interjection)--Yes.

MR. CHAIRMAN: The Honourable Minister of Urban Affairs.

MR. MILLER: Mr. Chairman, the 138 million was two things: Firstly it's within the fiscal year of MHRC because it's as of March 31st, 1975. As well the Auditor doesn't write down the allocation. Although MHRC may allocate a certain amount of money it isn't written down and it's only written down when the debenture is actually issued, and so although a commitment may be made, an allocation may be made and the money set aside for it, the Provincial Auditor doesn't actually delete it from the capital authority until such time as the debenture is issued and very often debentures are issued months later, sometimes after the project is completed; and once they're completed and audited is when the debenture is actually issued. So that there can be a considerable amount of money which would show here, but it's somewhat misleading because in fact much of that money is in the process of being built, or has already been built, but the audit has not yet taken place, and the finalization has not yet taken place, so debentures couldn't be issued.

MR. SPIVAK: I wonder if you can indicate what the balance of unexpended authority

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(MR. SPIVAK cont'd)was as of March 31st, 1976.

MR. MILLER: . . .March 31st, 1976 is not here yet.

MR. SPIVAK: I wonder if the Minister is in a position to indicate what commitment actually took place between the period of March 31st, 1975 to the present date. He should be in a position to know in global terms if not in a specific way whether 40 million, 50, 60 or 75 million. Would he like to indicate how much of that has in fact been committed?

MR. MILLER: Well, in the year 1975 I believe under Section 43, I believe the figure's around \$30 odd million. I don't have the figures for land banking and for other projects the Rural and Native program. I don't recall what the amount is there. I may have the figure here. This is CMHC capital only and to that has to be added the ten percent provincial. I was right under Section 43, it's about '30 point something million dollars. Land assembly is about close to \$6 million. Rural and Native I believe is \$8 million or eight plus. So those are the figures I have indicated here.

It's, as I say this, I think, is on the calendar year basis of January to December. Yes, that's the figures I have.

MR. SPIVAK: Mr. Chairman, I think there was a capital authority for about 25 million last year which was approved. I think I'm correct there - 25, \$30 million and I think if you add that to 138 and subtract about--(Interjection)--Well, I think you can. I think if you take the capital authority of 25 that was voted last year, you add it to the 138, then you'd have a total of 153 million that was available. You deduct what you have given us which is around 45, 50 million and I realize that there's still a couple of months difference between calendar year and fiscal year. In effect, you've still got about--(Interjection)--Yes, but you've also got 100 million that's unexpended.--(Interjection) Well, I think I'm pretty close to that. Well, you know, I'd like the Minister to indicate what we really are talking about. But based on the Provincial Auditor's report and I understand what he's saying in terms of the position today, there's authority, but then there's commitments now and announced programs and even if no additional capital authority was to be given they would be deducted off it, there's still going to be I would think \$60 million still yet to spend for which the authority was given. And I think that's on the assumption there's no capital authority being asked for in this budget, and we won't know that until April 15th.

But, Mr. Chairman, I think that's the best testimony that I could produce, of the failure of the government to enact its policies. Because in effect the authority that they asked for for this House has not been used and there is probably more than \$60 million that really is available to them that they haven't used. And the reason they haven't used it is because the program itself was not organized on the basis that I suggested and the kinds of activities that should have been taking place, did not.

And I say that to the Minister. I think there's the problem. The problem is between the announced intentions, the execution of the policy and the failure really to comprehend the need, because you do not have a comprehensive policy.--(Interjection)--Well, there are a lot of constraints that would be responsible for a number of things. But they haven't been responsible for the lack of housing units other than elderly persons' housing units. -(Interjection)--No, the problem is that you're not perfect in this.

A MEMBER: No, and you were.

MR. SPIVAK: And the problem again is you're not meeting the need; and the problem is that I would support that position by the problems that one can perceive by just examining the core area of the city or the remote areas of the North or in the rural areas of Manitoba and by as well examining the government from its own announced statements and its failure to meet its objectives, the ones that were announced; and the fact that there's authority that has been unused. I don't know if the Minister wants to answer that. There's one other matter I want to deal with.

MR. MILLER: It is my understanding that the debentures and commitments made, they add up to something like \$103 million which would have to be deducted from this 138.

There will be probably a carry-over of about 59 million and that comes as a result of going back through all the records where commitments were made but then projects

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(MR. MILLER cont'd)weren't gone ahead with for numerous reasons. In some cases they weren't gone ahead with because the costs came in higher than anticipated, or zoning couldn't be gotten, and so the project had to be dropped.

There was two cases I know of that the Auditor had indicated some concern about, where on the basis of provincial funding the draw-downs from CMHC was quite late in coming simply because they wouldn't finalize the agreement. There was quite a difference of opinion on the cost-sharing as between the Federal and Provincial Governments on the Centre for the Deaf and the Wheelchair Housing where the initial indications from CMHC is that they would recognize a certain dollar figure was far lower than what we thought it should be. MHRC didn't want to enter in an agreement until such time as they could argue their case and I was pleased to say that although it took close to a year finally CMHC did relent and as a result the initial \$600,000 was made available by loans on the Wheelchair Housing and about a million, I think it is, on the Centre for the Deaf.

So this, sort of, what appears as unspent authority when in fact, some of these are simply tied up because debentures haven't been issued, and as I say MHRC is going through the books - has gone through the books - and the probability is when they take off all the old commitments where money was committed but not acted upon.

Another example was the Carpathia Housing Co-op where it is today a Co-op. As a matter of fact it's built and occupied. But one of the initial proposals was it should be public housing and a commitment was made for that and it was still shown as a commitment and charged against the capital allocation to MHRC.

Well all of those going back to almost Year One have now been gone through, bits and pieces, and by the end of this fiscal year probably 59 million will be there and then of course will have to be supplemented this coming year, but that of course will come out during Capital Supply. I'm not sure we have the final figure yet.

But you know, the member says we haven't reached our project. He talks about this 21,000 or whatever figure it was in Guidelines. And you know, Guidelines are as the Minister of Labour indicated, they're Guidelines. Now this is the objective that is set and there's an attempt made to meet it. But it's interesting that the Member from River Heights is, in a sense, giving us this message tonight. What we did under the Conservative Government, what he did as a Minister of the Crown, forget about it, that's a write-off. Just ignore it. Let's just look at what's happened since they were in office, and never mind that until they took office there were 568 units in Manitoba. But the fact that there's over 10,000 now, that's of no consequence to him at all, that somewhere in the Guidelines the suggestion it would be 21,000 or 20,000 units, those haven't been provided therefore the finger is pointed to this side of the House.

There were years when MHRC couldn't deliver much of a program because there were problems within the City of Winnipeg. Zoned land was not available. The serviced land which was properly zoned had been used up, the stock of homes had been used up, or the stock of land had been used up and they couldn't get the proper zoning, and you couldn't get the land. I think we were able to turn that around somewhat by changing the policies of MHRC by calling proposal calls instead of developing our own projects.

So as I said earlier in the debate, there's no way that I'm going to satisfy the Member for River Heights, because what he's done is quoted some statements in the Guidelines for the Seventies which are general broad statements of objectives and translated that into the actualities of the figures that I have here and said you haven't got a program, you don't know where you're going, you haven't got a target, you don't know what the needs are, and I indicate to him we know there are needs and that's why we are trying to meet as much of that need as we can knowing full well that we're not going to meet the obvious need, not only this year but for a number of years to come.

MR. SPIVAK: Well, the Minister summarized the problem very well. What he said is exactly what the problem is. You really don't know where you're going and in effect, this is the difficulty we have.

I have two basic questions I'd like to ask him. I wonder if we can deal with them rather expeditiously.--(Interjection)--Well, it'll be up to the Minister on this.

First, he indicated about \$6 of \$7 million I think was for land banking, and that would mean that based in adding that figure on to the figure on the financial statement of

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(MR. SPIVAK cont'd) last year, that would mean that there's about \$18 million in land banking. Now, of course, some of that land may have been used in construction, so I don't know what the total figure of land banking would be today. And I'm not sure that that information has been given, but I wonder if the Minister could indicate if the figure is around \$18 million whether he'd be prepared to indicate the land that is being held, the acreage involved and the prices that have been paid for the land, and to submit that to the House for consideration.

MR. MILLER: No, Mr. Chairman, I'm not prepared to indicate that tonight. I might consider an Order for Return. I'd have to consider it when I see the Order for Return.

MR. SPIVAK: Well, I assume that there's no reluctance to produce that information. Well, you know, you're asking us to approve the Manitoba Housing and Renewal Estimates and if there is no Capital Supply in the budget, although there can be a general discussion on the budget, we will not have another opportunity of dealing with this item, and I think there's a principle involved here with respect to the moneys that are required and requested.--(Interjection)--Well, assuming that there is a Capital Supply in it for the Manitoba Housing and Renewal Corporation.--(Interjection)--Well if there will be and the First Minister is indicating that there's going to be a Capital Supply for the Manitoba Housing and Renewal Corporation, then I'll--(Interjection)--Well it doesn't - oh, there will be. So that means we've got \$59 million of unused authority and we're going to ask for more.--(Interjection)--But it only supports the basic proposition that somehow or other somewhere something didn't happen. Well I would then indicate to the Minister I intend to file an Order for Return asking that and I would hope that the government will consider it. I think it's important.

One of the things that was disturbing to me was the statement by some official of the MHRC and I don't know whether it was an individual that was quoted or was there a newspaper article that said that the official had indicated that. That in effect the land that was bought by MHRC near the CN Piggyback, part of which has been expropriated would not be used until 1985.--(Interjection)--Yes, it's not a constituency problem for me.--(Interjection)--Yes, it could become one and I'm not denying that. I have to tell the Minister of Labour if I was to have anybody write my speeches, there are a number of people on the other side I would consider.--(Interjection)--Yes, I would consider that "poppycock" would not be one of the words that I would use in describing the present Federal Government.

I would say to the Honourable Minister the thing that was disturbing to me about that particular reference was the fact that, you know, we I don't think debated land assembly, I don't think there's anything wrong in principle, but I think that it's something that should be undertaken. But I wonder what parameters or what direction has been given by the government to MHRC in terms of the decisions that have to be made and what period we're talking about for land purchasing, you know, what guidance has been provided by the government to MHRC for land banking? What period of time do they consider in the ultimate development of the land - and I realize that there are problems on this and it could very well be that things will not develop and some land that will be purchased may not be able to be used and may have to be traded off or sold and other land bought - but I want to know what direction the government's given to MHRC for the purchases of land banking, for land that will be used in the future as to time limits, because one has to understand that when valuing the cost of land it's the cost that you pay plus the interest on the money over an accumulated period of time, and that it may very well be if there's bad planning that your costs can be much higher than was ever projected.

Now can the Minister indicate the guidelines and the rules that MHRC follow in this regard?

MR. MILLER: Well, Mr. Chairman, I think this was discussed at other times and even this session. The land banking was started in the latter part of 1973 when funds became available from CMHC, when the Federal Government encouraged land banking, where CMHC has to concur in all the acquisitions. Back in 1973 it was whatever land could be acquired was acquired within the limits of the moneys available that year, I think

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(MR. MILLER cont'd) it was two and a half million dollars - and I recall when I took over the Portfolio that there was something like 60 days left of the calendar year and the Corporation went out and acquired land.

Some of it is long-term land. Some of it may not be developed for 20 years, that's very possible. The rate of development depends on many factors as the member knows, how soon the mains, the underground services, will reach that particular area and make it ready for servicing. More recently the amount that is anticipated to be spent this year, more of it will be spent in servicing the land than in actually land acquisition because it's the same, Section 42 which is both the acquisition of land and then the servicing of the land itself - that is the water laterals, the sewer laterals and so on, the paving of roads for that matter. So a lot of the money that's indicated will not be for land acquisition as such, it will be for servicing of the land that has been acquired. Some of it is very long-range, others medium-range and I'm hoping that in 1976 we'll be able to go to work on the first major holdings that MHRC has. It probably won't be ready for construction of houses, but I'm hoping that perhaps the plan of subdivision can be gotten through, the development agreement can be gotten through and perhaps some of the underground services might be installed in the winter and spring of '77.

MR. CHAIRMAN: The Honourable House Leader.

MR. GREEN: Well, Mr. Chairman, I think that the debate for the last at least hour and a half has been basically the Member for River Heights has been saying that there's no planned comprehensive policy, no use of - proper use of capital supply nor planned use of capital supply and the Minister has tried to satisfy him that he is doing the best that he can and we don't seem to be getting any further. There is unlimited debate on Supply but I'm inclined to think that we should vote on this item tonight and unless I have some indication that there is an intention to deal with it expeditiously, as indicated by the Member for River Heights, then I think that perhaps we should set a time limit for the debate. Now I don't like to do that and we have a right to it under the rules by a majority of the House, but if the Member for River Heights indicates that somehow we can deal with this expeditiously, I believe that we have been over ten hours on this one item in the Minister's Estimates. If the honourable member will calculate that, we would be here indefinitely and therefore I think there has to be some self-control as to how long Estimates are carried on.

MR. CHAIRMAN: The Honourable Member for River Heights.

MR. SPIVAK: Mr. Chairman, I indicated to the Minister of Mines and Natural Resources that I had a couple of questions and frankly I'm on the last one now. --(Interjection)--But before we say "okay", I want to talk about that just for one moment to indicate to him there are - we spend whatever number of hours each year on Estimates and there are many times where we deal with one Estimate in more detail than the others. I don't think we've dealt on the Manitoba Housing Renewal Corporation in detail in the last few years. I think that the kind of detailed scrutiny that's being undertaken is very worthwhile and very necessary. Having said that I want to also indicate that there's been indication that with Capital Supply, which makes it very important, I would have indicated my own feeling with the amount of unexpended capital authority that it wasn't going to be asked for but obviously it will be.

But there is another basic question, you know, just on this comment and I want to make this comment to the Minister. There appears to be - the only guidelines are the guidelines that he's indicated which is the involvement with CMHC and before the determination is made on the purchasing of land, and I'm not sure that that really is satisfactory and I'm wondering if maybe he'll have more to say on that when we get to the Capital Supply. But I wonder if he can indicate and now I would like to deal with the Churchill Prefab Plant and we'll have an opportunity in Northern Affairs to deal with it but I only want to deal with this with respect to MHRC, only with respect to that. I wonder if he can indicate to me why MHRC purchased units from the Prefab Plant at Churchill which were less than their cost.

MR. CHAIRMAN: The Honourable Minister of Urban Affairs.

MR. MILLER: Well as I understand it, it goes back a number of years ago, the price which was quoted by Churchill Prefab to MHRC was the price that was contracted for.

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MR. SPIVAK: Then the question I want to ask the Minister is - the Minister in charge of Manitoba Housing Renewal Corporation. The time that they received the quotes from the Churchill Prefab Plant for the homes to be built by them, were they not in a position at that time to evaluate the difference in price between the units that were being quoted and what private contractors were asking for similar homes or similar housing accommodation at the time? In other words did MHRC not know at the time that they were - when they received the quote that Churchill Prefab were in fact quoting substantially less than what private entrepreneurs were quoting for similar accommodation?

MR. MILLER: I think this was back in '71 probably that the Churchill project came into being. I don't think there was that, an exact, there wasn't much of a comparison that could be made. Churchill is quite a distance from Winnipeg. Churchill is a remote area in every way. I don't think anybody anticipated the kind of costs that did come in finally. If the member is saying that MHRC should have known that this was too low a bid and gone back to Churchill and said "no, please charge us more", well maybe they should have.

MR. PAULLEY: Then you'd have got heck . . .

MR. MILLER: Maybe they should have. On the other hand I may have been criticized in this Chamber and maybe even by some of my colleagues.

MR. PAULLEY: By the former leader.

MR. MILLER: But I'm sure the Minister who was in charge of MHRC at that time felt that if Churchill Prefab was bidding a certain amount then they probably felt that they could deliver for that amount and that was the amount that MHRC paid them.

MR. SPIVAK: I wonder if the Minister could indicate whether there were private tenders as well at the same time that Churchill Prefab tendered.

MR. MILLER: I'm told that there was but for different type of accommodation, not comparable.

MR. SPIVAK: Well I wonder he may not have the information now, but I wonder if he could indicate the difference in price. --(Interjection)--Well I wonder if you could obtain for the House and produce the information of the difference in price.--(Interjection)--Well I think it's more - well if it can be done by an Order of Return and the Minister can undertake this as a question to determine and to provide information, if he can indicate what the private tender was and what Churchill Prefab's price was so that we'd have some understanding of how the \$2 million deficit actually arose.

MR. MILLER: I can make inquiries on this. I'm sure somewhere in the records of MHRC this information is available. It predates me by a few years in this portfolio and the staff present here tonight doesn't have the information.

MR. CHAIRMAN: Resolution 114, resolved that there be granted to Her Majesty a sum not exceeding \$12,451,900 for Urban Affairs--pass.

We now return to Resolution 112(a) Minister's Compensation. The Honourable Member for Birtle-Russell.

MR. GRAHAM: Mr. Chairman, before we complete the Estimates of the Minister of Urban Affairs, I wanted to get off the subject of Manitoba Housing and Renewal and just deal with it briefly in general comment on the appropriation that we're now dealing with.

Mr. Chairman, we have a relatively significant amount of the total appropriation that the government is asking for being covered by the Manitoba Housing and Renewal Corporation. When we are dealing with the appropriations for the Government of Manitoba they appear in the Public Accounts of this province and you get a very detailed accounting. We get none of that from the Manitoba Housing and Renewal Corporation. But, Mr. Chairman, Manitoba Housing and Renewal is not alone in that respect. There are many other boards and commissions and corporations that this government has, that are in a very similar position and the accounting procedures we get there do not really give any member of this Legislature a proper opportunity to examine in detail the operations of those various corporations. We do have for a select few an opportunity to examine them in detail at a committee and I'm thinking here of Manitoba Telephone and Manitoba Hydro where we have a special committee of the Legislature where we can examine them. But I think that in the general accounting procedures of the province there is a field which

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(MR. GRAHAM cont'd) leaves much room for improvement in the general accounting procedures. And I think that Manitoba Housing and Renewal is an excellent example of that and I would hope that the First Minister and indeed all members of the Treasury Bench take this into consideration and I would hope that in the near future we will have an accounting from these various corporations which is equal to and equivalent of what actually occurs with the province as it deals directly with the public.

So I raise that issue now, Mr. Chairman, because I think it's fairly important. We are - the discussions that we've had here in the last eight or ten hours have pointed out the need for that type of accounting and I would hope that as soon as possible we could get that type of accounting from the province.

MR. CHAIRMAN: Resolution (a)--pass. The Honourable Leader of the Opposition.

MR. CRAIK: Well, Mr. Chairman, just on the Minister's Salary, I wanted to ask him if he could advise the House at this point what progress has been made with the City of Winnipeg regarding the Fort Garry-St. Vital Bridge. I know the topic has been raised before but it still remains an issue as the Minister is well aware, that it dates back a good ten years now since the land was first reserved, better than ten years I guess since the land was first reserved for the corridor through this area. And the latest word we have is that the, or formal word I guess, is that the government has indicated it will participate to the extent of the total cost in the order of \$11 million. I understand the city's original amount was in the order of \$30 million and there's now a figure of \$16 million being used by the city on this project. I wondered if the Minister can indicate whether the government has reached a decision on its intent regarding the cost-sharing of the project since it has been labelled as the number one construction project by the City of Winnipeg and was on a previous occasion too, but was turned down I believe by the Provincial Government because of the size and the non-priority of it at that time. So I would ask him whether he can indicate at this time whether the city has reached agreement with the province on this, this week.

MR. CHAIRMAN: The Honourable Minister of Urban Affairs.

MR. MILLER: Mr. Chairman, as I indicated last week, that this week the staffs are supposed to get together to evaluate or to determine which of the two amounts or somewhere inbetween, the actual cost should be. Now they may have met today, I don't know. I don't know what day of the week they were supposed to meet. I haven't heard from them yet. But I can assure the honourable member that we did indicate to the City of Winnipeg that Fort Garry-St. Vital would be approved this year. All that remains is the amount which would be shared 50-50 between the province and the city, whether it's 11 million or 14 million or 60 million, it depends entirely on what staff determines and what the final figure will be calculated out to be.

MR. CRAIK: Yes, I wonder can the Minister of Urban Affairs indicate does the government have a staff it puts to work on this sort of thing or where they're doing their own separate design on the construction or is it a case of analyzing the design provided by the city?

MR. MILLER: Well as the member knows and I told him last week since he was the one who pointed it out to me, it is a question of the alignments. Underwood-McLellan had a study where there were nine alternatives I believe and we have some staff, a minimal staff, simply looking at the Underwood-McLellan studies, touching base with the city as to the actual alignments and which of the alternatives to take. The city indicated a certain alignment. I believe provincial staff felt that there could be not that particular alignment but a combination of two different proposals of the Underwood-McLellan report which would then perhaps bring the price down. But that is the sort of information as I say that I'm waiting to find out and when staff has that information, they will convey it to me and to the city.

MR. CRAIK: Yes, a final question, Mr. Chairman. Can the Minister indicate whether the proposal that was being looked at a little earlier, a year or two ago or two years ago, for locating the main line of the Canadian National Railways through the same area, is this outlandish scheme still being looked at? I know it isn't the Provincial Government, it's the city that had originated the study through the Damas and Smith

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(MR. CRAIK cont'd)group to have a look at relocating the main line of the CNR out of the downtown area but putting it adjacent to this proposed new bridge structure and running it along the same line. Now I presume by the Minister's reactions that this probably isn't a very lively topic at the moment but he may wish to indicate it directly.

MR. MILLER: By my expression it's obviously not a lively topic because I haven't heard of it since I've taken over this portfolio. It may have gone over the bridge already. I just haven't heard of it and it may still be buried somewhere in the city, I don't know but I haven't heard of it.

MR. CHAIRMAN: 112(a). The Honourable Member for Fort Garry.

MR. SHERMAN: A final question, Mr. Chairman, to the Minister. Does the 50 percent commitment then extend all the way to the possible upward limit of \$16 million?

MR. CHAIRMAN: The Honourable Minister of Urban Affairs.

MR. MILLER: Well as I indicated it would be \$50 million of a roadway and bridge which the province will agree to and that is the amount. The city, of course, as I indicated last week, can decide if they wish to build a \$30 million one if they want to. But our cost-sharing will be based on what we consider a reasonable, and a reasonable approach and a crossing at that point in the river.

MR. SHERMAN: But then the range from \$11 million to \$16 million is regarded by the Minister as a reasonable range.

MR. MILLER: I indicated it's a range of somewhere inbetween there or it might be at the upper limit or at the lower limit. I cannot at this point indicate what it's actually going to be until we get the kind of figures we want.

MR. CHAIRMAN: The Honourable Member for Wolseley, or Crescentwood. Pardon me.

MR. STEEN: Mr. Chairman, through you to the Minister and I apologize if I have missed this answer before but has the question of the Grant Avenue extension been raised and if so would you repeat your answer? Where does the Grant Avenue extension, - crossing Pembina Highway, the CN main line going on Brandon Avenue east along the dikes behind the Municipal Hospitals and across into the St. Vital area and running across the St. Boniface Golf and Country Club on its way to beautiful Transcona. Do you know where that plan between your department and the City of Winnipeg stands?

MR. CHAIRMAN: The Honourable Minister of Urban Affairs.

MR. MILLER: Mr. Chairman, the Grant Avenue extension was not included in the first informal submission from the city as to their priorities for this year, it was subsequently added into a later submission a few weeks ago as a matter of fact, but we advised the city that this year we were not prepared to entertain it.

MR. CHAIRMAN: Resolution 114, The Honourable Member for Sturgeon Creek.

MR. J. FRANK JOHNSTON: No, Mr. Chairman, it is not a final question; first of all I would like to thank the Minister for the many hours he has put in here on the Urban Affairs estimates and public housing. I must say that he has tried very hard to answer all the questions that have been put to him and did very well until we had interruptions from another Minister sitting on the bench there that disturbs things fairly regularly and the Member from St. Johns, who had to get into the act and disturb things every once in a while. I would just like to state that, that the answers we have had from the Minister and his efforts we appreciate. The other thing is that I will be mentioning the budget when the budget statements come in and the budget comes in and I would like to say to him that I am still looking for some more help through the City of Winnipeg and the municipalities in the way of higher grants this year and I hope the Minister will consider that very seriously because they are in a very difficult position. And, Mr. Chairman, I must say this because the Honourable Member from Brandon West has had his speech taken from him on a couple of occasions. He has been going to ask you about the efforts of Urban Affairs Department for the City of Brandon and every time he went to do so somebody else would ask it, so possibly in just a few minutes you could tell us what work Urban Affairs is doing with the City of Brandon at the present time.

MR. CHAIRMAN: The Honourable Minister of Urban Affairs.

MR. MILLER: Well, Mr. Chairman, as I indicated I believe to the Member for Brandon West, the Department of Urban Affairs has undertaken a study on the transit,

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(MR. MILLER cont'd)for public transit in the City of Brandon. They are doing it in consultation at the request of the City Council. There is considerable housing activity going on in the City of Brandon, as the member probably knows. That is the extent to which I am involved in Brandon. There is, of course, a transit subsidy but that is an on-going arrangement and will be continued for 1976.

MR. CHAIRMAN: Resolution 112(a) pass. Resolution 112. Resolved that there be granted to Her Majesty a sum not exceeding \$926,000 for Urban Affairs--pass.
Committee rise.

SUPPLY - PUBLIC WORKS

MR. CHAIRMAN: Order please. I would refer honourable members to Page 47 in their book under Public Works, Resolution 103(b)(1) -- pass. The Honourable Member for Wolseley.

MR. WILSON: Mr. Chairman, I wonder under the Administration if I might deal with the Legislative grounds and some of the amenities that are involved. I have some questions pertaining to that. I was looking at a particular question pertaining to the grounds themselves and in no particular order. I wondered if the Minister might indicate whether a Tri-Services Statue has been approved and possibly this was the women's statue, Tri-Services, and what government involvement is there in this particular undertaking and where might the location for this statue be located.

MR. CHAIRMAN: The Honourable Minister.

MR. DOERN: Well, Mr. Chairman, we had meetings I guess basically about a year to a year and a half ago. The province agreed to allow the Tri-Service Organization to place a monument on our property on that triangle of land parallel to where the existing monument is now. In other words, if you drew sort of parallel lines alongside the Archives Building you'd come into a segment of land where the present monument is to the veterans, then there's a triangle beyond that, and it would be in that particular region.

Now I have to rely on my memory and my staff. Did we agree to provide some of the base or foundation of that monument? Perhaps not. So our commitment then is to give permission to the organization to place the monument there. I might tell the member that we have a number of requests every year from organizations to place monuments, and of course we turn some of them down. If we didn't then I would daresay that it would become a trend and a fad and the whole legislative grounds and Memorial Park would be just covered with all kinds of monuments and knick-knacks.

MR. WILSON: Mr. Chairman, would this indication of a rejection of possible future monuments be based on the fact of the bad luck that the Minister might have had with the Louis Riel statue, or the statue of Louis Riel? I refer to a headline story in which the Minister had indicated a great deal of renovations and repairs to the statue and it seems, having lived in this area for over nine years, I wondered if possibly the Minister might indicate to me, either tonight or at some future date, the cost to date of that statue complete. By that I mean the cost of the sculpture fees, the statue itself, and the repairs to date with the new floodlights that have been mentioned in the story that I'm looking at, together in this cost would he also be considering the cost of possibly - is there any particular special protection for the statue or is it part of the overall security of the grounds? I wasn't privy to the notes, or back cost that you might have had. What I mean is, I'm trying to get some information as to what that statue has cost the taxpayers to date.

MR. DOERN: Well, Mr. Chairman, I am one of those who supported the concept of a sculpture or statue in recognition of Riel. But the funds for it were not provided by Public Works. I think that the Member for Wellington - I think it was when he was Minister of Tourism that the decision was made to proceed with the Riel monument, and I suppose the funding came from Tourism and Recreation.

Now in terms of maintenance, etc., we have had certain problems. As I say the decision as to the design and the location I believe were basically worked out under Tourism and Recreation when Mr. Peterson was the Minister.

Since that time we have had problems with the lighting in that the design of the sculpture I think to a certain extent invited a problem, namely, rather than being an open monument like the other monuments on our grounds, highly visible to those who are looking, and those who are looking at those who are looking, the Riel monument has this kind of semi-enclosure so that people can in fact go inside it and I guess at certain times be less visible. I think basically our problem was with smashed lights at the base. Now my director informs me that repairs to date have run in the order of \$2,300, and what we're planning to do now I think is to cement over the lights at the base and complete it now; and we have lights up around the top of the monument which I think are less accessible.

The other thing we toyed with, and still haven't decided to go for, is to simply

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(MR. DOERN cont'd) provide an ornamental fence or enclosure on both sides of the monument so that people couldn't go inside. But I think people like the idea, especially the normal daytime person who wants to sort of come around and look at the monument, go inside, take photographs, etc., I think people rather enjoy that. But if it became rather bad, if we had more vandalism and problems of control and security, I think that is the final step we intend to take, namely, to provide a metal grate or door on each side which would then be locked and make it completely inaccessible.

MR. WILSON: Well, before you would go to that length I would like to then possibly deal with his department and their role with the Legislative grounds pertaining to the river bank. It's probably irregular, but I have a large number of photographs which I have taken in the last summer months when I was trying to be some kind of a catalyst to get the stabilization or the levelling off. The riverbank very close to the statue is sinking into the river and I wondered would your department be thinking of upgrading that entire riverbank concept in conjunction with the new Osborne Street Bridge. Is there any plan to eliminate some of that thick underbrush which has been the subject of concern of our City Police Department, and of course many citizens of Winnipeg who would like to see the area well lit up and landscaped and made safe for the entire population of Manitoba and tourists, so that they could enjoy the early evening hours in the Legislative grounds.

I wonder if the Minister was thinking of improving the riverbank area near the statue. Would that be part of the overall plan for the new bridge or would that be something that would be separate? By that I mean I can envision possibly an esplanade or some viewing point from the bridge in which photographers might be able to take pictures of the Legislative grounds and possibly bicycle paths and pedestrian people that could connect to your future acquisition, the Great West Life building, or for that matter where I live, so that I wouldn't have to walk to the corner in order to get home. I could simply go along the lighted path and be on my way. What I am trying to say is, is there any plans this year or in the near future to upgrade the riverbank which I think has really been neglected from the point of view of not only aesthetics and beauty, but from the point of view of safety for our citizens.

We had a great law and order campaign in this area and the greatest concern we seemed to have was the lack of lighting in the riverbank section of the Legislative grounds, and we wonder if the priorities might be shifted to not only light up the statue of Louis Riel but the entire riverbank section to beautify that area. I think it would be something worthwhile. I wonder if the Minister might comment on that before I go on to the Legislative grounds.

MR. DOERN: Well, Mr. Chairman, first of all I cannot recommend to any citizen that he loiter around the bush on river banks. I think that's an ill-advised form of recreation. You know, the river doesn't only extend to our property, it winds for many miles throughout Winnipeg. So I think it's not a good idea to go dancing in the bushes at night after hours because you might get hit over the head, or tumble into the river.

What we have in mind is something like this. We have a firm of consultants now who are, in effect, looking at the entire landscaping of the Legislative grounds and Memorial Park, because I don't think that there has been any real study of the kind of trees and shrubs and flowers, etc., as to whether there could be some improvements made. So we have a consultant who's studying that and going to make recommendations which we may then not implement, and if we decide to implement may do so over a number of years. So that's in terms of the landscaping.

But we also have a sum of money in our capital to make improvements on the riverbank property to a maximum of some \$50,000. So there, I think, is substantial funds for that purpose. This is not connected with the Osborne Street Bridge specifically, it's simply a longer range Public Works' plan.

We have also had approaches from time to time from commercial operators, and I think the general policy of the government is not to allow commercial activity on our grounds because I think that once you do that, you know, it's very hard to draw the line. I think we don't want hockers and sellers and peddlers, and all sorts of activity on the grounds.

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(MR. DOERN cont'd)

We have had enquiries --(Interjection)-- Well I think something like that, you know, I regard a political demonstration or a protest as a special category. For example, if the honourable member wanted to demonstrate against the government we would assist him in the formal arrangements.

So I would say in general to your question, that we are in fact looking at the landscaping in an overall way and we do have money specifically.

Now there could be all sorts of imaginative schemes. I saw one interesting thing in the United States that I wanted to discuss with my people. I don't know if it's feasible, but I saw one arrangement whereby they had, in effect, a seating arena on the grounds, on the riverbank, and then had a floating dock which they put out into the river in the summertime and then have maybe plays or music or something. People would sit on the bank on a seating arrangement and look out on the river on this floating dock and have entertainment. That seemed to be a rather interesting concept, but it would cost a lot of money.

MR. WILSON: Yes. Mr. Chairman, this is exactly it. What I'm getting at is the fact that it seems to take forever and a day. We have a commitment to develop the riverbank on the north side of the Assiniboine River from the Legislative Buildings to the junction of the river and the Federal Government . . .

MR. DOERN: Who do you mean by "we"? Do you mean the city . . .

MR. WILSON: We, the citizens of Manitoba through different levels of government. The Federal Government has indicated a large sum of money may be made available for the junction of the Red and the Assiniboine, and it would seem to me that we got on with the job in former days when I was on City Council of supplying the Minister when he complained and demanded tennis courts in the downtown area, near the Legislative Buildings. We built him the tennis courts at McFadden Park and we feel as citizens of this area that the Legislative Building has been let go too long, and we feel that staging it some time in the future . . . we feel some improvements could be made this year in an ongoing program. I was hoping that something would have been done when the new Osborne Street Bridge was completed, and I'm disappointed that we can look for years down the road and I would hope that a floating dock could have been made available for people who took a leisurely boat ride to be able to stop and visit their Legislative grounds. These are the concepts that I could see to utilize the riverbank portion of the Legislative Buildings, and I for the life of me can't see why the Minister could not make some solid commitment other than to say that a consultant, who is probably getting a handsome sum, could get on with the job and be given a flat fee to come up with some answers.

I then again wanted to - now that I've covered the riverbanks - get on with the most probable . . . I was one of the three councillors when on City Council who did not bend to pressure and continually and consistently voted against the Memorial washroom, on the basis that I felt it was a very large cost and I would like the Minister maybe to supply me tonight, or later on, with the total cost of this washroom to date, because I'd like to know who, the architect who might have designed this, who did he copy this after? Is it one of its kind? What other purposes does --(Interjection)-- Well, I didn't get into the phone bill. --(Interjection)--

MR. CHAIRMAN: Order please.

MR. WILSON: I did allude kind of humourously, but at the same time surely if it had an alternate purpose, because obviously it seems that it was intended to solve a particular youth problem we had, and I'm wondering is their plans for the future, now that the hippies have disappeared, that we may be able to supply some form of entrance or exit for the handicapped people. --(Interjection)--

MR. CHAIRMAN: Order, please.

MR. WILSON: I remember the Member from River Heights suggesting we take a tour of the North End. I think all of us - I don't know how many MLAs have visited this particular structure - but I think it's imperative that we have a look at it because we are paying a lot of money, and I'd like to know what the facility is being used for. I mentioned the handicapped people because where can the handicapped people, if there

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(MR. WILSON cont'd) is a particular public demonstration or for that matter a band concert, what good is this facility if it's not for the aged and the handicapped? . . . has an alternate purpose by being several staircases down, if it obviously has been built to a certain depth for some reason, then maybe the Minister could explain. I alluded to a bomb shelter, but maybe it does have some alternate purpose.

I wanted to know how many months of the year it is open, and I really am serious when I'd like to know the total cost. It may be in Hansard somewhere last year, but here we are in 1976 and I'd like to get some indication of that, because this has given me a chance to study and listen to the comments and I may have something further to say later on.

MR. DOERN: Well, Mr. Chairman, the capital cost was, I think, about \$100,000 which was cost-shared with the Federal Government. There are thousands and thousands of people - I don't have the figures handy - but there are calculations on how many people, you know, visit Memorial Park and the Legislative grounds. There's quite a considerable number of people, and they use the facility which is basically open when the park is open, which is from around April I guess until about October.

And in terms of handicapped people, I think that it is - although I suppose an ideal policy would provide facilities in every kind of public washroom throughout the province. I know the City of Winnipeg for example doesn't have any ramping in their public facilities, or didn't, which they seem to be eliminating one after another. There is a ramp in the Norquay Building which we installed about a year or two ago, and although it's not readily visible there is a ramp into this building, which again is not readily visible.

MR. CHAIRMAN: The Honourable Member for Wellington.

MR. PHILIP M. PETURSSON (Wellington): The Member for Wolseley was asking a number of questions about the riverbank. Has he been down the riverbank, has he travelled the riverbank in the spring when the water is high?

MR. CHAIRMAN: Order please. Would honourable members make their remarks to the Chair and not to each other.

MR. PETURSSON: Mr. Chairman, I wondered whether he had been down the riverbank at different times of the year, both when the water is high and also when it's low and muddy. It's a very difficult sort of thing to do what he is talking about. I don't think he knows what he is talking about; he just likes to sound off and say nothing really.

There is a limit to what is possible with the river banks. They have tried it down at Kildonan Park and it took them years, and I've seen pictures of it. I've lived in Winnipeg long since before he was born and I've moved around and I've seen what things are being done and what things are being neglected. The city hasn't advanced all that much with the riverbank along that stretch of Assiniboine Avenue that they took over for parks, and I don't see that the Provincial Government is going to do very much more with the riverbank down here at the foot of Osborne from the bridge and down to Kennedy. It isn't anything that we should get particularly excited about and don't expect too much in too short a time. He is young yet, he's got many years to live and something may be done to the riverbanks before he becomes a grandfather.

MR. CHAIRMAN: The Honourable Member for Fort Rouge.

MR. AXWORTHY: Mr. Chairman, I'd just like if I might move away from the riverbanks for a moment and address myself to some of the figures that the Minister very generously supplied in an Order for Return that I'd issued last year and which we received this year. But one of the things that I find intriguing was the fact that between April 1, 1974 and April 1, 1975 that the government found it necessary to lease an additional 250,000 square feet of space which was about a 30-40 percent increase over one year.

MR. CHAIRMAN: The Honourable Minister.

MR. DOERN: Well, Mr. Chairman, I don't object to the member raising this question, but it should be raised under (d) and I think we are now under (b).

MR. AXWORTHY: Well, Mr. Chairman, I am going purely by the definition that is supplied to me under the heading of General Administration, which is the program development, central accounting, budgetary, provides architectural and engineering

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(MR. AXWORTHY cont'd) services, etc. provides planning of space requirements for all departments which is really what the . . .

MR. DOERN: Are you with us on Resolution 113?

MR. AXWORTHY: No I am sorry. Do you want to leave it until . . .

MR. DOERN: I suggest we leave it to 103 Section (d) under Leased Accommodations so it will be . . .

MR. AXWORTHY: Fine. I'll restrain myself until then, Mr. Chairman.

MR. CHAIRMAN: Resolution 103(b)(1). The Honourable Member for Pembina.

MR. HENDERSON . . . ask what the Louis Riel statue cost in total?

MR. CHAIRMAN: The Honourable Member for Wellington.

MR. PETURSSON: There were two bids made by sculptors at the time that the statue was being thought of, and one of them offered to do it for the sum of \$250,000; the man who did it, did it for \$25,000. That was the price at that time.

MR. CHAIRMAN: The Honourable Member for Pembina.

MR. HENDERSON: No, I have lost my breath.

MR. CHAIRMAN: The Honourable Member for Wolseley.

MR. WILSON: I wanted to ask, Mr. Chairman, why we had left Senior Administration. This does give you a chance for a little latitude under the Minister's department. I heard you call out (b). I wondered if we had . . . maybe I wasn't listening. Had we left (a)?

MR. CHAIRMAN: 103(a) was passed this afternoon.

MR. MINAKER: Mr. Chairman, I believe I was still speaking on 103(a) when we left it at 4:30. I could be corrected, but I was still speaking under 103(a) when we left.

MR. EINARSON: No. Mr. Chairman, on a point of order here.

MR. CHAIRMAN: The Member for Rock Lake.

MR. EINARSON: I was posing questions on 103(a) about the Lieutenant-Governor's and the lights, and the lights we had received, ordering from Montreal, and that is where it was last left at.

MR. CHAIRMAN: Just on that point of order, the Chair has that part initialled but I don't want to foreclose on any questions or comments that any member wishes to make. If he wishes to make those under (b) Maintenance, he may do so. The Honourable Member for Wolseley.

MR. WILSON: Well I had received the Annual Report from the Minister and I was interested in the report, and of course I was trying to look at the whole grounds under an umbrella, and was interested in the security for the entire complex, and I had read some of the comments in which he was talking about planning architecture engineering operations, and I assumed that that was his department, and of course the purchasing, and I had underlined the least cost to the taxpayers, so I then went back to my original thought on the Legislative Buildings and I wondered when I turned the page the first thing that hit me was under (1)(d) Post Office almost a million dollars, and I wondered if the Minister could explain that item pertaining to his annual report that I have in front of me and where I might find it.

MR. DOERN: 104(g), Page 49.

MR. WILSON: Well, maybe if it could be left until then since the Member for Fort Rouge has been asked to wait, but at that time I would like you to explain why such a large amount of money.

Another that I had was pertaining to the - it seemed to be under . . . The Norquay Building, it had a maintenance of \$283,288.89, with salaries \$17,000, and when I came to the Provincial Building it seemed to have \$135,711.83, with \$94,000 for salaries, and I wondered why would these two buildings have such a difference in salaries. They are worlds apart of course in design and what have you, but I wondered if that's maybe just the way I am reading it, but it has to do with the public accounts of 1975, Page 162 and Page 166.

MR. CHAIRMAN: The Honourable Minister.

MR. DOERN: I would ask if the member could repeat his question. I have the book, but I'm not quite sure what he wanted.

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MR. WILSON: In reading it, and looking at the . . . It says Provincial Building grounds \$142,958.90 with the maintenance, and the salaries being \$94,000, and it was called number 105, and when I turned over to number 112, which was the Norquay Building, I noticed that the salaries, while the maintenance was almost similar within a few tens of thousands, the salaries were greatly reduced, in other words, only \$17,000. I wondered if there was some reason for the difference in salaries of two particular government buildings.

MR. DOERN: The main difference would probably be in the cleaning staff. Namely in this building, I think primarily as a security position, we use our own staff for cleaning, whereas in the Norquay Building we contract out, and I guess most of our cleaning is contracted out in the system, or is it? Not necessarily, 50-50. But in this particular case one is and one isn't.

MR. CHAIRMAN: Resolution 103(b)(1). The Honourable Member for St. James.

MR. MINAKER: Thank you, Mr. Chairman. I wonder if I could ask the Honourable Minister, there was about two months ago a report with regard to some hazardous conditions that might exist in the Norquay Building with regard to storage of, I think it was highly volatile material in public hallways. I wonder if the Minister could advise us, what is the policy now of his department with regard to safety conditions in public buildings, particularly relating to these types of hazardous conditions that might exist, and what kind of follow up and routine checkup there is now being instituted, if anything. I am particularly interested in the fact that if the government is now going to take on the role of self-insurer of these public owned buildings, I would like to know who is monitoring these particular types of conditions so that we don't face ourselves with some kind of catastrophe that might possibly occur, not only in terms of cost, but also in terms of hazardous conditions to life of people that are employed in these buildings.

MR. DOERN: Well, Mr. Chairman, I have looked at this issue of insurance on a number of occasions and it's not in my department specifically, but for instance I was once concerned a number of years ago about this building in the event that it should burn down, and basically the government has always been a self-insurer. I think they have some sort of a policy - is it up to a certain amount we have a private insurance company involved, or is it a half a million?

MR. MINAKER: Mr. Chairman, there was two main concerns I had. One was with what regard is the Minister's department handling this situation so it won't occur again with regard to any safety hazards in our public owned facilities, as well as what kind of policy and follow-up has been set now that this came to light, and then particularly I refer to the fact that we might now be going into the self-insurance program at a greater degree than we have in the past. It could as a result cause both cost and probably hazard of life if something should happen like this.

MR. DOERN: My understanding is that the government has always self-insured and whether the degree will be slightly more now, that remains to be seen. But essentially that always has been the policy, and I think the government is large enough to be able to afford to do that.

Now in terms of the Norquay Building, we have I guess about two years ago acquired a safety and training officer, and this man's responsibility is to conduct with I suppose members of the operations division, the Provincial Fire Commissioner, maybe the City of Winnipeg fire personnel, etc., they make inspections of our buildings and they also hold fire drills. This is something that was never done before, but you'll notice on occasion in this building a couple of times a year there will be a sign saying there is going to be a fire drill today at six o'clock, or whenever it's going to be, or a test of alarms, and I guess we've had maybe one or two evacuations of this particular building. And what happens is that in working out the plan for that and having civil servants involved and developing procedures, weaknesses always come out, and you know to point one out, there are no exit signs in this building, and this of course was, you know, after 60 years pointed out to us, and we intend to put some of these signs up.

And there's many other things. I've looked at these reports, and if you look at a report on a building there might be 10 or 20 or 30 recommendations in regard to fire

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(MR. DOERN cont'd) . . . and safety procedures and these buildings are first of all being done I guess on a basis of larger . . . , and secondly, some of them are being done I suppose for maybe a second or a third time.

Now in the case of the Norquay Building this was pointed out in a report that this was the practice that was being followed and it was, you know, it should be corrected. Now you can't correct all of these things instantly because some of them obviously take time to develop. If you want to just put up exit signs, and so on, you know, you have to buy the signs, you have to put them up, you have to decide where you're going to put them up, etc. It takes some time and in some instances it costs money. But what we are attempting to do is to develop evacuation procedures and to also look for the best method of protecting a building in terms of fire and safety procedures. In the case of the Norquay Building you know I issued instructions that that practice was to be stopped immediately as it has, but I would like to point out that that lab has been operating in that building since 1959 when the building opened, so some of those procedures have been in effect for a very long period of time and I don't think we should ignore what is going on but I don't think we should also panic. I think what we have to do is study all of these buildings and all of these procedures and practices, and then try to make corrections and improvements; that's what we're trying to do. It's also a catch-up situation and it's taking us some time.

MR. MINAKER: Sir, I wonder if the Minister could advise us how many Safety Inspectors that he has on staff at this point that would handle this type of a program and then institute it and follow it up and inspect the various facilities that his department presently operates.

MR. DOERN: Essentially there is one person who's doing this full-time.

MR. MINAKER: I wonder if the Minister could advise us how many individual facilities that his department operates at the present time.

MR. DOERN: How many are there?

MR. MINAKER: Yes.

MR. DOERN: Well, my Director of Operations informs me that the Department of Labour undertakes the inspections and our man works with them and oversees. Now how many buildings? I guess we're into the building and complexes, how many buildings do we have. We have different figures on this one.

MR. MINAKER: I appreciate the Department of Labour does certain inspections but would that not just relate to elevators and to particular items that maybe are not CSA approved.

MR. DOERN: The Fire Commissioner's office is a part of the Department of Labour.

MR. MINAKER: Also I was wondering if the Minister could advise me, or the committee, what authority does the Safety Inspector have. Has there been certain guidelines of authority that he has or is he sort of on his own to go out and try and tell superintendents of different facilities or managers that they're doing something wrong, then he hopes that they are followed up, or is there an actual policy being set by the department that the individual has some authority when he says that there are certain conditions that can create hazards in safety conditions?

MR. DOERN: Well I think essentially he has, you know, the power of moral suasion. The clout comes from the Department of Labour, which will back him up and work with him. They have the teeth.

MR. MINAKER: The actual Safety Inspector that presently is in employment of your department, does not have any clear-written guidelines as to authority that he has to make sure that certain recommendations are followed up.

MR. DOERN: He reports to us and makes recommendations to us.

MR. MINAKER: Mr. Chairman, I wonder if the Minister can advise, is there any intention of the Minister to give this individual some clear-cut authority and some guidelines so that he in his job will be more effective in some future time.

MR. DOERN: Well our position I guess is that the authority or ultimate responsibility lies with the Department of Labour through the National Building Code and the Fire Commissioner's office, etc. You know, this would be duplication in some ways. But as

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(MR. DOERN cont'd) . . . I say our man is developing procedures of evacuation and making recommendations, etc. It's kind of a complementary role.

MR. MINAKER: Mr. Chairman, if I understand the Minister correctly, then what he is saying is that the safety of the buildings and the enforcement of safety with regard to fire or hazardous conditions to life, etc., is the responsibility of the Labour Department. Is that correct?

MR. DOERN: Yes.

MR. CHAIRMAN: Resolution 103(b) (1) -- pass. The Honourable Member for Pembina.

MR. HENDERSON: We were in 103(b) was it?

MR. CHAIRMAN: Yes, (b) (1).

MR. HENDERSON: (b) (1). I was wondering when you do renovations or improvements to the building, what's done with the stuff that comes out? You know, used material.

MR. CHAIRMAN: The Honourable Minister.

MR. DOERN: Well I suppose it depends in general on the building. Like, as an example, this building which has some historic furniture. I think a lot of it is sort of refinished and I guess some of it has been here as long as the building. I don't know about the chairs along the side but my impression is they are original chairs from the building. Maybe some of these tables or chairs that we sit on. So some of it is refinished and reused, others are simply, I suppose in some instances when it's deteriorated, destroyed, and in some cases we do dispose of it through public auction. We make it available. But, you know, I have had many requests from people who are looking for filing cabinets and things like that, and in most cases they are simply used until they fall apart; in some instances, as I say, auctioned off.

MR. HENDERSON: Then do I understand, like when you make renovations like where you enlarged the kitchen facilities that probably whoever takes the contract is just responsible for whatever goes out. You know, I mean things that aren't used again. You must have shelving and you must have doors and lighting fixtures and all this which are taken down at the time when you make improvements.

MR. DOERN: We have our sort of main storage facility on Vine Street in Winnipeg and a lot of it is simply taken there and it's hopefully re-used. In some cases it's stored for years.

MR. HENDERSON: Oh, I see. Thank you.

MR. CHAIRMAN: The Honourable Member for Wolseley.

MR. WILSON: Mr. Chairman, I was wondering if this might come under maintenance but I noticed with the renovations of the cafeteria downstairs there was a lot of very valuable stainless steel equipment, seemed to be going out, and I wondered, is there some particular type of mechanism where the public could be made aware of where these items - I'll call them Crown assets for lack of a better word - but the Federal Government does an interesting disposal campaign in which everything seized from Customs, and that, is made available through local media advertising. I wondered if this valuable equipment could be made available to the public through some means of disclosure; and then maybe lead to my next question which is sort of, what stage are the members of your department at with regard to the cafeteria? Are we going to have a dining room? Is there going to be a full-scale dining room with meals, wine, etc., or is it going to be like the present one where most of us have a chocolate bar for dinner any time after three o'clock? I mean, is there going to be some facilities . . . Maybe you could explain at what stage this particular cafeteria might be at. I know it's under maintenance but you did have to rip something out to put something in, and I wondered if you could explain what stage you're at.

MR. CHAIRMAN: The Honourable Minister.

MR. DOERN: Mr. Chairman, I must say that the young member is learning to bend the rules very early in his career. Now in terms of the disposal of materials. Public Works is in fact the disposing or disposal agency. We correspond to the Federal agency and whenever that is done it is done by public auction. Now in terms of the

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(MR. DOERN cont'd) . . . Legislative restaurant, which really doesn't fall here but just speaking broadly, it's our hope that in a couple of weeks - we have a tentative completion date of two to three weeks from now - that we hope to have that facility ready. And essentially what we have in mind is this, that the lounge area which is basically an area where there are chairs and chesterfields, etc., will be for MLAs and their guests and it will be several times larger than that existing in the room that we have used for years. That room, as I say, will be for MLAs and their guests. Then there will be a dining room I think which seats about 24 people, roughly half the Legislature, and that will be open year round at lunchtime and in the evenings that we sit, to Members of the Legislature. It's divided into two parts. During the session it will be open to Members of the Legislature and their guests and members of the media. Outside of the session it will be open to the public so that anyone can come and have a meal there if they so wish then --(Interjection)-- only at lunchtime: it won't be open in the evenings. Then there's a third room which is a dining room which is on a reservation basis only and that essentially is for the caucuses. So that if your caucus for instance some time during the year wanted to have a dinner meeting or a luncheon meeting, they would have to make reservations in advance and there would have to be special arrangements there for, you know, serving. It could be either just a luncheon or dinner or there could be kind of a dinner meeting kind of thing. And that will be booked. It will essentially be open only to MLAs but obviously we will also on occasion make it available to, say, civil servants. Like if you know, a group of deputies wanted to meet or senior personnel wanted to meet.

MR. CHAIRMAN: I wonder if this wouldn't be better covered under 103(c), just over the page under Improvements to Grounds, alterations, etc. The Honourable Member for Rock Lake.

MR. EINARSON: Mr. Chairman, I wanted to pose a question to the Minister. In regard to furniture that is no longer being used by the government, how many auction sales have been held in the past two years?

MR. DOERN: Three.

MR. EINARSON: Three auction sales. And what kind of equipment chiefly has been auctioned off?

MR. DOERN: Well, as my Deputy Minister puts in rather blunt fashion, junk. What is really good, I mean what would we auction off? For instance if we had tables like this that we decided we were going to dispose . . . Why would we dispose of them? We have demands for office furniture and all kinds of furniture in the system that we can use both in Winnipeg and outside Winnipeg. Filing cabinets, you can never have too much in the way of filing cabinets. Tables and chairs, ashtrays, I mean anything like that that's sort of good, like, you know, most of us are interested in a bargain. You know if some of us could buy tables - we used to have those beautiful round tables in the corner; there's one in the Liberal caucus room and there's another one . . . I mean if you put that up for sale you could really create a tremendous public interest. People would be willing to pay big money for beautiful antique furniture but that's the point, anything that's good, we retain and we use. And things that are falling apart or are not useful any more we, as I say, we either demolish if they're in bad shape, or we might auction off. But, you know, in terms of high quality furniture or antiques, things that would tend to be of interest to the general public, there isn't very much available.

MR. EINARSON: Then do I understand the Minister to say then the desk chairs, etc., that are being auctioned off would have to be repaired before they could be used by the person who purchased them at that auction sale? Are you saying the equipment is that poor that it has to be repaired? That's the thing I'm really getting at because I've heard of these auctions and that the furniture is - I wouldn't say that it's totally of no value, I mean it's . . .

MR. DOERN: Well I guess it's basically obsolete furniture, etc. I suppose in some cases you might get something which didn't need repairs; in other cases it would have to be fixed up.

MR. EINARSON: My last question then, Mr. Chairman, through you to the Minister. How are people made aware that an auction is going to be . . .

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MR. DOERN: The ad is placed in the daily papers and of course the auctions, I think tend to take place in Winnipeg, don't they? So far. But, you know, as I say again, I've had this request many times, and it seems to be a reasonable request. People are looking for a desk and a chair for you know, their basement, etc. There really isn't much of that.

MR. CHAIRMAN: The Honourable Member for Wolseley.

MR. WILSON: Mr. Chairman, through you to the Minister. I find it absolutely incredible that the amount of new equipment that the government is buying and you've only held three sales in the year. Do you mean to say that because we're opening up new office space that we are really just moving government assets around? In other words, as we expand we would move these desks into another building and replace these desks with new ones. Is this the type of . . . because I find it . . . What I'm saying is, it seems to me that in looking at the inventory of new purchases, where is all the replacement? Is it being traded in? Again I'll wait till another section but I will be bringing up this ad in the paper for these 37 cars that you auctioned off. What I'm saying is that three auction sales, would it be a large inventory that you would have auctioned off?

MR. CHAIRMAN: The Honourable Minister.

MR. DOERN: Well in the case of newer buildings we tend to buy new furniture and the old furniture stays in the old building. Now in a lot of cases you're making repairs and renovations: in some cases you're knocking walls down, and so on; well there's no resale there. So, you know, I think you'd have to start giving us specific examples of what you have in mind and we could answer. In the case of vehicles we sell them off. We have auction sales which are quite popular, and we trade in, we turn our fleet over.

MR. CHAIRMAN: Resolution 103(b)(1). The Honourable Member for St. James.

MR. MINAKER: Mr. Chairman, through you to the Minister. Still staying with the auctioning off of surplus goods, what is done with the material that is torn out of buildings that are being renovated? I'm thinking of scrap lumber and doors and hardware, etc.

MR. DOERN: Well, I think some of that is used but my deputy says that that is one of the best examples of what we auction off, that type of material.

MR. MINAKER: The doors and scrap lumber, etc. is what is primarily auctioned off.

MR. DOERN: Well doors, etc. I don't know about the scrap lumber so much.

MR. CHAIRMAN: Resolution 103(b) (1) --pass; (b) (2)--pass. (b)--pass. Oh, sorry. (b) (3). The Honourable Member for St. James.

MR. MINAKER: I wonder if the Honourable Minister could explain what these recoverable items are. Is that from the auctioning or . . . ?

MR. DOERN: These are recoveries, for example, from Red River Community College which is 1.6 million. Assiniboine Community College, Keewatin Community College and School for Retardates, and miscellaneous.

MR. MINAKER: Then the Department of Education would have these as an expenditure in their department and you'd reclaim.

MR. DOERN: Right.

MR. MINAKER: But the people who maintain the facilities, etc. would be staffed by your department?

MR. DOERN: Right.

MR. MINAKER: Thank you.

MR. CHAIRMAN: Resolution 103(b) (3)--pass; (b) (4). The Honourable Member for Rock Lake.

MR. EINARSON: I'd like to ask the Minister, by preventive maintenance, would you just elaborate on that, Mr. Chairman.

MR. CHAIRMAN: The Honourable Minister.

MR. DOERN: Well, Mr. Chairman, this is a big one. We have I suppose dozens of projects, if not hundreds, listed and, well I'll give you a small example. The Legislative Building \$12,000 to modify the drinking system. Now that may not sound like much to you but I get a lot of complaints from people who can't get a drink of water in this building because the water is either warm or there's not enough force to get it out of the fountain more than an

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(MR. DOERN Cont'd) . . . eighth or a quarter of an inch, especially in the summertime. So there'll be an expenditure there. Law Courts, \$6½ thousand to make roof repairs; School for the Deaf \$5,000 to change steam heat to electric, \$16,000 to paint exterior walls, fire alarm system, roof maintenance, interior painting, electric hot water heater, that kind of thing, just dozens and dozens of little projects which are considered to be necessary by our department and will be done.

MR. CHAIRMAN: The Honourable Member for Rock Lake.

MR. EINARSON: Mr. Chairman, when he says "preventative" I thought maybe they were going to do something or spend so much money, like a "stitch in time saves nine" . . .

MR. DOERN: That is the idea.

MR. EINARSON: It's a phraseology. Is that what is attached to this item here?

MR. DOERN: Precisely.

MR. EINARSON: Okay.

MR. CHAIRMAN: The Honourable Member for Wolseley.

MR. WILSON: Mr. Chairman, I realize it's a million dollar item, the word 'preventative' throws me off but I don't know where to find it in the budget. I understand there's a new lighting system in the Legislative Building here and I wondered where that might come under, the new lighting for the main Chamber. Are you experimenting with a new lighting system?

MR. DOERN: This, I think, was a request from the Speaker's office to provide an improved lighting system that would allow the media to film our proceedings, and this was, as you know, worked out by our department. It's not under this particular heading but that's how it arose.

MR. WILSON: So in the event that the media wanted to film the proceedings, there is the lighting there so that they could do this?

MR. DOERN: That's right. What is being planned also is that there's a rheostat which still has to be installed which will allow us to tone the lighting. It was rather blinding the first week or so, we've popped out a few of the bulbs, disconnected some but we'll actually have a rheostat so we can just turn it up and down as we see fit.

MR. CHAIRMAN: Resolution 103(b)(4)--pass; (c)(1) -- The Honourable Member for Wolseley.

MR. WILSON: Under this section I'd like to continue my questioning on the three rooms, if I understood the Minister correctly, pertaining to the dining room, caucus dining room and the cafeteria. Would the Minister then have some indication, have they reached a final cost of these three rooms, the renovations and would there be some final cost figure and will this mean that the members opposite will be holding less caucus meetings on the Lord Selkirk?

Mr. Chairman, if he doesn't have the exact cost, maybe an estimated cost of the renovations in light of the First Minister's comment that a lot of the frills were going to be cut out of the original concept of the dining room.

MR. DOERN: The figure in general is about \$350,000, it kind of breaks down like this: the cafeteria and the kitchen, the existing cafeteria that you see now and the kitchen which is now being completed, is about two hundred and twenty-five odd thousand dollars, and the members lounge which include these three rooms, as I said, including furniture and furnishings, is about \$125,000 to \$135,000. So it comes into the \$350,000 range. Now a lot of that, a great deal of that money is for mechanical and electrical; there's obviously, you know, there's money on kitchen equipment; there's money on furniture and furnishings, etc., etc., carpeting, drapes, etc., but a great deal of that has been on the rewiring and renovation just to prepare the shell.

MR. WILSON: What does that cost . . .

MR. DOERN: That's right. Well I assume that once that's in place that presumably it might last 25 to 50 years, obviously you'll have reupholstering costs, etc., but I mean that facility should be good for a very long period of time.

You know, I just might point out a couple of things to the honourable member that he may not be aware of. The old cafeteria was rather a dismal place and it was simply because it was located underneath the stairs, that lower floor is about half below grade and about half above and there were no windows in there so when you went in it was always kind of gloomy and there were no windows. We moved it then to the other end and consequently you have light which

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(MR. DOERN Cont'd) . . . makes a great deal of improvement, also it's an enlarged facility, there's more seating there; and the kitchen, if you want to really see something incredible, look in the kitchen as it exists today. It's, I suppose, about as big as six of these tables, people working under impossible conditions, really like a galley on a ship, and no proper provision of space for staff, like no change rooms, washrooms, all sorts of other requirements and facilities that people have in restaurants; they're working under very difficult conditions. So we have now provided for a proper kitchen and that kitchen is located in the centre and will therefore be accessible to both the cafeteria on one side and the members dining room on the other.

MR. WILSON: . . . a general idea what, under this section, what the other expenditures for two million might be, just a few items.

MR. CHAIRMAN: Will the honourable member wait until we've come to that, we're on (c)(1) at the moment. The Honourable Member for Crescentwood.

MR. STEEN: Pass.

MR. CHAIRMAN: Resolution 103(c) - The Honourable Member for La Verendrye.

MR. BANMAN: Mr. Chairman, I'm wondering, there has been some controversy because of some statements made by the First Minister and by the Minister of Public Works with regard to the application to the Manitoba Liquor Board with regard to having this place licensed. I wonder if the Minister could spell out to the members of the committee here exactly what the intentions of the government are with regard to this particular facility.

MR. DOERN: Well, Mr. Chairman, the members lounge as it's called which I think could be confused in the minds of some, I don't think any MLA has any problem with the words "members' lounge", the public might because maybe "lounge" to them means cocktail lounge, that may be a matter of semantics, but the lounge is the same concept as upstairs. There won't be any chocolate bar and potato chip machines that don't work or rotten coffee available, basically it will be a lounge where, I suppose, when the staff is not overly engaged in serving, if a member wants a cup of coffee or a soft drink, we'll try to supply it, but there will be no food available there in that lounge area. There will also be no liquor available in the lounge area.

In the dining room we have applied for and I believe we've received permission subject to eight or ten little details which is the policy of the Commission saying, subject to this, this, this, this and this, you will get your license. We have applied for a beer and wine license, so that if a member comes in and he is having lunch or dinner and he cares to have a glass of beer or a glass of wine or a bottle of wine then that will be available to him. I don't think that's either surprising or shocking. You know, that's available to you anywhere in Winnipeg or anywhere in Manitoba, almost any restaurant you go in, you can have the same or better, but in our case it will be beer and wine only with meals.

MR. CHAIRMAN: Resolution 103(c) (1)--pass; (c) (2)-- The Honourable Member for Wolseley.

MR. WILSON: . . . basically a rundown by the Minister what the \$2,061,500, some of the items that it might entail or involve.

MR. DOERN: Right. There are some projects that are still outstanding from last year of the order of a half a million. Then there is a category called "minor workshop project" of \$300,000; DPW initiated projects of \$200,000; line department minor projects of \$600,000; consultant fees of \$100,000; equipment \$184,000, and operating costs for the workshop of \$173,000. This, I guess, is kind of the heart of that department, a couple of million dollars which is the pool from which most of these projects arise. Minor projects that is, I'm not counting major renovations.

MR. WILSON: Mr. Chairman, would you repeat the consultant fees again?

MR. DOERN: \$103,000.

MR. CHAIRMAN: The Honourable Member for St. James.

MR. MINAKER: I think, Mr. Chairman, my question has been answered. Thank you.

MR. CHAIRMAN: The Honourable Member for La Verendrye. The Honourable Minister.

MR. DOERN: Mr. Chairman, I just wanted to go back and answer a question that the Member for St. James had asked earlier about all these projects. He asked me a question this afternoon. Basically we have, I guess, in the past year completed some 961 projects;

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(MR. DOERN Cont'd) . . . 95 percent of these were under \$20,000 in cost, and less than 1 percent were over \$200,000. The member had asked me about the breakdown and I had indicated that I thought that most of them were tendered out, but I stand corrected, that approximately 45 percent of these projects would be tendered out and the rest would be done in-house. So it was the reverse actually.

MR. CHAIRMAN: The Honourable Member for St. James.

MR. MINAKER: . . . Minister, what was the total value in dollars of the 45 percent that was tendered out . . .

MR. DOERN: Well were we not talking about a figure of 5 million.

MR. MINAKER: Yes, I just wanted to get correlated so . . .

MR. DOERN: Right, that was the figure.

MR. MINAKER: So of the \$5 million then I guess what we had added up in your report . . .

MR. DOERN: You said 2 million some.

MR. MINAKER: \$2,375,000 was tendered out and the remainder was not tendered out, was done in-house ?

MR. DOERN: I'm not sure.

MR. MINAKER: Approximately ?

MR. DOERN: Yes, a little over half was tendered out.

MR. MINAKER: If I understood you correctly . . .

MR. DOERN: No, sorry, the other way around. A little over half was done in-house . . .

MR. MINAKER: And 55 percent of the \$5 million, whatever figure, was . . .

MR. DOERN: Right.

MR. MINAKER: . . . and there was no cross-check as far as knowing on how the cost to complete the project was with comparison to what maybe you could have tendered it out for ?

MR. DOERN: Well we have in the department two people who are charged with estimating the costs of projects and then trying to keep costs in line, one in different areas. In one division at the workshop trying to estimate how many hours, etc. should be maximum to complete a project and in the architectural and engineering branch, the same thing. That's to try to have a handle on costs.

MR. MINAKER: . . . I don't necessarily expect the Honourable Minister to have this but how does that figure compare to say what the year previous was with regard to tendering out and in-house ?

MR. DOERN: I think historically about the same.

MR. CHAIRMAN: The Honourable Member for La Verendrye.

MR. BANMAN: Thank you, Mr. Chairman. Further to the question I asked before there, I notice by the figures that the Minister has given to us that we're spending roughly from \$350,000 to \$360,000 remodelling the cafeteria, kitchen and the members lounge. What was the original estimate of that particular cost? The point I'm trying to get at is the First Minister curtailed some of the frills that were involved in this particular facility and I'm wondering what the First Minister cut out of the particular cafeteria, kitchen or members lounge.

MR. DOERN: I couldn't give you a final figure, I could just indicate in general that the First Minister eliminated a bar which would be several thousand dollars, and eliminated some speakers, which I can't recall the exact figure, a sound system which would be maybe a thousand dollars or so. So he made several cuts and he also made a policy change as well, namely curtailment of liquor.

MR. BANMAN: As far as the capital cost that would be involved, what would you say - about two, three thousand dollars ?

MR. DOERN: Well would be several thousand dollars plus. Although nothing was finalized in terms of our department, we thought that perhaps liquor in a sense of an addition to beer and wine could be available but the First Minister felt rather strongly on that issue, and said that was definitely out.

MR. BANMAN: Was there any input as far as any opposition parties with regard to asking for any extended liquor services in that particular facility ?

MR. DOERN: Not really. I mean I only, you know, can tell you that I sort of sounded out at lunch time one day three good and true Conservatives as to what their general views were. I really have to tell you, quite frankly, that in my judgment once the restaurant is

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(MR. DOERN cont'd) established I think that obviously the views of the MLAs should prevail. I mean I feel that it's my responsibility to set it up and get it going, get it going this session. We've been talking about it for a couple of years; I got approval for this project two years ago, and about a year ago we actually started the renovations downstairs on the first part of it. It takes a long time. So my general feeling is that once it's running and open, then I think essentially it's really the MLAs facility and that the policy about the facility, etc. should tend to come from the members themselves rather than from the government. And certainly I think the government will be highly receptive and interested in what the MLAs want. You know, I regard it as a legislative facility, not a government facility. So maybe there will be a committee struck or maybe it will be turned over to Internal Economy, I don't know. Internal economy, just for your information, is composed of the Speaker, the Minister of Consumer Affairs and myself and they are charged with certain of the internal operations of the Legislative Assembly, etc. If you sit down and hammer it out with 57 MLAs, you know, you might be a long time in arriving at a consensus. I think it would be far better to strike what seems to be an approximation, get the thing going then after a year's operation review it and if the members want changes made or different policy, they don't like this, they don't like that, they want this changed, then I think it should be done.

MR. CHAIRMAN: The Honourable Member for La Verendrye.

MR. BANMAN: Well I thank the Minister for that explanation. From the news releases that the First Minister gave we got the understanding that he was making some drastic cuts with regards to this particular project, that he was going to shave thousands of dollars off the thing. I think that that should be pointed out, I think maybe he was grandstanding on that particular issue a little bit. I happen to, however, agree with him on the other point, I think that maybe cooler heads will prevail if we limit it to beer and wine served with meals; I'm with the First Minister on that particular thing because I think heads do get hot enough without any outside influences playing any effect here.

On a different line of questioning; I was wondering if the Minister could tell us what his plans are with regards to providing offices for three or four members once the people move out of the bottom part of this building over to the Woodsworth Building, and if he's contemplating giving the members their own offices, maybe having two or three or even four members sharing an office with one secretary. We appreciate the room that he's given us right now but when you have 23 people working out of one office with three secretaries and you're trying to meet people and hearing different complaints from your constituency, it still becomes quite cumbersome and when we look at other jurisdictions we see some totally different things happening. I'm just wondering what the Minister's thoughts are and his intentions are in the future with regard to this matter.

MR. DOERN: Mr. Chairman, I think if the Conservatives would lose a couple of by-elections in the next year or so it would obviously help their situation. What is happening is this: When the Woodsworth Building opens there's going to be some space freed up in this building - by that I mean momentarily freed up. There are, I think, offices that would probably accommodate 25 to 30 or 27 people at present, Crown Attorneys in the basement of this building who will be going over to the Woodsworth Building.

Now I myself cannot decide that issue. I can, you know, make a recommendation to my colleagues and obviously it would be a major policy decision at least pertaining to MLAs and their activities as to whether or not private individual offices or shared offices should be made available to them. This is in effect in other provinces. I have seen these facilities, of course, in Ottawa like most members and in Ontario and I suppose Quebec and B.C. and probably many other places have this type of an arrangement. I suppose if you shook it down, in this building, since all the Ministers have offices that leaves approximately 40 MLAs and perhaps some of them could be accommodated in their caucus rooms, I don't know; I know that in the Conservative area I suppose there is some room for 4 or 5 or 6 or 7 or 8 MLAs but certainly not for 23 on a private basis. And perhaps the Liberals could function in their present quarters which is subdivided into three or four spaces, but, you know, essentially it's, I suppose, a government decision as to whether these spaces will be made available to MLAs because

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(MR. DOERN cont'd) if so, that space is there right now and if not we'll simply plug it immediately with another department. I think that issue will be resolved somewhere in the next month or two because we ourselves, the Public Works, want to know, you know what is to be done there.

I intend to raise the matter in Internal Economy and then it will probably go to Cabinet. But, you know, I myself am certainly receptive to that on a personal basis, I think that it's something that we either have to do right now or in the near future. I think clearly MIAs need some privacy, need some facilities. It's becoming a more responsible position, longer hours are required, many MIAs don't have other jobs, they work full-time at being MIAs and they're possibly being handicapped by not having these facilities.

I think that there have been improvements made over the years. We have certainly in the last few years since I've been Minister improved the caucus rooms, now we're improving some of the facilities in the building in terms of cafeteria, restaurant, etc. The final step, I suppose, is the provision of offices and that is still, you know, in the cards but I can't, on my own, say that that will come about. I think it's up to MIAs to make that request of the government per se. I assume that you're doing that right now.

MR. BANMAN: Well in reply to the Minister, Mr. Chairman, definitely I think that our workload as MIAs is becoming . . . as government moves into different fields of endeavour and different fields generally, I think that the work of an MIA is becoming a full-time job. Even some of us who try to run a business on the side and that, it becomes increasingly impossible to do so, and I think that I would lend support to the Minister's suggestion of finding facilities for three or four members maybe to share - I'm not saying that we all want an office to ourselves but I think three or four members sharing an office with maybe a secretarial pool to draw from would be greatly appreciated and I think would make our work more effective as far as our constituency is concerned.

MR. CHAIRMAN: The Honourable Member for Pembina.

MR. HENDERSON: Mr. Chairman, my question goes back to where you tender for work and where you have in-house work done. Is there ever an occasion where you tender for a job to be done and then you end up by doing it by in-house labour so as to work out a comparison, see if you've done it cheaper than what the tender was. This to me seems to be a better way of checking on whether your tenders are in line or whether your in-house labour is really working efficiently.

MR. DOERN: I certainly understand what the member is saying and I appreciate what he is saying. One of the problems connected with that though is that you're kind of fooling the private businessman. You ask him to draw a tender and to submit it, to spend time on, you know, working it all out and then you say, well we just, you know, we really intended to do it ourselves anyway but thank you very much for giving us an indication of what it would cost. I assume that if they have estimators who can do that, who do that full-time, then I assume that we ourselves should also have estimators who should be able to approximate a tender that is awarded and should also be able to approximate a tender that's not even called for.

MR. HENDERSON: Well, Mr. Chairman, I'd just like to go back to some of your own words, that when these things are thought about you only get a - you use the term "ballpark figure" - and I think the real way of checking some of these things is once in awhile when you tender. All you need to put on a tender is "lowest or any tender not necessarily accepted."

MR. DOERN: That is the policy.

MR. HENDERSON: And if it's tendered in such a fashion, if you don't feel that the tender's right and you wanted to check your in-house procedures, you could have it done by your in-house people and see how your final figure ended up. I know in rural areas this has been done many times whether it was building a curling rink or something like this. It's been done two different ways; either you paid your employees by the hour to see if it came out in line with the tender or else you tendered for the building and that way you can see if you're being treated fair.

I was just wondering, have you ever done it in your experience?

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MR. DOERN: Not in the fashion that the member describes. But again I say that it's basically our estimator's as good as those of the private sector and if our people can come up with figures comparable to the tenders that are submitted then they should be able to do it at any given time.

MR. CHAIRMAN: The Honourable Member for St. James.

MR. MINAKER: Yes. Mr. Chairman, continuing on in the same line of questioning as the Honourable Member for Pembina. Does the department have its estimators estimate a cost of the job and then compare the estimated cost to the actual cost on every project that's done in-house?

MR. DOERN: We do that every time.

MR. MINAKER: How have they fared in terms of what they estimate and what the actual final was?

MR. DOERN: We're very pleased with their ability.

MR. MINAKER: Yes. Well I could also comment at this point, Mr. Chairman, that an estimator can be very accurate in estimating what it costs to do the work by people that . . . he is used to doing the work and are capable of doing it to a certain ability and it isn't always necessarily the lowest price, you can appreciate. You don't know until you actually go out on the market and get a tendered price to see how your in-house efficiency is capable of doing it.

MR. DOERN: We once were very hepped up on quantity surveyors, I was certainly in the forefront of enthusiasm and we hired a man and he came in from down east and weighed all these amounts, first figured out all the quantities and he was out a million dollars, wasn't he on the Woodsworth Building?

MR. MINAKER: The first mistake was you went down east.

MR. DOERN: Right.

MR. CHAIRMAN: Resolution 103(c) -- passed; (d)(1) - The Honourable Member for Assiniboia.

MR. PATRICK: Yes, Mr. Chairman, I would like to ask the Minister if he can indicate to the members of the committee his policy on leased accommodations, because in the last couple of years we've had a considerable amount of buildings put out throughout Manitoba - Brandon, Portage, Dauphin and I understand there's been a structure in Beausejour - so I feel there is some decentralization of government offices going on and I'm not disagreeing with that, I think it's a good policy. But my question is to the Minister, we also have the new building, the new structure on Broadway which is a high-rise office accommodation so there has been quite a bit of new accommodation came onstream.

At the same time, in April 1, 1974, the Minister leased 699,000 square feet of rental space at some \$158,000 and one year later, as of April 1, 1975, we've increased that to 957,000 square feet, which is a tremendous increase in rental accommodation, and I find out now that at the end of that time there was something like 150,000 square feet that's still vacant. So either there's something wrong with the planning or the estimation was completely out, to be sitting with that much vacant space while at the same time there was so many new structures came onstream. So I wish the Minister would explain to the members of committees your policy, what is the vacancy now, how much space do you lease?

MR. DOERN: Mr. Chairman, in general, it's our policy to construct buildings and to take up about half of the requirement of the government in a major centre. Now at one time, a couple of years ago, we went on the basis of we take it all up, that we would sort of figure out how many thousand square feet there was in an area, project a little beyond that and build to, in effect, 100 percent of the government requirement. We've now decided that could be somewhat painful to people in the area who are trying to lease their buildings, etc., they might find themselves with empty premises and a shrinking income. So we now build on the basis of about half, approximately.

In terms of the fact that there was a sizable amount of space that we were paying rent on and weren't occupied, what happened there was about as follows: We leased a number of large blocks of space and as a result because of the size, for instance, the

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(MR. DOERN cont'd) member submitted an Order for Return, etc., there were, I think, four major blocks, one of some 20,000 square feet; one of some 55,000 square feet; and one of some 30,000 and some 50,000, four major blocks. And what happened essentially is that in order to get these blocks of space ready, we ran into some snags and I suppose it would have been reasonable to expect that from the time the project is completed and allowances are made by a contractor, normally about 30 days are provided. In other words, when the contractor says here you are, you have 30 days to get in, and that's fairly tight. I think it's not unreasonable to expect perhaps a three month period in which to get in.

Now in addition to that we ran into a strike which lasted I think five months so that accounts for that much. I would say it was a combination of circumstances, that about half of the period of space vacancy was attributable to the strike, about a quarter was simply because that amount of space was required, and in the case of about a quarter some three months per project, I think that we simply had difficulty in untracking our projects and I would say that proved to be a weakness of the department that we were not able to untrack it faster and therefore had to pay rent while the space wasn't being occupied. In addition to that, when you turn over a sizable block of space to a department, this often necessitates a chain reaction in the department, instead of just moving in, a typical reaction would be to reorganize, and then you get people trying to replan and reorganize their department and that ate up some of that period of time. So I would say in short that it was the strike in combination with inadequate time to get involved and with some internal problems within the government to move quickly enough and avoid paying that rent.

MR. PATRICK: Could the Minister indicate for how many months were you sitting with approximately 150,000 square feet of empty space. Was it a matter of three months, 90 days or was it a full year?

MR. DOERN: Well, let me just take a look here now at my notes. I would say in average it would be about 12 months, and as I said five months of that was strike, and the remainder was simply getting it ready and also trying to untrack it. I would admit, quite frankly, that it took far longer than it should have. If it had taken say a total of eight months or nine months, I could accept that, but 12 months was far too long.

MR. PATRICK: The full occupancy of the Woodsworth Building on Broadway, will that release some more space that you presently hold under lease?

MR. DOERN: Yes. Well just as an example, there will be leases cancelled in a variety of locations in Winnipeg. 116 Edmonton which is right next door, you know where the Mordue's Funeral Home is, and there's an old building there that's been occupied for a long time. 203 Portage, 419 Graham, 219 Kennedy and some of 338 Broadway.

MR. PATRICK: Well will these leases be expiring or you'll have to pay the...?

MR. DOERN: Those will be phased out on time. There won't be any overlap, you know, we're letting them go. I don't know if they're month to month - they're month to month right now.

MR. PATRICK: . . . what is the surplus now that you're sitting with, how many square feet?

MR. DOERN: None. You know, the Order for Return and the questions you asked me, those spaces are now occupied.

MR. PATRICK: Will there be any office space in the inner core where you're planning on building, I believe, an autopac building or some space for autopac and some other facilities. How many square thousand feet of office space will be in those . . .

MR. DOERN: Well, now in the case of the autopac building, we just have the program now and, of course, that would have to be finalized in terms of the number of square feet, but an estimate would be about 160,000 square feet. That is both Autopac and the Motor Vehicle Branch. They're two departments which, you know, have common interests and can work together, I suppose.

MR. PATRICK: Are you giving up the space in the Bank of Montreal Building?

MR. DOERN: Yes. We found it necessary though to renew the lease but, you

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(MR. DOERN cont'd) know, you could sort of figure it out, we have to develop schematic plans for the building, we know where the site is - I'd rather not tell you where the site is but it's, let's say, near City Hall - and then we have to develop working drawings, they have to then be tendered and then the construction - you know, we're looking at two to three years for opening the door. My minister is very impatient, he wants it opened tomorrow but I don't think we'll be able to meet his expectation.

MR. PATRICK: You just mentioned you signed a lease with the Bank of Montreal Building, the point that I'm getting at, there appears to be a surplus of rental space coming onstream right now in Winnipeg and that's why Trizec and some of the other big developers have stopped building because they see what is happening.

MR. DOERN: Trizec isn't happening, so I wouldn't worry about that.

MR. PATRICK: My question is, will you be able to sublet the Bank of Montreal space if your space comes before the lease is up?

MR. DOERN: I would assume we'd be able either to sublet it or, you know, we'll know three years in advance. We have a five-year lease and we know now that in three years approximately they will move out, so we obviously should be able to plan our program to dovetail so that we will either move in or sublet.

MR. PATRICK: Was that a long term lease or . . . ?

MR. DOERN: Five years, first of all, I think, and renewed for five more. But I guess the renewal was contained in the original lease. It's the same rate, it's a prime rate but it's still a good rate.

MR. CHAIRMAN: The Honourable Member for Wolseley.

MR. WILSON: I share the concerns of the Member for Assiniboia as well and I'm interested in possibly the Minister explaining, it seems a number of buildings, I don't know if you acquire them or whether you lease them but it seems you go in and spend contracts on renovations. Is this in normal practice a cost to the tenant? I'm thinking particularly of the Snowdon Building over in your district. I see you've spent \$60,000 on that particular building and you possibly might explain that. And then the other, it's sometimes mind boggling, is the government intending adopting a new policy of sort of shorter term leases in light of a very competitive aspect where there seems to be a lot of office space coming onstream? And another question is, I was going to ask . . .

MR. DOERN: Could I answer those because you're getting far ahead of me here. In the case of the Snowdon Building, the basic rate was \$1.45 a square foot so was quite cheap, so obviously although the renovations were extensive, they're also spread out over a seven-year period, so when you amortize them you get a fairly reasonable rate.

Now you asked me another question which escapes me.

MR. WILSON: One was in light of the fact there's a lot of office space coming onstream, are you going to continue your past policy of long-term leases?

MR. DOERN: Well, you know, we've gone a couple of ways there. I know when I first became Minister I thought there would be a great deal of construction taking place and consequently we tended to look at short-term leases. We tended to want two and three year leases but we, I think, now have a policy in the department that we tend to look for longer term leases, and if we can get good five-year leases or maybe even seven or ten-year leases we'll take them. It's all a case of the deal.

MR. WILSON: The question then, is it looks to me like we're going to - under this section of the Estimates we seem to be floating in around 5 million, 4 million now on to 5. I guess we can't look for any great cuts in that particular section of the Estimates over the next few years in light of your statement that we have so many long-term leases.

MR. DOERN: I think what is happening essentially is where we feel we are going to be leasing, we're looking at the long-term lease. We're looking favourably on it. The advantage there, of course, is that when you have start-up costs and renovations, you can spread them over seven years or five years or ten years and it makes it more economical. That's about all I can say.

MR. WILSON: This leads up to my last question. The new Rentalsman's Office on Kennedy Street, how long of a lease have you signed and what are the costs of renovating that building? The new stabilization program, I assume.

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MR. DOERN: Right. I don't know if we have that. Well, my digger is going to look into that one. I don't recall the figures offhand, I know I've seen them. I think they're about \$7.00. They did the renovations, they invested in the renovations, but I remember a figure of what? \$7.00 or so, seven something, and I don't know the length of the lease. It's prime office space.

MR. WILSON: The length of the lease is approximately . . .

MR. DOERN: Probably five but we'll have to check that one.

MR. WILSON: Well this is why I was concerned because the Minister made a statement that the Rent Stabilization Program was for a short period yet the lease is for five years. Is this just because of the government policy, not because the Minister is planning a long-term implementation of the Rental Stabilization Bill, I mean it has nothing to do with the lease?

MR. DOERN: It has nothing to do with that. The present policy of the Department of Public Works is whenever possible to sign a long-term lease.

MR. WILSON: Right.

MR. CHAIRMAN: Resolution 103(d)(1) - The Honourable Member for Morris.

MR. JORGENSEN: Mr. Chairman, I just wanted to be sure that the Minister has taken note of the question that I asked in regards to leased accommodations. I don't expect that the answer will be forthcoming at this particular moment but I presume that he has taken note of it and is going to provide the committee with that information whenever it's available.

MR. DOERN: The member asks what I call a whopper of a question, and we set our people to work on it, and I think if the member has specific question I can give him that information right now. If he wants a detailed breakdown then I would have to ask him if he would submit an Order for Return. Could you give us some examples.

MR. JORGENSEN: Well I want to know in each case who the accommodation is rented from, who is occupying it and what is the rental rate.

MR. DOERN: Well, you know, I had my people work on this for a couple of hours last night and there was a discussion as to whether or not that included the owner, and I said that it did and they said they weren't sure or that it didn't but . . .

MR. JORGENSEN: But now they're sure?

MR. DOERN: Now they're sure. I could give you the address and the rate and the amount of square feet but we don't have the department here, that would have to be pulled.

MR. JORGENSEN: You have the occupant.

MR. DOERN: We do have the occupant here, but we don't have the owner. So we can give you four or five or five out of six right now. But, you know, again, if the member wants the list of the 300 leases, a complete list, then I would have to request an Order for Return.

MR. JORGENSEN: That's really the information that I'm seeking.

MR. DOERN: Right.

MR. CHAIRMAN: The Honourable Member for Assiniboia. The Honourable Member for Morris.

MR. JORGENSEN: . . . in relation to that, I had also asked what that \$54,000 item was Recoverable from Canada?

MR. DOERN: Cost-sharing by the Federal Government for several programs. Now, as to which ones they are I don't know if I have that. Perhaps we could go back to that, Mr. Chairman, and have someone pull it for us.

MR. JORGENSEN: We haven't yet reached that.

MR. CHAIRMAN: The Honourable Member for Assiniboia.

MR. PATRICK: Mr. Chairman, I wanted to know if that information that the Member for Morris asked will be supplied to the other members of the committee.

MR. DOERN: I would have to think it would have to be submitted to the Chamber as an Order for Return. It's going to take some digging, I mean, to get you that information. There are 300 leases and, you know, it's going to take hours of work, I certainly can't provide it in the next day or so.

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MR. JORGENSEN: Well when I asked for it I really didn't anticipate that I would get it, you know, at this moment or maybe even not within a couple of days, but I don't know the difference between asking for that information on the Estimates, and one would anticipate that that information would be made available. I'm surprised that you don't even have it in documented form that would be available to the committee.

MR. DOERN: We have 300 leases and we have to extract from . . .

MR. JORGENSEN: Even 300 leases. You have compiled the amount of money that is required for leased accommodations, one would assume that that was documented fairly well. I really don't know the difference . . .

MR. DOERN: Right now we have everything but the owner so we have to go back and pick out the owner.

MR. JORGENSEN: Then what is the difference between an Order for Return and simply asking for the information now? I don't anticipate that it's going to be provided immediately and I am prepared to wait for it. You can accept it now as a request on the Estimates.

MR. DOERN: Well just for clarity I would prefer an Order for Return then we'll know precisely what the member wants and we'll give it to him.

MR. CHAIRMAN: Resolution 103(d) -- pass; (e)(1) - The Honourable Member for La Verendrye.

MR. BANMAN: Employee Housing, who would be receiving employee housing?

MR. DOERN: This afternoon we held up a map of the locations. Now who is eligible - is that your question?

MR. BANMAN: Would this refer to the people in Mines and Renewable Resources; the different facilities in, for instance, the Whiteshell, the director of the Whiteshell area and those different areas of . . .

MR. DOERN: Well, again, my assistant deputy here will hold this map up for illustration as to where those units are, and those various coloured dots are the - I think there's 168 units or something like that, and it's basically Highways, Health, Mines and Resources, Tourism, Northern Affairs and the Attorney-General's departments.

MR. BANMAN: This figure that we have here for salaries and expenditures basically covers the cost of operating the 160 units?

MR. DOERN: That's an amount of money for maintenance and upgrading. What happened at one time, I think each department did their own. Up until two years ago each department handled their own so some had a very high standard and others I guess let things run down. And to get a handle on it it's consolidated and turned over to Public Works and we're trying to now set standards and, you know, maintain these houses. That's the amount of money for repairs and renovations, not the operating costs, the repairs and administration of that.

MR. BANMAN: I wonder if the Minister could tell us what amount of that is recoverable from the employees renting the house. I understand that when you rent a house they do receive a preferred rate but they are still paying X number of dollars a month.

MR. DOERN: They pay a rental amount. We're getting that information I'd just like to point out when or why houses are supplied. Apparently there's three reasons: One is, when there's no public housing available, isolated communities etc., frequent transfer of employees; and if an employee is required to be on site to answer calls etc. then he has to be in a particular location rather than, say, 30 miles away.

The formula appears to be that you take the assessed value of the home and the annual rent, I suppose, is 27 percent of that. So figure, if your house is valued at \$5,000 or something then that means that you're paying about 100 a month.

And there's also a ratio in relation to their wages that you pay up to a maximum of what you earn; 20 percent is the maximum you can pay. I don't know if it's considered a benefit, is it, to most employees? No, not necessarily.

MR. CHAIRMAN: The Honourable Member for La Verendrye.

MR. BANMAN: Are the majority of these housing units taken up by employees of the Mines and Renewable Resources?

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MR. DOERN: I gave you, I think, the six departments and I don't know who the heaviest user is. Maybe we can dig that out. Mines and Health are apparently the two biggest users.

MR. CHAIRMAN: The Honourable Member for Pembina.

MR. HENDERSON: Yes, thank you, Mr. Chairman. Am I to assume then that employee housing is based on not more than 20 percent of salary or else on a formula that may take in up to 25 percent of assessed value of the house? It combines the two some way.

MR. DOERN: Right.

MR. HENDERSON: Thank you.

MR. CHAIRMAN: Resolution 103(e)(1) -- pass; (e)(2) - The Honourable Member for St. James.

MR. MINAKER: Thank you, Mr. Chairman. I wonder if the Minister could advise - in looking at a comparison of last year's figures and this year's, it's up 43 percent; and also if you look at the year previous figure, it's up 80 percent. I wonder if the Minister could elaborate on what's involved in these expenditures. And secondly, if he could advise, is it the government policy now to provide this as a working benefit this employee housing, when somebody is hired on, or are they just adding houses as new people are being hired? Is there an expansion in the number of employees that qualify for these housing units, or is it a policy now to offer this as an offer of employment that they will provide a house for these isolated areas?

MR. CHAIRMAN: The Honourable Minister.

MR. DOERN: I gave you some examples of why it was required in many cases in isolated points. There is no housing available. You either get an employee house or you camp in the bush. Now I have to ask the member to repeat some of his other points.

MR. MINAKER: Well the question is: are you now hiring more employees in isolated areas and then offering these houses as a part of the employment contract, or you've got the the same number of employees and you're just offering more houses out now to the same number of employees you had before.

MR. DOERN: I can't give the member a precise figure because that would be dealt with under Capital, but there obviously will be some expansion of our housing stock.

MR. MINAKER: That leads into my next question which you've partially answered. Then the \$245,900 does not include any capital, it is only operating expenses, heat, light, and maintenance and so on on these employee housing units?

MR. DOERN: No, this is for present stock, that amount of money increase. But actually renovation costs and repair costs - now one of them, a big one, is requirements of the Clean Environment Commission. For instance we're now required to put in septic tanks etc., whereas before they got by without. So there's a certain upgrading based on higher standards plus there's just the normal maintenance and repairs.

MR. MINAKER: Thank you.

MR. CHAIRMAN: Resolution 103(e)(2) -- pass. (e) -- pass. Resolution 103(f)(1). The Honourable Member for Wolseley.

MR. WILSON: I wondered if the increase in this amount in the Estimates is due in part to the Minister's problems with the City of Winnipeg regarding security. Is this because of added emphasis for security for these buildings?

MR. DOERN: What problems?

MR. WILSON: Is this because of a wage contract or something that the amount would go - it's really increased quite a substantial amount and due to some of the news media battles that you've had in the past with the Mayor of the City regarding security in this building and your problems with the police department . . . In other words, are you looking to a policy of in-house security rather than relying on the City of Winnipeg police?

MR. DOERN: No, it's simply I suppose new requirements coming onstream or an increase. I had two complaints which I referred to the Police Commission and on several occasions we've telephoned for assistance and there was a considerable time elapsed in response but I think and hope that that's been ironed out now.

MR. WILSON: Well this is what I meant. It seems . . .

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MR. DOERN: It has nothing to do with that issue. There's no dollar tag connected with that.

MR. WILSON: Well what we're talking about here, as my member is pointing out, it looks to me like in two years about an 83 percent increase in security and I wondered if you were looking to a policy of sort of in-house security against relying on the understaffed Police Department.

MR. DOERN: Other than normal cost increases, it's simply that there are more buildings to service. Now I think the big one is the Archives Building, isn't it? Yes, the Archives and the Woodsworth, you see that's included here, that wasn't before. So that might be 20 men or whatever it is.

MR. CHAIRMAN: The Honourable Member for St. James.

MR. MINAKER: Thank you, Mr. Chairman, through you, can the Minister advise, are all security services under the employment of the government or do you use any hired services?

MR. DOERN: We certainly do have a substantial number on contract. We have 33 personnel. Now how many would be on contract? Between 50 and 75 let's say as an example would be on contract.

MR. MINAKER: . . . here or are the salaries listed those that are government employed?

MR. DOERN: These are government employed.

MR. MINAKER: Then where would your contract costs be? Would they be in the next expenditure or . . .

MR. DOERN: Under Other Expenditures.

MR. MINAKER: They wouldn't be listed elsewhere in other department expenditures. You would look after all security costs of any outside help for internal.

MR. CHAIRMAN: Resolution 103(f)(1) -- pass; (f)(2) -- pass; (f) -- pass. Resolved that there be granted to Her Majesty a sum not exceeding \$18,718,200 for Public Works -- pass.

Resolution 104 Central Services. (a) Senior Administration (1) Salaries. The Honourable Member for Brandon West.

MR. MCGILL: Mr. Chairman, I'd like to ask the Minister if his Department of Public Works acts as an instrument for the Manitoba Public Insurance Corporation in the acquisition of lands or buildings or in the rental of office space for the insurance corporation. Is that a function provided for by the Department of Public Works?

MR. CHAIRMAN: The Honourable Minister.

MR. DOERN: Through the Land Acquisition Department we do. That tends to fall under Resolution No. 5 on Page 49. No number there, but under Provincial Land Acquisition.

MR. MCGILL: . . . rental of accommodation for the insurance corporation?

MR. DOERN: I think we have offered some assistance but essentially they have done their own leasing. But you pay the rent.

MR. MCGILL: But in the provision of land or acquiring of land for the purposes of the insurance corporation, you do act as an agent?

MR. DOERN: Yes we do.

MR. MCGILL: And you do have detail as to the value of land that's acquired for that purpose on individual sites and so forth?

MR. DOERN: Yes.

MR. MCGILL: And you now are telling me that this is properly brought up for detailed discussion in Item 5?

MR. DOERN: Yes.

MR. MCGILL: All right. Well then I'd be prepared to wait for that stage in the discussion of the Estimates to develop this matter.

MR. CHAIRMAN: The Honourable Member for Wolseley.

MR. WILSON: If I may, Mr. Chairman, under (a) which possibly might overlap into (b), I'd like to speak about the size of the vehicle fleet and some of the statements made in the annual return in which he talks of efficient methods and control and least cost

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(MR. WILSON cont'd) to the taxpayers. And then we get into the thing and we talk about it as an administrative fleet. It appears to be about 2,300 vehicles . . .

MR. CHAIRMAN: Order please. I believe that would be better covered under (b) the Central Provincial Garage.

MR. WILSON: Yes, I agree with that.

MR. CHAIRMAN: The Honourable Member for St. James.

MR. MINAKER: Mr. Chairman, I'll ask your advice on the questions that I have. I would think it would probably come under this section because it deals with an experimental or policy decision by the administration with regards to electric cars. I wonder if the questions are proper under this section or whether they would be proper under (b).

MR. CHAIRMAN: The Minister advises me they would be better brought up under (b). 104(3)(a)(1) -- pass; (a)(2) -- pass; (a) -- pass. Resolution 104(b)(1) - The Honourable Member for Wolseley.

MR. WILSON: Under the Central Provincial Garage which would appear to be approximately 5,800,000, we talk about the administrative fleet which has covered about 45 million miles and contains 2,300 vehicles. I wondered in view of the period of restraint that we're in if we couldn't look at some costing regarding that every one of these vehicles has an average of 20,000 miles per vehicle, and it indicates here in the report that it's for a year. I wondered if statements that I made in the House regarding this type of - I realize it's not practical in all points, but in light of the fact that the Legislative Building is becoming sort of surface parking lot, and to a large degree, if the Minister might return it to a public park and maybe have more emphasis on public transit and possibly bus passes for employees. In light of the fact that we are having an average of 20,000, that means that some of the cars are possibly going far in excess of that in light of the fact that most of the government activity does take place in the City of Winnipeg. I'm wondering where all these government fleets are heading to put on such a fairly substantial mileage in a year, and I wonder if the Minister might care to comment on that.

And secondly, I wondered how he's making out with his auction sales. I'm trying to look for the recovery figure. We have cars from 1970-1974 being sold, safety checked and well maintained by the Provincial Garage, and I wondered in light of my experience in City Council; very seldom did we ever sell a car that was only two years down the road, many of our trucks and vehicles were anywhere from five to eight years due to the very capable mechanical staff we had employed by the City. I wonder if the Minister might comment on why the cars are being sold when they're a fairly new vintage; and secondly, how is he making out price-wise with these auction sales.

MR. CHAIRMAN: The Honourable Minister.

MR. DOERN: Mr. Chairman, there's been a great deal of talk about public transit and bus passes and people switching from private vehicles to public transportation and so on. It is a policy of the government to encourage that, so much so that for the last several years I have with lessening amounts of enthusiasm recommended the construction of a parking structure opposite the Convention Centre. We own a sizeable piece of land there and I have recommended time and again that the government provide space for some 1,200 vehicles, but that has been turned down. And in terms of eliminating parking on our grounds, I certainly could never give that order. It would have to come from a new Public Works Minister because there are endless complaints streaming into our offices about inadequate space. The press wants more space all the time, the public wants more space, the civil servants want more space. Everybody says they are driving around and around and around and around trying to find a place, and it's taking up a considerable period of time - maybe that's where the mileage is rung up.

The Legislative core area, the Woodsworth Building is coming onstream in a few months and there will be about a thousand employees in that building. And there is no new provision of parking. So the situation in this area is going to be unbelievable in terms of being tight, and presumably some of those people will be forced to ride the buses or get involved in car pools or else they'll have to find some private place to park somewhere within a half a mile of the Woodsworth Building.

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(MR. DOERN cont'd)

In terms of mileage, I think our policy is to trade at 60,000, three years approximately and 20,000 miles per year. And you know, there's a certain economic point that can be figured out in terms of repair costs, in terms of trade-in value, etc. If you run your cars to 90,000 you're really selling taxis to the public. I think our prices have been fairly good apparently on the auctions. We're coming out slightly ahead, it's pretty fine, we figure we're getting another \$50, maybe \$100, that's it, per vehicle by going to an auction. The Autopac Minister tells me that's good, as long as we're coming out ahead, rather than on a trade-in basis. And of course, multiply that by a few hundred cars, we trade in about a third of our fleet a year, 700, 800 vehicles. No, sorry, that's the number that we trade in. How many do we auction a year? About 150 a year. So if you make \$50 or \$100 on each you're doing okay.

MR. WILSON: I wondered if I heard the Minister correct. In other words you're saying that it would have to be another Public Works Minister that would advocate taking some of these cars off Assiniboine Avenue and the Legislative grounds because of the shortage of parking. Speaking for myself, I oppose the Government Garage mainly from the point of view there's no indication that the employees would be paying the projected parking fee for the downtown core. In other words, if the projected fee is \$70 a month for parking in the downtown core and you were prepared to charge your government employees that amount of money, you might then get the public and myself to support you. But what I have been led to believe, and you may correct me, is that this government garage would be built at a cost of \$7 million to \$10 million of taxpayers' money and would be really an encouragement for government employees to bring their cars downtown, and there's no indication of the monthly rate that you may or may not be charging them. And I'm saying that I'm sure that if the public felt that you were going to charge these people a competitive rate, that possibly you might get support for that garage, but at this point in time, speaking for myself, I would not support it based on this lack of information. That's basically all I have to say in rebuttal to the fact. I feel that there should be an emphasis on public transit, people are working for the government, they have no need to - we're trying to bring anywhere from 20,000 to 50,000 people back to the downtown core to live here and I think it would be very pleasant in most months of the year to be able to walk to work or take a Dial-a-Bus or a Dash Bus service if it's allowed to continue.

MR. DOERN: Mr. Chairman, I would point out to the honourable member that at present parking is I suppose a benefit, there's basically no charge for people to park, and to go from that to commercial rates would be fairly drastic since it's now a benefit that employees have. But I would point out that many provinces and Crown corporations do in fact charge for parking, maybe not the full rate but some portion thereof; whereas we do not now provide, say, an enclosed parking structure, etc., we tend to provide surface parking which has plugs. But I would certainly concur that this should be re-examined and that if the government built such a structure that there should be a charge for parking rather than a free benefit because it would cost a considerable amount of money and would be a considerable benefit to employees.

MR. WILSON: Very briefly. I felt that if the employees were to pay a competitive rate or less than competitive rate to park in this structure, combined with the usage the Convention Centre could make of it in the evening, this would be a viable parking garage which could pay for itself. But under the present term there's no way that myself and people that I have talked to are going to support that parking structure in a time of restraint unless you can turn it into a viable structure. And if combined with the employees - in other words what you're saying is the Government of Manitoba employees when they say they're making so much money a year really have a bonus, they have a hidden bonus, they have free parking, and I bet you a lot of the public are not aware of this added benefit. So what I'm saying is if they did pay \$30 to \$40 a month for parking in this new structure and had the plug - and had the indoor concept, it would be partially open - combined with the usage by the Convention Centre in the evenings, this parking garage would be one of the few viable situations this government would have ventured into.

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MR. DOERN: There are many hidden benefits. One is that civil servants can rub shoulders with members of the Legislature.

MR. DEPUTY CHAIRMAN: Resolution 104. The Honourable Member for St. James.

MR. MINAKER: Yes, Mr. Chairman. I wonder if I could ask the Minister with regards to comments in his Annual Report, it's the tail end of the Central Services. It says, "Long term objectives include experimentation with electric vehicles." I wonder if the Minister could report to the Committee what the cost of the electrical vehicles are that he is now experimenting with, how many there are, what arrangements he made, did he purchase them outright or has he got a return clause in the contract, after his experimentation. And after he's answered those, I've got a few more questions.

MR. DEPUTY CHAIRMAN: The Honourable Minister.

MR. DOERN: Mr. Chairman, the vehicles averaged \$10,500 each. We purchased seven. Three are being leased to the City of Winnipeg and one to the Telephone System. I can say many things about electric vehicles but I'll respond to the member's questions.

MR. MINAKER: I wonder if the Minister could comment on whether or not, have these been purchased outright with a no return basis so that you cannot return them to the supplier?

MR. DOERN: We don't want to return them.

MR. MINAKER: Did the Minister get prices on several vehicles or what was his basis of selection of these particular vehicles?

MR. DOERN: Well, you know the electric car field is really quite new. I mean, you would have to go back 70 or 80 years, whatever, to the origins of the automobile or the airplane, and we did a lot of checking. The Provincial Garage headed by Mr. Carmichael my Deputy Minister, who is head of the automotive committee and myself and so on had a considerable interest in this field. And basically you're dealing with kind of an area that is developing, so that, for instance when you read about some high school boy in Vermont who's building a car in his garage, so what? I mean, all he's doing is he's building one car which may or may not function, which he may or may not be able to drive. We have to look for people who might have some reputation or might have some hope of producing a quantity of cars. For instance, we went in one particular case to California to discuss with the Otis Elevator Company, which was producing an electric van, to look at their product which we were generally familiar with by reading about it, and went down there to discuss with them their future because the rumours were that they were winding up. And this proved to be true. We knew that it was winding up that week, we got there on the last day of their production, and they have not started up again. They have talked to other people about buying them out. So although the Otis was a very attractive vehicle in terms of its appearance and its performance, it was finished in the sense of, if you bought seven of them or eight of them or 15 of them, then what? You're buying something that apparently was being phased out.

MR. MINAKER: I don't see the parallel but I'm sure you do.

MR. DOERN: So this is one of the problems. We subscribe to various periodicals and magazines, we check out all sorts of things, and we found that this particular - we tested some vehicles here as you may recall, and some were a little more than sort of a two-seater that you sat on and that whizzed around, and if you got hit with anything you'd be killed instantly. We were then rather interested in this particular vehicle we bought, because what they did was essentially to take a brand new Renault minus the motor and instal an electric motor in it. I might point out to you that two or our cars are now on display, one is at the Auto Show at the Convention Centre and one is at Polo Park where there's also a show this week. We have both of them out, there's a considerable interest in these vehicles.

A MEMBER: Does that mean that you are going to drive them?

MR. DOERN: No. So the result is that we narrowed it down to a couple of alternatives, and in the case of the electric van we bought from a firm in Boyertown, Pennsylvania. Now that firm I think is really substantial, and we've sent people down there. I was down there myself on one occasion to look at it. They've been in operation

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(MR. DOERN cont'd) for years, they make hundreds of vehicles, trucks on a custom basis that are to me amazingly competitive. In other words, they will make you a truck on any chassis that you want, specially designed, and they claim they can compete with General Motors or Ford on price. So that's a big firm that's been around for a long time and they have two or three hundred employees there now and at full peak they have 500 employees. So if you're buying from them you know that you're going to be able to get more and get service, etc. In the case of the people in Cleveland, they're a much smaller operation, but we feel that they have a good product because it's not a mickey mouse car, it's an actual well known European brand of vehicle and we're now conducting tests on them.

MR. MINAKER: Yes, Mr. Chairman, further on the same subject. Could the Minister advise what success there has been to date as far as being able to get some mileage out of these vehicles between charging of batteries, and also possibly what kind of mileage they're getting at -18 degrees centigrade and lower, that's zero Fahrenheit?

MR. DOERN: Mr. Chairman, I have to regard myself as a professional driver by now. I feel that when I get into that car I know how to drive it, so I don't think that there's too much to be learned there; once you drive them for a few days or a dozen or two hours I think you quickly learn how to drive them. They're very different than an ordinary gas engine vehicle. I mean, you don't stomp on the accelerator and take off; it tends to be a very slow type of an operation, you sort of step on the gas - or I shouldn't say gas - step on the electricity and whiz out at about five miles an hour and then you coax it up to ten, 15, 20, and when you're hitting 30 you're really moving. So it is a completely different psychological thing there; in another car you start it up and, bang, you can get up to 30 in no time at all, and this car takes much longer to accelerate to 30.

Now to me there's two main flaws, two main flaws in the car in my experience, and my Deputy I think has had a similar experience. We decided that we would opt for versatility so that you could plug in the vehicle anywhere, and we therefore opted for, is it 110 volts, rather than say 220. We had discussions on - you know, as a BA Honors, what do I know about volts and amps, not very much. I leave this to the other people in my garage and to the sciences. But it turns out that whereas in the United States where they have a 20 ampere system they can get a full charge at 110 in 12 hours, but since we have a 15 ampere system at 110 it takes about 15 or 16 hours to get a full charge. Well right there you can see the problem. What we probably should have done originally was to go for 220. But if you go for 220 then you have to be able to plug into 220 units and outlets, so we went for the 110. So here's what happens. If you drive one day and run your car right down and if you come home at 5 o'clock or 6 o'clock and plug the car in, then the next morning at 8 or 9 you'll have a full charge. But let's say you go out and plug in your car at midnight and then leave the next morning at 8, you've had eight hours of time, and the result is you are now on a half charge because it takes 15 to 16 hours for a full charge. So therefore on the full charge basis you have to go home, plug your car in and don't go out at night until the next morning when you go to the office. Well that's not . . .

MR. DEPUTY CHAIRMAN: Order please.

MR. DOERN: That's right, it's compulsory. So it's obviously not a comforting thing to know that you are on a half charge, it's like say knowing that your gas tank's half full. So that's point No. 1.

Now, secondly, obviously with cold weather there is a negative effect on the batteries. Now what that is I don't know, but just common sense dictates that there's going to be a loss of power since you have 16 batteries in the vehicle, 6 in the front, 10 in the back, so the result is that between the problem of the length of a full charge and the cold weather which will never change, you are obviously not going to get that 60 miles promised. They said 30 miles per hour you get 60 miles of range, and we had this fixed in our minds; or if you drive 60 miles an hour, you get 30 miles. So our experience probably has been that depending on the percentage of the charge and depending on the cold weather, you know, you're probably getting between 15 and 30 miles an

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(MR. DOERN cont'd) hour and it's just not good enough. --(Interjection)-- 30 miles or range, right. So what we are doing now, and this is why we bought the vehicles and why we're testing them, we are now going to start with upgrading the voltage here at the building. We have installed a large post at the back and we're going to plug in a couple of vehicles there. Now if you whip up there in your car and plug in, you're going to blow your car up, so there will have to be warning and danger and other signs, and maybe the plug will be different. The plug will be different because if you plug in with a 110 into 220 you're in trouble. But that really is still only a partial solution because logically, logically you should be able to plug in 220 wherever you go, and we have made no decision yet. There's obviously sort of a moral problem in regards to whether we should be doing this at this residences of people - I mean you get into the old question of should you as part of the experiment, say, upgrade my Deputy Minister's house or my house or the Premier's house. We have decided not to, so basically we're going to be plugging in 110 at home and plugging in 220 here. But technically you should be able to plug in . . .

MR. MINAKER: You need a five-mile electric cord.

MR. DOERN: Yes, a long cord. So that's about where we're at, we're about halfway; 110 is useless, 220 is correct, we're now going to be half at 220 and half at 110, and of course as the weather gets better and we get more of a charge we will obviously have better performance and better mileage.

I also want to point this out, that most people who drive cars don't drive 60 miles a day. My average for the past year and a half has been 20 miles a day on a regular car, so I think if we could get 30 miles guaranteed that would be more than adequate, that's 10,000 miles a year. But this has been our experience. So that's the No. 1 problem, the time required to get a full charge.

The second problem as I see it, is that the heater is not very good. There is a small gas heater, what I call a cheater heater, and that takes one gallon of gasoline.

MR. MINAKER: Is that how you pay for the Autopac subsidy?

MR. DOERN: That's called "conscience money" to buy off the opposition. It just doesn't throw enough heat. You know, you have light, minimal heat in that car; it's not chilly but it's almost chilly, so that has to be improved. But that's why we bought them, that's why we're testing them, and we're doing daily reports as these figures come in and as we go on this higher charge, etc. we'll probably get better results.

MR. MINAKER: Mr. Chairman, I thank the Minister for his complete report and bringing us up-to-date on the electric car situation. I wonder if the Minister can advise us how long he believes this experiment will take place before they have a general idea of whether they are practical or not for our climate and the general situation that we encounter from day to day.

MR. DOERN: I would say at least one year and probably two years, I mean, to fairly test them. We have had a number of people trying them; a couple of the Ministers have tried them, the Premier has driven them, my deputy and I have driven them probably the most; several members of my department are trying them and, you know, just letting people get the feel of and understanding the difference in the vehicle. There are two essential differences, one is you're driving a smaller car. So if you're going from a big car to this it will seem different; and secondly, the electric motor is very different in terms of the way it operates. You also have to learn to read the gauges. You are reading ampere and voltage gauges and, you know, you're not reading the normal sort of thing. This tends to be a problem when you're starting, if you concentrate too much on the gauges you might collide with somebody.

MR. MINAKER: I wonder, Mr. Chairman, if the Minister could advise how the cost on a per mileage basis compares to, say, gasoline when you compare the electrical charge for recharging. Also, just an off-comment, I notice the Minister said he averaged about 20 miles a day, and in his earlier statements he said that it looked like the range was 15 to 30 miles. I'm wondering how many tow jobs he's had since he started driving his vehicle.

MR. DOERN: I was referring to my gas engine car was the 20 miles average. We both forgot the question.

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MR. MINAKER: Two questions: How many tow jobs have been experienced with the five vehicles that are involved to date? Also what the cost comparison would be when you compare your cost of electricity to the mileage you get between charges versus, say, a car that averages 15 miles per gallon.

MR. DOERN: Well right now one cent a mile. It sounds quite good to me but, you know, that's really a rough . . .

MR. MINAKER: In other words, you're able to charge the battery over the 16-hour period for 60 cents?

MR. DOERN: It only draws about 13 amps in that period of time. It all relates to the cost of batteries which will have to be replaced presumably after a three-year period.

MR. MINAKER: What are they worth?

MR. DOERN: A thousand dollars on those, and two or four thousand on the van, close to \$4,000 on the van. So really what you're confronted with, there's two factors; one is the high capital cost of the vehicle which has to be amortized and then, secondly, there's a sort of per kilowatt comparison. Now these people claim, they all claim that it's cheaper, electric cars are cheaper per mile. I personally don't think that that's true at this point in time. I think it will be true. I think it is not true because of the terrific outlay of capital, but they only sell a couple of hundred electric vehicles per year in the United States of this calibre, so if you produce 200 Chevrolets, they would probably be ten or twelve thousand dollars apiece. So until they get that production, it's a chicken and egg situation, but certainly in my judgment it is not economic at this time to operate an electric car on a straight comparison with gas engine, but maybe in five years or ten years it will be.

MR. CHAIRMAN: The Honourable Member for Pembina.

MR. HENDERSON: Thank you, but my questions were just answered.

MR. CHAIRMAN: The Honourable Member for Wellington.

MR. PETURSSON: Mr. Chairman, just a matter of curiosity. How does that car behave in snow?

MR. DOERN: Well our experience has been good. I think it's very similar to any other small vehicle. We haven't noticed it being worse, my deputy thinks it's better than most.

MR. PETURSSON: Do you have any need for studded tires?

MR. DOERN: No. You have one extra advantage over some small cars in that it's heavier, the batteries give you added weight and traction.

MR. PETURSSON: Get better traction.

MR. CHAIRMAN: Resolution 104(b)(c)(d)(e) and (f)(1) -- pass; (f)(2) - The Honourable Member for St. James.

MR. MINAKER: Mr. Chairman, I wonder if the Minister could explain how his department differentiates between, say, telephone operating expenses and various buildings versus the telephone expenses we see in the various departments, say, like Northern Affairs and some of these other departments.

MR. CHAIRMAN: The Honourable Minister.

MR. DOERN: The charges that you see in other departments are long distance charges, outside the regular system.

MR. MINAKER: So that this figure that we have here would represent the cost for all telephones installed in all public owned buildings other than Crown agencies for the standard cost of that phone, but no long distance charges.

MR. DOERN: We have the WATS service from the telephone system which of course saves money and it's only in the central core. In terms of charges to other departments if it's one department in one building then they pay their extra long distance charges, but obviously if there's a number of departments mixed up in a building then we have to pay that, we can't separate it out, it's not worth separating out.

MR. CHAIRMAN: The Honourable Member for Birtle-Russell.

MR. GRAHAM: Mr. Chairman, dealing with the WATS system, can the Minister give us an indication of just what the cost of the WATS system is at the present time?

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MR. DOERN: \$264,300 projected for next year. No, I think it's 333,000, that includes 264,000 and there is a projected rate increase, etc. \$333,000.

MR. GRAHAM: None of those costs are then charged to other departments, are they?

MR. DOERN: Not the WATS lines.

MR. GRAHAM: And that covers all long distance of the various branches of government or is that just the local calls?

MR. DOERN: Only charges within our exchange, downtown, legislative core, through the Norquay Building.

MR. GRAHAM: That's just through the Norquay Building. All long distance outside is charged back to the various departments.

MR. DOERN: Yes, right.

MR. CHAIRMAN: Resolution 104(f) -- pass; (g)(1) - The Honourable Member for Pembina.

MR. HENDERSON: I see there's quite an increase there in salaries, it's far more than the guidelines, does that mean extra staff? How can there be such an increase? Did you get the question?

MR. DOERN: I'm sorry, I didn't.

MR. HENDERSON: There's quite an increase there in salaries, it's far more than the guidelines. Would that mean extra staff was taken on, or what would it mean?

MR. DOERN: There's two projected staff increase and there were three acquired during the year.

MR. HENDERSON: Five, eh? Thank you.

MR. CHAIRMAN: The Honourable Member for Wolseley.

MR. WILSON: Well if we're not going to close down, I'd like to speak on the post office section.

MR. CHAIRMAN: That's what we're on.

MR. WILSON: Basically I'm concerned about what seems to be a fantastic amount of Manitoba Government mail service. I look at the fact that you've got 11½ million pieces have gone out at a cost of approximately a million dollars, and I wonder if this is a concern to the Minister in light of the fact that some of my experiences seems to see little control over this department inasmuch as - one day when I walked out of the caucus room, I noticed we were sending out at a cost to our government the Habitat mailings of about 8,000 and I wondered why would we be mailing out Federal Government - I imagine there's some joint situation. Would there be part of that recovered from the Federal Government? What I am concerned about, it seems to me that when you're spending a million dollars on a Manitoba government mail service that there should be some means of control and I'm not completely satisfied that we shouldn't have an evaluation of where we're going with the expanding - I wonder if the Minister could explain what type of mail pieces these might involve to be almost 11½ million pieces going out from this government - maybe he could enlighten me as to what type of pieces would be going out.

And then last but not least in the department itself, I wondered why, under the section I notice it's probably got one of the lowest travelling budgets of \$2.00 (?); but I notice under the automobiles \$5,200, and I wondered if this is sort of an in-house postal service and if we're hiring the Pink Lady, whatever, the messenger service. Would this department also be a messenger service, and would that \$5,200 be to deliver messages, and that to outlying government buildings? I'm basically interested in your explaining the postal service program as you envision it now and where it's going in light of the fact that it seems 12 million pieces are going out at a cost of, getting close to a million dollars, in fact totalled it is over a million.

MR. CHAIRMAN: The Honourable Minister of Corrections.

MR. BOYCE: . . . questions as notice. I understand there's an inclination that committee rise. I would move that the committee rise.

MR. CHAIRMAN: Committee rise.

IN SESSION

MR. DEPUTY SPEAKER: The Honourable Member for Ste. Rose.

MR. A. R. (Pete) ADAM (Ste. Rose): Mr. Speaker, I beg to move, seconded by the Honourable Member for Flin Flon, that the report of the Committee be received.

MOTION presented and carried.

MR. DEPUTY SPEAKER: The hour of adjournment having arrived the House is adjourned and will stand adjourned until 2:30 tomorrow afternoon. (Wednesday)