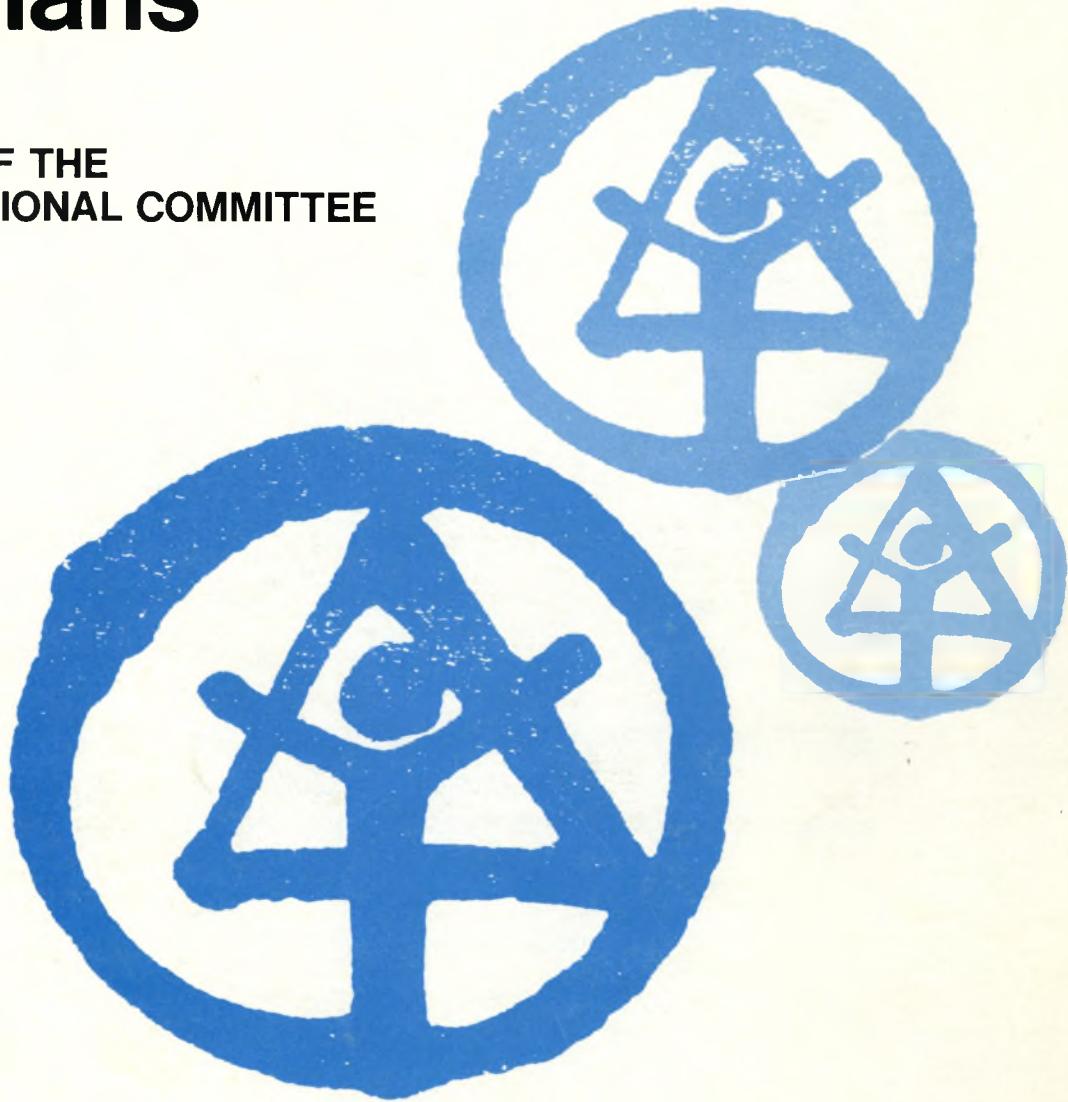


HABITAT and Canadians

THE REPORT OF THE
CANADIAN NATIONAL COMMITTEE



SUBMITTED TO
THE MINISTER OF STATE FOR URBAN AFFAIRS

HABITAT AND CANADIANS

THE REPORT OF THE CANADIAN NATIONAL COMMITTEE
in preparation for
HABITAT: United Nations Conference on Human Settlements

Vancouver, British Columbia

May 31 to June 11, 1976

submitted to
The Hon. Barnett J. Danson
Minister of State for Urban Affairs

January 1976

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Sidney L. Buckwold

Introduction

The Canadian National Committee for Habitat was appointed by the Minister of State for Urban Affairs to help in informing Canadians about Habitat: United Nations Conference on Human Settlements; to stimulate discussion of human settlement issues; and obtain the views of Canadians on these issues.

This Report on our activities, up to the end of 1975, is in three parts. Part I outlines our terms of reference and the way that we have discharged them; it also includes an analysis of the effectiveness of our contribution. In Part II we have tried to reflect as accurately as possible the main issues and concerns that have emerged during our work. Part II-A is mainly a summary of the briefs that were received and the statements that were made during the sixteen public meetings that were held across Canada in the fall of 1975; Part II-B consists of the resolutions of a National Conference of Non-Governmental Organizations, that was held in Ottawa in December 1975. Part III contains the Canadian National Committee's own assessment of the major human settlement issues facing Canada, and makes some recommendations.

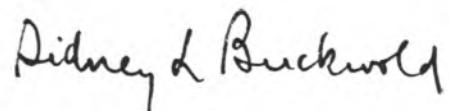
A preliminary draft of this Report was made available to participants in the December conference of non-governmental organizations; and we have added a postscript to our Report, Part IV, in the light of that conference and the comments on

the draft that we have received. The Committee thanks those who have commented on the draft, and all the individuals and organizations that assisted our work by attending the public meetings and presenting briefs.

The Committee is also grateful for the work that has been provided by the staff of the Canadian Participation Program, under its Director General, Dr. C. I. Jackson. We would like to mention in particular the work of Virginia Hambly and Janet McDonald in making arrangements for the public meetings. The Committee gratefully acknowledges the help of its consultant, Mr. Richard Acquaah-Harrison, who undertook the preparation of Part II of this Report.

As is mentioned in the body of the Report, the Canadian National Committee has worked closely with the Canadian Non-Governmental Organizations Participation Group for Habitat, under its Chairman, Mr. Geoffrey Grenville-Wood. The Group has done much to assist our activities, and we look forward to continued collaboration until Habitat and Habitat Forum take place.

The Committee invites readers of this Report to comment on its contents, and to suggest ways in which members of the Committee can continue to assist in the preparation for Habitat and Habitat Forum that are under way throughout Canada.



Sidney L. Buckwold,
Chairman.

The Role of the Canadian National Committee

1. MEMBERSHIP AND MANDATE

The Canadian National Committee was created in May 1974 by the then Minister of State for Urban Affairs, the Honourable Ronald Basford, and is under the chairmanship of Senator Sidney L. Buckwold (Saskatchewan). During the period from June 1974 to March 1975, sixteen members were appointed to the Committee. The members are:

Sen. Sidney L. Buckwold (Chairman)	Saskatchewan
Dr. Hugh L. Keenleyside (Honorary Chairman)	British Columbia
Dr. Lloyd Axworthy	Manitoba
Dr. Meyer Brownstone	Ontario (resigned Oct. 1975)
M. Claude Castonguay	Québec
Mrs. Adrienne Clarkson	Ontario
Prof. P. J. FitzPatrick	New Brunswick
Mr. E. Gaboury	Manitoba
Mr. J. Gerald Godsoe Jr.	Nova Scotia
Mrs. Brenda Hayes	British Columbia
Mrs. Cynthia Hill	Northwest Territories
Ms. Frances Innes	Newfoundland
M. Guy Legault	Québec
Mr. Norman MacLeod	Prince Edward Island
Archbishop J. N. MacNeil	Alberta
Mr. Johnny YesNo	Ontario

Between June 1974 and the end of 1975, the Committee has met on thirteen occasions. Many of these meetings took place in Ottawa, but meetings have also been held in Halifax, Inuvik, Quebec City, Regina and Toronto.

Terms of Reference

The Committee was requested by the Minister of State for Urban Affairs to undertake the following tasks in preparation for Canadian participation in Habitat: United Nations Conference on Human Settlements:

- (1) to foster public awareness and interest in Habitat and to stimulate discussion of the issues and appropriate responses to these issues in Canada;

- (2) to give advice to the Minister in the preparatory process for Canada's contributions to the 1976 Conference based on the points of view expressed by the Canadian public; and
- (3) to bring to the attention of the Minister recommendations received during the process of preparation for the Conference that could improve the quality of life in Canadian communities.

In order to discharge the Committee's mandate, it was agreed that the principal functions of the Canadian National Committee should be the following:

- (a) to formulate and implement a national participation program, in consultation and cooperation with non-governmental organizations and interested citizens;
- (b) to develop other strategies for stimulating public concern and awareness of human settlements issues in Canada; and
- (c) to prepare for the Minister's attention specific recommendations that reflect the views of non-governmental organizations and of various sectors of Canadian society.

Its work in these areas is described in the following section.

2. ACTIVITIES

Conferences of Non-Governmental Organizations and the Creation of the Canadian NGO Participation Group

With the assistance of the Canadian Participation Secretariat for Habitat (now the Canadian Habitat Secretariat), the CNC convened a meeting of non-governmental organizations at the Government Conference Centre in Ottawa on November 1 and 2, 1974. The Conference was attended by representatives from 84 national organizations and 26 provincial and local groups. In addition, 28 par-

ticipants from federal and provincial departments attended as observers.

The main objectives of the Conference were:

- (a) to inform NGOs about the Habitat Conference, its aims and the preparatory process at both the international and national levels;
- (b) to identify the themes and issues in human settlements that NGOs believe are of most concern to Canadian communities;
- (c) to identify means by which NGOs could assist the CNC to gather the views of as many citizens as possible on human settlements issues; and
- (d) to recommend mechanisms for coordinating Habitat-related activities of NGOs and for ensuring effective liaison with the CNC.

It was evident that the subject matter of human settlements is one that is central to the concerns of many NGOs, international, national, provincial and local, but some scepticism was expressed about the sincerity of government attempts to involve NGOs in Habitat preparations, and in the ability of the CNC to be an effective means to achieve this. Many NGOs expressed the view that governments must not merely listen to, but also act upon, the views expressed through such public participation programs; otherwise the exercise is merely tokenism. In particular, NGOs expressed the need for independent financing to enable a specific NGO program to be developed as part of the Habitat preparations.

From this Conference, and subsequent discussions, there emerged in January 1975 the Canadian NGO Participation Group. This consists of 24 members, almost all of them identified with NGOs active in the field of human settlements (Appendix 1). The Group is chaired by Mr. Geoffrey Grenville-Wood, Executive Director of the United Nations Association in Canada. The Group functions as a planning and liaison body between the federal government and the individual NGOs, each of which is encouraged to undertake its own Habitat-related activities. In May 1975, the Group was provided with a contribution of \$90,000 by the federal government which, among other things, has enabled it to employ a full-time coordinator for Habitat NGO preparations in Canada, Dr. Clair Woodbury.

The CNC and the Canadian NGO Participation Group have maintained active cooperation and were the joint sponsors of a second, and much larger, national conference of NGOs on Habitat, that took place in the Government Conference Centre, Ottawa, from December 11 to 13, 1975. The Conference brought together representatives of 117 national non-governmental organizations, 77 regional groups, 31 provincial and federal government representatives and 28 from the two hosting organizations, CNC and CNGOPG. Participants had the opportunity to discuss issues of particular

relevance to their organization in workshops, the themes of which were closely related to the U.N. Conference topics. A full day of plenary provided an opportunity for all to discuss and vote on recommendations arising from the workshops. A report of the first conference was published in 1975 and a similar report of the second conference is under preparation by the Canadian NGO Participation Group.

Preliminary Meetings with Provincial Government Representatives and NGOs

The Chairman of the CNC and the Executive Director of the Canadian Participation Secretariat made a series of visits to provincial capitals in late 1974 and spring 1975:

October 1974:	Ontario
November 1974:	Quebec
February 1975:	Alberta
February 1975:	Manitoba
February 1975:	Saskatchewan
May 1975:	New Brunswick
May 1975:	Newfoundland
May 1975:	Nova Scotia
May 1975:	Prince Edward Island

Where possible, the members of the CNC resident in each province participated in these meetings. The objective was to describe the relevance of Habitat objectives to Canadian and provincial concerns, to encourage provincial and municipal involvement in Habitat preparations, and to mention in particular the forthcoming program of public meetings and symposia. Similar meetings were arranged with representatives of non-governmental organizations in the different provinces and Habitat was also discussed in a number of radio and television interviews associated with these visits.

Invitation to Mayors

Human settlements are evidently a topic of primary concern to municipal and local governments throughout Canada. In part, the involvement of this level of government must be accomplished through the intermediary of individual provincial governments. However, Senator Buckwold addressed individual letters to approximately four hundred mayors and other principal elected officials in communities across Canada. The letter made particular reference to the program of public meetings, indicating that the CNC welcomed municipal contributions at these meetings. Several municipalities did respond to this invitation, including Fredericton, Halifax, Prince George, Toronto and Whitehorse.

Public Meetings

A major part of the Committee's work was represented by the sixteen public meetings that were held across Canada in September and October, 1975. The reason for this choice of date, eight



The CNC in action at the Vancouver public meeting October 6, 1975. Left to right: P. J. FitzPatrick; L. Axworthy; Mrs. C. Hill; H. L. Keenleyside; Mrs. B. Hayes; E. Gaboury.

or nine months before Habitat, is that it was necessary for such input to be made before the Canadian preparations for Vancouver had reached too advanced a stage. The meetings, and the general response at them, are outlined in the following list. Appendix 2 enumerates the 222 organizations and individuals that presented briefs or verbal statements to the Committee.

Date	Location	Briefs	
		Attendance	presented
September 11	Inuvik	70	6
September 30	Whitehorse	35	(discussion only)
October 2	Prince George	45	9
October 6	Vancouver	250	33
October 7	Quebec City	47	10
October 8	Edmonton	175	20
October 9	Montreal	135	13
October 15	Halifax	30	8
October 16	Fredericton	30	4
October 20	Toronto	138	20
October 23	Thunder Bay	50	6
October 24	Frobisher Bay	100	9
October 28	St. John's	85	6
October 28	Winnipeg	110	15
October 30	Charlottetown	16	1
October 30	Regina	90	13

As discussed at greater length in Part III, the Committee is far from satisfied with the measure of response that was presented at the public meet-

ings. Although many of the meetings were well attended, others, perhaps especially in eastern Canada, were not. Similarly, there appear to be significant omissions in the topics raised at the public meetings and the organizations that participated. For example, although topics related to housing were raised at every meeting, housing as a major issue did not emerge as clearly as had been anticipated. Other topics were similarly less in evidence than might be expected; these include transportation, urban native problems, recreation, health, education, energy consumption and the international aspects of Habitat.

Symposia

Whereas the public meetings were designed to enable individuals and groups to offer comments and opinions about whatever human settlements issues were of particular concern to them, the fourteen symposia that were held between September and November 1975 were each focussed on a single theme. Although responsibility for the symposia had originally been that of the Canadian National Committee, the very great amount of detailed work that their preparation involved caused this responsibility to be transferred to the Canadian Participation Secretariat. Nevertheless, they are clearly activities that contributed towards the objectives of the CNC, and are therefore appro-

priately mentioned here. So far as possible, the topics discussed at the symposia were selected (with advice from the Federal-Provincial Preparatory Committee for Habitat) to be of particular interest in the communities where the symposia were held. However, they were also designed to be national in scope, e.g., the only formal discussion of housing policy took place at the Halifax symposium. Here again, the feasibility of the objectives may reasonably be questioned. In a country as vast as Canada, is it realistic to believe that one symposium can deal adequately with an issue that affects the whole country in a variety of ways?

Another characteristic of the symposia was the fact that they were planned to be both open and specialized, i.e., they were open to interested members of the general public, but the primary objective was to identify new needs and new approaches. Much valuable information was gathered as a result of the symposia, but again, the public at large was not significantly involved. This was partly the result at a deliberate decision by

the Secretariat, and partly because the traditional public relations advertising campaign failed to reach people.

The subjects of the symposia are described in the following list. The Canadian Habitat Secretariat is at present preparing a report on their proceedings and findings.

Speaking Engagements

The Chairman and CNC members made themselves available to speak on Habitat to various clubs and organizations. They also appeared on a number of radio and television shows, and the Committee anticipates that this will continue up to the time of Habitat. Although such efforts are time-consuming, they appear to have been rewarding. Through them, many citizens and groups have become aware of Habitat, and have included a discussion of human settlements issues in their activities.

Youth Dimension Program

Like the symposia, the Youth Dimension Program is an activity that contributes directly to the CNC's mandate, but that has been managed independently by the Secretariat. In this case, the program has been undertaken by a non-profit organization, All About Us/Nous Autres, with funds provided by the federal government and with the cooperation of provincial and territorial Departments of Education. The aim of the program is to interest, inform and involve Canadian children, youth and teachers in Habitat and human settlements issues. It provides a resource and communications support system for a sharing of ideas and experiences developed in schools. During the fall of 1975, 150,000 educators, school trustees and provincial education authorities have been informed of the project. The future scope of the program will be decided on the basis of the response to the initial mailing, which unfortunately was interrupted due to the postal strike.

Catalogue of Achievements

The members of the Canadian National Committee are well aware of the existence of many exciting and useful innovations in Canada that have led to significant improvements in the quality of life in the communities where they have been introduced. The Committee also recognizes that very many of these innovations go unnoticed and unknown by other communities, nearby or distant, that face similar problems but do not realize that solutions to these problems have been found. This is a worldwide problem, and it is scarcely surprising that it should be evident in a country the size of Canada. As noted elsewhere in our Report, one of the objectives of the Canadian Urban Demonstration Program was to make such innovations more widely known and we refer elsewhere to the

Date	Location	Attendance	Topic
September 9, 10	Winnipeg	111	Factors Affecting Rural/Urban Migration
September 10, 11	Whitehorse	75	Planning for Small Communities
September 12, 13	Yellowknife	68	Resource-Based One-Industry Towns
September 19	Ottawa	168	International Cooperation for Human Settlements
September 26, 27	St. John's	63	Provision of Community Services and their Financing
October 3, 4	Halifax	85	Housing Types and Life Styles
October 17, 18	Saskatoon	50	National Impact of Growth Management Policies
October 24, 25	Moncton	65	Employment Opportunities and Development of Communities
October 31 November 1	Quebec	58	National Impact of Growth Management Policies
November 6, 7	Red Deer	86	Planning for Small Communities
November 13, 14, 15	Toronto*	350	Public Land Ownership
November 14, 15	Charlottetown	60	Conservation of Land and Energy
November 21, 22	Vancouver	125	Environmentally Appropriate Technology and Life Styles in Human Settlements
November 28, 29	Victoria	212	Appropriate Use of Land

*This symposium was organized by York University with the cooperation of the Secretariat.

widespread concern that has been expressed to us about the suspension of this Program.

The Canadian Urban Demonstration Program, however, was primarily addressed to new projects. We believe that at the very least, there should be a wider knowledge of many existing innovations, and the Committee has therefore initiated the preparation of a "catalogue of achievements" that will be a specific contribution to Canadian preparations for Habitat. We anticipate that this Catalogue, describing and illustrating perhaps one hundred different projects, will be published in the spring of 1976, before Habitat. We suggest that the Canadian Government might consider distributing copies of the Catalogue to delegations to Habitat from other countries. From the response to the project that has come during its preparation, we are confident that the Catalogue will meet a real need within Canada. In particular, the Community Planning Association of Canada and other groups have indicated interest in maintaining the Catalogue as a continuous publication after Habitat.

3. ASSESSMENT

We believe that the activities of the CNC described above go a long way to discharging the mandate set out in our terms of reference. We hope to continue to discharge our obligations until the United Nations Conference is over.

Nevertheless, our experience in the last twelve to eighteen months has left us with a number of questions, especially those concerned with the implied obligations of the CNC to ensure individual, grass-roots involvement in Habitat preparations. We have had, we believe, some measure of success in this regard, but we also believe that our activities have failed to attract many of the people that we had hoped to hear from. The opportunity presented by Habitat to stimulate widespread public discussion of human settlements in Canada was not fully realized.

One of the basic questions that must be asked, for instance, is whether an appointed advisory committee like our own is the most appropriate means of securing such grass-roots involvement which, almost by definition, requires great efforts to reach and to maintain. We believe that, if government is serious about public participation, and in particular about participation that goes well beyond the activity of established non-governmental organizations, then a committee such as our own must be provided with the necessary staff, funds and time to undertake this task with a reasonable prospect of success. In the light of our experience, we hope at a later stage to provide the Minister with an estimate of what a successful program might have required.

Further, we believe that the methods of securing this grass-roots involvement must be much more

innovative than the fairly well-established techniques of public meetings, NGO conferences, etc., that have been employed for Habitat. One might, for example, envisage hiring local people in individual communities who in turn would inform and involve the local media, groups and individuals. In fact, we experimented ourselves by arranging for individuals to spend several days in four communities (Prince George, Halifax, Frobisher and Thunder Bay) immediately prior to the public meetings in these centres. The main objective was to contact existing non-governmental organizations in the area and to encourage them to participate in the public meetings. The results of these experiments are not conclusive, but in any case what we envisage as necessary to reach the true grass-roots would go beyond this.

In offering these suggestions, we recognize that they in turn raise a number of questions. A fundamental one might be phrased in the following way. Is it possible to reach beyond the network of established NGOs? Can national governments do this? In other words, what is the grass-roots? A second question might concern the extent to which grass-roots involvement is appropriate in preparations for an international conference on such an all-embracing topic as human settlements.

There is a need for organizational innovations that may be additional to traditional approaches. For example, although we believe that public meetings are inadequate as a means of reaching the grass-roots, we recognize that there are many who would be upset if they were denied the opportunity to make their contributions through a public meeting. Similarly, we have strong doubts about the value of press advertising as a means of encouraging attendance at public meetings, but we recognize also that such advertising may be a necessary means of informing Canadians about Habitat preparations in general.

On the broader question of media support, the Committee was disappointed that more coverage was not received from the mass media. It was very difficult to stimulate interest in this program. In part, this was because of the time lag. June 1976 seemed a long way off in September 1975 when we were looking for coverage. In part also, the Committee feels that a media campaign organized and directed from Ottawa through public relations firms was not in the best interest of public participation, nor was it the kind of activity which was likely to stimulate media interest at the local level, although in some areas it was modestly successful.

The advisory, part-time role of the Committee members was a major problem, as was the delay in completing the membership of the Committee; although originally constituted in June 1974, full membership was only reached in March 1975.

The federal government's action in cancelling the Canadian Urban Demonstration Program acted

unfavourably on the Committee's efforts. The public saw this project as a major means of public participation in Habitat. When it was cancelled, the reaction was that, once again, government was not taking public participation seriously.

There is also some disenchantment with the U.N. itself, and with the value of such conferences, especially so far as their potential as agents of change is concerned. The scope of Habitat is so immense and complex it is difficult for people to identify with it. Again, we saw this in the very limited reference to international aspects of human settlements in the briefs presented to the CNC.

If there was any strong expression of concern among the Canadian public, it arose less from an interest in issues dealing with human settlements

and more from political decisions taken by member states in the United Nations. Deeply-felt beliefs were affronted by these decisions, raising questions of whether Canada should host a UN conference. The contradiction between the stated goals, as reflected in such decisions, seriously diminishes the respect with which the UN is viewed in Canada. It is difficult to convince people that a United Nations conference can credibly pursue international understanding and promote a sense of international morality when the UN General Assembly itself displays contrary tendencies. This poses fundamental issues of policy and position for Canadians and their government that go well beyond the holding of a single conference.

What the Canadian National Committee Heard

Introduction

In the Introduction and Part I of this Report references were made to public meetings held across Canada and also to a National NGO Conference on Human Settlements. The following pages reflect the issues and concerns identified during the public meetings and the suggestions offered. *These do not include the views of the Committee*, as mentioned earlier.

Subsequent to the public meetings and the preparation of the draft of this Report, a number of additional briefs were received and account was taken of them by the Committee prior to the submission of this Report to the Minister.

The marginal references in this part of the Report relate to the concerns and viewpoints expressed in the various briefs listed in Appendix 2. Four asterisks indicate that the issue was mentioned in at least four briefs.

1. HOUSING

**** The concern of Canadians about housing was expressed frequently during the public meetings held across the country. Most Canadian urban areas are experiencing serious housing problems. There is a shortage of housing, particularly rental accommodation, and rapidly escalating housing costs are forcing a change in the expectation of many Canadians to own a home. Most families cannot afford to buy a house. Vancouver, for example, faces one of the most critical problems. Between 1966 and 1974 prices have increased by 280.7 per cent. The housing situation in northern regions, such as Frobisher Bay, is described as "complete chaos and totally unsatisfactory." The following are some of the major problems identified:

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- Building regulations and zoning bylaws are too rigid. They impose undesirable restrictions and discourage innovations both in design and use of shelter, and in cost-reduction methods of building construction. Central Mortgage and Housing Corporation standards are also considered too rigid.
- For example, Central Mortgage and Housing Corporation does not recognize mortgage loans for a well-built log house on a concrete foundation. Consequently, local opportunities to solve economic needs are lost because the uniform standards of the nation are employed without consideration of local needs. The local community therefore suffers from a housing shortage and carpenters are unemployed while the community is surrounded by lots of wood.
- Among native people housing is a major concern. Some of them would rather live in their own houses instead of rental housing units, which are not even suitable for native life styles. Native people and others living in the north consider domestic utilities too expensive.
- Most existing pre-fabs in the North are generally ill-suited to the climate.
- The demolition of existing housing stock does not only reduce the housing stock but also creates hardships for many families.
- Rehabilitation programs are inadequate considering the need for the improvement of a large number of housing units in the core area of cities. In Montreal, for example, about 100,000 units need to be rehabilitated, but only

- 200 will be rehabilitated next year. With such a slow rate of rehabilitation a good number of the buildings are likely to be demolished before the long-range program is implemented.
- 223, 96 • Central Mortgage and Housing Corporation has brochures which outline financial assistance programs but many citizens are not aware of them.
- 109 • In urban areas there is too much emphasis on "home ownership." Federal, provincial and local governments encourage this at the expense of rental accommodation.
- 105, 126 • There is a lack of proper government planning and control that would ensure the provision of a suitable mix of housing types.
- 75 • CMHC officers do not know how to relate to poor people and this shortcoming affects the effectiveness of some of their programs.
- 126, 130 • There are objections to the development of new housing for low income families, including CMHC sponsored housing, on the outskirts of cities. Such housing results in increased transportation costs and limits access to public services available in the city.
- 176 • The Newfoundland Resettlement Program has been criticized as a government-initiated program which made no provision for the views of the people involved. Some residents are surprised that CMHC was involved in the Program, which leaves much to be desired in terms of planning, design, and construction of the houses.
- 193 • Insulation standards prescribed in present building codes are said to be inadequate for Canadian winters. A recent study by the National Research Council of Canada showed that it would be economical to double the insulation required under the Canadian code for residential building construction.
- 187, 61 • Delays in the approval of residential development proposals can be disastrous in the face of rising interest rates and construction-cost increases of about 2 per cent per month. The building industry and the general public complain about the delays.
- 187 • Sometimes the delay can cause the cancellation of a project, and each time a project is aborted, hundreds or thousands of families are denied badly needed shelter.
- 187 The following are seen as some of
- the reasons for the delay in the approval of projects — delays due to the municipal development approvals process; delays which occur between the submission of proposals and the receipt of approval from CMHC; and delays caused by the objections of resident groups to the development of multiple family dwellings on adjacent land, even though the land may be zoned for multiple family dwellings. It is argued that the delays due to the latter indicate an unwillingness on the part of local governments to take a firm stand. In effect, a state of anarchy exists and governments have to recognize that the needs of several thousand families must transcend the self-centred desires of a few dozen home owners.
- Suggestions offered include the following:
- The government should become more involved in the housing industry by building, renting and maintaining the majority of new housing stock.
 - In urban areas experiencing a shortage of land, there should be a shift of emphasis from single family units to multiple family units.
 - A variety of homes in a wide range of architectural concepts are needed.
 - A permanent reinstatement of the capital cost allowance would serve as an incentive for the supply of rental housing.
 - While dealing with the bottlenecks now impeding housing development, measures should be taken to stop redevelopment which affects the existing housing stock.
 - Day-care facilities should be incorporated into the planning of apartments, housing complexes and community centres.
 - Children's play areas should be provided in all housing schemes, and financial subsidies should be denied to new housing which does not provide adequate play areas for children.
 - Old houses in downtown areas should not be redeveloped for non-residential uses but rehabilitated to enable people, especially the elderly, to remain close to the centre of town.
 - In urban areas, more emphasis should be placed on rental programs with option to buy and with rents applied to the purchase price.
 - The government should subsidize to a base rate the cost of domestic util-
- 47, 92
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- ities in northern territories.
- 187 • It is argued that rent controls are counter-productive and militate against the very people who need to be assisted.
- 100 • Zoning and planning in urban areas should provide for a greater choice in the selection of residential location.
- 187, 61 • A review of present municipal and CAMAC development approval processes is required in order to minimize the time involved in approving projects.
- 130 • Homes for the elderly should be situated at the centre of town or in other areas where the elderly can conveniently take part in social and cultural activities and have access to services.
- 162, 52 • Federal, provincial, regional and municipal governments should come to grips with the shortage and high cost of housing.
- 187 • Substantial cost reduction in land, engineering and related services is possible through the adoption of the comprehensive planned development concept pioneered by Paul Heil and Dick Stoltz, with 'zero lot lines.' The concept makes it possible to reduce (by more than 40 per cent) the cost of engineering and services; and to obtain a more efficient use of land by increasing the density of single family dwellings from the traditional four per acre to as high as eleven per acre. By providing for this efficient use of land, the total cost of shelter can be reduced considerably. It will, however, require the review of existing zoning by-laws.
- ibid • Solutions to core area housing problems cannot be sought in isolation. The cost, quality and availability of such housing is inextricably related to broader issues of land banking, land servicing, zoning and building codes. A more appropriate direction would be to utilize a combination of infill, rehabilitation, incentives for home ownership, and high density low-rise construction — all in conjunction with a provincial and local land assembly program in the core area to ensure the most effective use of existing space and facilities.
- 160 • It is suggested that much more imaginative methods can be employed in the design and construction of buildings to reduce heat loss. Apparently buildings constructed in the shape of a dome or igloo have less heat loss than the rectangular-shaped, box-like structures. The newly formed Solar Energy Society of Canada is currently disseminating useful information about the subject; and William Loosely of Burlington, Ontario, is said to be heating his home by using heat from the earth by means of a heat pump or reverse air conditioner.
- ## 2. LAND: ITS USE, OWNERSHIP, AND PLANNING
- ### 2.1 Agricultural Land
- 46, 205 Canada is often thought of as a country with vast land resources. A study of these resources shows that the present agricultural area represents only about 4 per cent of the total land area of Canada. It is obvious that the agricultural land base is small compared with the physical size of the country. In fact, the area suitable for growing corn and fruits is less than one per cent of the total land area, and only 10 per cent of the total agricultural land in Canada is in the highest class I category.
- 82, 209 130 Many Canadian cities are surrounded by prime agricultural land. Naturally, that is where the pioneers settled — their main livelihood being farming. As a result of the rapid growth which has occurred, particularly since 1945, and as a result of the lack of proper planning controls, there has been a loss of agricultural land to non-agricultural uses. For example, (a) in British Columbia, 100,000 acres of farm land were lost to urban development which occurred between 1962 and 1972; and (b) the Toronto-Niagara region, which is famous as a fruit belt, has been affected by the impact of urbanization and the development of highways.
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- 82 165, 137 In many parts of Canada, there is now a growing concern not only about the loss of prime agricultural land, but also about the impact of urbanization on farming activities and on the natural environment. The former is of particular concern in New Brunswick where class I agricultural land does not exist; and there are very limited amounts of land classified under classes II, III, and IV. It is argued that, while the loss of farm land is not yet substantial, except near metropolitan areas, it is significant and will become more so. There is therefore
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a need and a conviction that the time has come for senior governments to initiate and implement a much more direct and comprehensive policy to govern the use of land in accordance with its capability and resource development.

2.2 Land Use and the Environment

Since the 1960's there has been considerable discussion and debate on ecology and the general environment. After Hurricane Hazel in the mid-fifties the Metropolitan Toronto Conservation Authority was established to protect sensitive environmental areas and to initiate nature conservation programs. With the exception of the work carried out by the Authority, there is a need for an ecological approach to land use in many parts of the country. People are concerned about this and also about the pollution of streams, rivers and lakes due to the discharge of raw sewage and other effluents containing phenol, mercury and other pollutants.

The discovery of oil, gas and other minerals in native territories, for example, brings in its wake large scale mining, engineering, and building operations. There is considerable concern among native peoples, environmentalists, and other citizens about the ecological consequences of such operations and their impact on native people who traditionally have moved freely across the land as trappers, hunters, and fishermen. Land, with the geese and the caribou, is the basis not only of livelihood, but also of the culture and way of life of native people, who are now seeking a settlement of land claims with respect to the use, ownership and control of native lands. In the Northwest Territories the issue has placed a restriction on land sales and land use planning. These restrictions and the uncertainties of aboriginal claims make it risky for prospective developers to conclude agreements on land deals. The uncertainties and risks involved will not be resolved until the native land claims are settled.

2.3 Recreational Land

With increasing leisure time people are becoming more interested in land for recreation. There is concern about the fact that land is falling into the hands of private owners to the extent that the public has lost its access to some of the

125	recreational lands. In the Maritimes, for example, the non-resident (foreign) ownership of recreational land is a serious issue, but the observation has been made that the main problem is one of land use, and not particularly of non-resident land ownership. (See Report of the Select Committee on Non-Resident Land Ownership, Nova Scotia.) However, in various parts of the country, citizens are suggesting that governments should control the private ownership of recreational lands to permit access by the public.
130, 105	<h2>2.4 Suggestions Offered</h2> <ul style="list-style-type: none">That all development proposals should be accompanied by <i>Environmental Impact Reports</i> relating to the impact of the proposed project on (a) adjoining land uses and activities; (b) existing resources including agricultural lands; (c) urban and rural services and life styles; (d) the rural economy—in particular, farming activities which should be protected from conflicting urban uses of land; and (e) generally, the impact of development on the physical environment.
****	<ul style="list-style-type: none">As much as possible, land which is least suitable for agriculture should be designated for industrial, residential, commercial and other non-agricultural uses.
****	<ul style="list-style-type: none">Federal and provincial governments should initiate <i>Land Use Policies</i> directed towards the preservation of good agricultural land which is required for food production to meet not only present or future demands in Canada, but also Canada's obligation to export food to other countries. Reference has been made to British Columbia's Land Act under which the Land Commission has established agriculture land reserves, and prohibits the non-agricultural use of land now under cultivation. Such land use policies should also take into consideration nature conservation and the preservation of areas of scenic and scientific significance. The Metropolitan Toronto Conservation Authority and the Metropolitan Toronto Parks Department have done some excellent work in this area, which should have meaning for other parts of Canada and the world.
193, 51	<ul style="list-style-type: none">An <i>Environmental Council of Canada</i> should be established to deal with (a)
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- issues related to the natural environment; and (b) issues related to the man-made or built environment.
- 92 • Federal, provincial, regional and municipal governments should embark upon a program directed towards more public acquisition of land and land banking. This is based on the proposition that with such a program some of the crucial development problems facing Canadian cities and farming areas can be solved. For example, land banking in Saskatchewan is permitting young people to farm. There is concern however about the extent to which governments can go to acquire and hold land.
- 64 One of the briefs argues that Canadians have relied on private enterprise, the laws of supply and demand, the profit motive, and traditional economics for most of the development of the country. It is thought that this system has been successful, to a large extent, and governments have legislated against its weaknesses and hedged it against abuse. Nevertheless, it is suggested that the time has come to call into question even these fundamentals, especially with reference to the needs of existing human settlements. The following arguments are presented. If the supply of vacant land cannot ever meet the demand for housing, then the supply-demand forces will never, by themselves, restore balance. In that case a new method is required. Similarly, if vacant land zoned for housing is under monopoly or near-monopoly control, legislation will be required to promote equilibrium and stability to this market. In many countries of the world, however, there remains in force the social evil of leasing by restrictive covenant.
- ibid To illustrate the point further: When scarce or unique agricultural land around Canadian cities is worth more as development real estate than as food production units, legislation to preserve an agricultural support for the urban community will inevitably alter the traditional patterns of land ownership. It is pointed out that there is a precedent for this kind of thinking. When the B.C. Government realized that public access to the Province's lakes was being threatened by the continuing increase in the private ownership of waterfront property, it banned all further sales of such Crown property and adopted leasing arrange-
- ments. However, justice to the urban community must not be at the expense of injustice to land owners. Some Canadians maintain that socially inspired legislation cannot be a simple substitute for legislation inspired by the economic or political conditions of a particular situation.
- ## 2.5 Frontier New Towns and Resource Development
- 26, 91, 218 Attention is drawn to so called "new towns" which have been developed in frontier regions in connection with mining, engineering and large-scale, building operations such as the construction of dams and power generation stations. In most cases it was not feasible to transport the labour force from existing communities to the work site because of distances involved. Thus the new towns were built close to the location of the projects which were often isolated and barren.
- 91 Many millions of dollars have been invested in the development of the new towns; and in several cases hindsight has shown that the end result did not justify the financial investments involved. The failure cannot be measured in public or corporate dollar terms alone however, since many individuals also sacrificed their money and time, and suffered hardships and disappointment.
- 91 It is suggested that instead of building a new town the work force should live in camp-style accommodation at the work site while their families stay behind in existing communities. Owing to distances involved this would require flying the work-force in for several days. It is argued that although this could mean a separation from normal family life for a while, the problems involved would not differ from the working conditions of many travelling salesmen and others whose type of work requires an absence from home. The transportation cost involved could be substantial, but that cost, together with the capital and operating expense for the camp accommodation, should be less than the cost involved in building a new town with infrastructure and social services. The approach suggested above has been tried as an experiment, with some success, but in-depth studies should be undertaken to determine the strengths and weaknesses of this alternative approach to frontier towns or new resources towns.

3. GROWTH MANAGEMENT

3.1 Introduction

- 80 It is pointed out that human settlement problems are seldom static. Changes in population and labour force continually modify both the scenario and the severity of the difficulties. Nowhere is this more true than in Canada, where natural and immigrant population growth is coupled with population shifts from region to region and from rural to urban centres. The labour force is growing rapidly with an increasing percentage of women and young people entering the labour market.
- ibid Such growth and shifts in Canada reflect changing life styles, and our expectations for economic, social, and cultural opportunities. For example, a gradual increase in leisure time means an increased demand for recreational opportunities and travel. Opportunities for the latter have never been greater for Canadians than they are now.
- ibid Settlement problems are a combination of the past, present and future activities and aspirations of our society. Consequently, any possible solutions must not only recognize the current situation but also anticipate future developments. Canadians are fortunate in having a high standard of living, one of the highest in the world. The quality of life in our human settlements is also among the highest in the world, but there is no room here for complacency.
- 80 There is concern about the fact that nine-tenths of all Canadians are concentrated on 7 per cent of the land and that the population is unevenly distributed; the rural population is declining while the population of large cities is increasing at a fast rate of 3 per cent to 4 per cent per year — a rate much higher than the national increase, which in 1972 was 1.1 per cent overall. Because of the growth pressures there are exacting demands in many cities for the delivery of public services, including housing and investments in infrastructure. For example, in 1963, Prince George had a population of about 25,000 people. The existing population is now 65,000 and a proposed steel mill would result in an influx of some 10,000 people. This makes Prince George one of the rapid growth areas in Canada. When the pulp mills were established in Prince George, it took some time before houses were provided for the additional labour force.
- 187 Residents are therefore concerned about any rapid growth that would place a heavy financial burden on the city and thus prevent the provision of adequate housing and community services.
- 182 Some municipalities are opposed to growth because of the cost involved in providing new services and maintaining those existing. On limits to growth one individual questioned "Oh man, do we ever need to recognize this fact! Of course, we are smarter than the dinosaur aren't we? And growing bigger too." While some citizens and elected officials are arguing in favour of a "no growth" policy, others have warned that growth, which is very complex, cannot be stopped completely, and that "no growth" or "slow growth" policies can affect both the national economy and economic activities in the cities. It is suggested that what is required is a knowledge of the relative advantages and disadvantages of alternate growth strategies,
- 216 ****
- 202 Quite a number of Canadian citizens are beginning to realize that problems of the cities, small towns and rural areas are related to the broader aspects of the national population; settlement pattern; migration and immigration; as well as regional and national land use.
- 52 The problems which stem out of population distribution have recently received considerable attention in a number of provinces. In Saskatchewan, for example, several studies have been conducted, and the resulting statistics indicate the seriousness of the situation. The implications of declining rural population and increasing urbanization are now being realized, at least by some residents of Saskatchewan and other Canadians. In fact of all Canadian provinces, Saskatchewan had the largest percentage of population shift in 1974.
- 52 The effects of migration and immigration are also of great concern, particularly in Vancouver where 50 per cent of the population growth comes from net immigration. (The city's growth rate is about 30,000 people per year.) There is a feeling in Vancouver that rapid population growth would affect the social structure and what is perceived as "a liveable region."
- #### 3.2 Population Policy
- 147 There is a need for a Canadian population policy relating to (1) population stabilization with respect to (a) fertility

- 149 and (b) family planning services; and (2) immigration. Rather than accept the Malthusian theory that war, famine, and disease are the inevitable solutions to over-population, planned parenthood has been recommended as the rational alternative. In this respect it is suggested that a comprehensive planned parenthood service should be established and that the service and information about planned parenthood should be accessible to all Canadians. With respect to immigration it is suggested that a maximum quota for Canada should be established, with provision for humanitarian considerations. But a sound immigration policy cannot be formulated without a population policy.
- 147 A Canadian population policy should also be related to a strategy for the distribution of population as mentioned above, including, (a) shifting people into the vast areas of the north in order to develop the natural resources; and (b) establishing new towns with ultimate populations of 500,000 to one million, and/or the expansion of existing communities. But putting houses on the land to accommodate thousands of people is not new town development. In this respect, it is suggested that Canada can learn a lot from the strengths and weaknesses of new town development experiences in Scandinavia and England.
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- 3.3 Regional Disparities**
- 28, 216, 218 Regional disparities, whether due to climate, market forces, political pressures, natural resources, transportation costs, or human resources, are a fact of Canadian life and a problem for provincial and federal governments. The disparities reflect the natural flow of all resources toward the most favourable political and economic climate. For most individuals, a satisfactory living environment requires adequate income. Consequently people move from rural to urban areas, from region to region and from one country to another as they perceive greener pastures.
- ibid
- In the future there is likely to be a divergence from the trend of concentrating all developments in a few major cities hugging the U.S. border. People living north of the fifty-second parallel see opportunities for socially healthy communities. With more support from the provincial or territorial government, educational, cultural and recreational facilities and services could be offered at standards similar to those in major cities.
- ibid
- There remain, however, major inequities in Northern Canada that impede the realization of this goal. The inequities are partly a result of the high freight rates imposed on northern areas. Why, on the one hand, does one policy support northern development while, on the other hand, the transportation system, which could have a balancing effect on remote areas, serves to increase the disparities? Since prices of oil and gas have been equalized for the benefit of Easterners, it is unjust to label as a subsidy a transportation policy which equalizes freight rates for the benefit of Westerners.
- 28 Northern residents pay more for household goods and food than residents living in Vancouver, Ottawa or Toronto, and transportation accounts for a considerable portion of the excessive cost. It is suggested that the federal government should consider an entirely new transportation policy that would support northern and decentralized communities.
- 80 There is a call for a national strategy that would consider a wide range of incentives and other measures to support declining regions and centres. For example, grants, subsidies, and plans such as those initiated by the Department of Regional Economic Expansion, must continue to help minimize regional disparities.
- ibid
- 52 Other devices are already available both in Canada and in other parts of the world. They include policies/programs directed towards the decentralization of government activities, and industrial location and re-location, with industrial tax and re-location incentives. In British Columbia, for example, there is an attempt to encourage new jobs to locate outside the downtown areas. The Greater Vancouver Regional District, for example, proposes the development of strategically located Regional Town Centres (RTC's) which would combine office employment, commercial activities, cultural facilities and good public transport with nearby housing. It is suggested that the cooperation of business and senior governments is necessary for the success of this idea and that senior governments can set an example for others by locating in the RTC's and by providing tax and other incentives.

3.4 Municipal Finance and Taxation

194 Some municipalities are experiencing serious financial problems. There is a feeling that Inuvik perhaps faces the worst problems. Of the existing population of 4,000 only 130 people, representing 3.2 per cent of the population, are tax payers, and yet the cost of paving the streets in the community would be \$75 million, according to the Mayor. It has even been recommended that the federal government should assume full responsibility for the management of the town — a town which was established as an experiment in self-government in the Northwest Territories.

152 It is said that the present system of assessing property tax has many disadvantages. Two of these are that it discourages the conservation and maintenance of buildings of architectural and historic significance and that it discourages landlords from improving old buildings in need of renovations. Arguments have been made in favour of changing the major thrust of Canadian municipal tax policies from property taxation to a taxation based on land value. This, it is argued, has more economic, social and physical planning benefits than those derived from the property tax.

83 It is pointed out that there are severe problems that have multiplied with and been intensified by the continued growth of our major urban centres. These problems are not all associated with municipal finance but in large measure they could be dealt with more effectively if there were a more equitable distribution of Canadian public revenues among the three levels of government. Some municipalities and concerned citizens would also like to see new cost-sharing arrangements with senior governments and intergovernmental cooperation in other areas of urban planning and urban management.

3.5 An Urban Council for Canada

39 The Economic Council, an independent advisory body, has been described as a council "designed to assist forward planning in all parts of the economy." In that task it has inevitably had to concern itself with the phenomenon and implications of urbanization, and its annual reports have contained valuable commentaries. In the 1969 report, en-

titled, PERSPECTIVE, 1975, the Council stated: "In the future, we need greater attention focussed on the adaptability of cities to people and not the other way round."

39 It is doubtful, says one of the briefs, if in 1969, the writers of the Annual Report of the Economic Council could have foreseen that in 1975 Canada would be preparing to participate in, and host, the most significant urban conference ever held — *Habitat*. But, it is argued, the preparations for, and the deliberations at Habitat 1976 will lose impact and effectiveness for Canadians if the government does not take advantage of this impetus. It must seize the opportunity to establish *continuing* mechanisms designed to focus attention on the adaptation of cities to people. The public meetings and symposia, the Non-governmental Organizations Conference and the Youth Dimension Program represent a useful start in the right direction, but that is what they are — a beginning of what must become a greater commitment; a larger task.

ibid It is suggested that the time has come for Parliament to create, "The Urban Council of Canada." The role of the Council should be advisory, there should be no government representation on its membership, it should have no operational duties or authority (other than the authority of wisdom), and it should be charged with the following functions:

- (a) To ascertain the aspirations and concerns of the people of Canada in regard to the development and management of Canadian communities and in regard to national and regional policies concerned with human settlements in Canada;
- (b) To act as a "think-tank" on human settlements in Canada;
- (c) As an outcome of (a) and (b), to make recommendations to federal, provincial and municipal governments and to the private sector for "forward planning"; and
- (d) To maintain contact with other national agencies and international bodies working in the same general area.

39 The Council should be multi-disciplinary in nature and should be comprised of individuals who have demonstrated their concern for the urban future of Canada.

	3.6 Technology It is suggested that Canadian technology has a lot to offer for the solution of housing, transportation and communications problems. The work of the Division of Building Research at the National Research Council is outstanding, and, along with the activities of development groups within the Central Mortgage and Housing Corporation, this work shows that knowledge, talent and enthusiasm are available. It remains to be seen whether or not these efforts can be effectively utilized by industry.	technology can be profitably exchanged. Technology of the Canadian North, for example, would be of great interest to the Scandinavian and Russian communities, just as theirs would be to Canada.
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219	Government initiatives in research and development are considered praiseworthy, and in fact they create technological improvements which would not otherwise be available to many small and medium-sized companies. Fresh initiatives are still required but the greatest need is for innovation and application, especially in frontier regions. For example, the "cryopile" is a building pile which takes unique advantage of prevailing cold winds to maintain permafrost in its intact frozen condition. This is a natural application of Canadian technology which has not been exploited simply because the innovative link is missing.	
80	Innovation in conserving energy within our buildings is another example. No technological breakthrough is necessary to reduce energy losses from buildings. But new configurations, new designs and new specifications are required. It is pointed out that the engineering societies are co-sponsoring at least two conferences in 1976 devoted to the reduction of energy requirements in buildings. (See also Conservation of Energy below.) In fact, the many technical and professional engineering associations in Canada do a great deal to develop and exploit our technological advances. They regret that they are not consulted more regularly or commissioned to prepare reports for government agencies. The Government of Canada must begin to use such learned societies for the public good.	
	It is argued that the general level of available technology in Canada is more than adequate to the tasks at hand. What is very often lacking is the ability to marshal the technology. It must be mobilized with vigor and directed with care and wisdom. In this regard, perhaps it is worth mentioning that conventional	technology can be profitably exchanged. Technology of the Canadian North, for example, would be of great interest to the Scandinavian and Russian communities, just as theirs would be to Canada.
125, 193		
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187, 143 157	3.7 Conservation of Energy There is concern about the lack of government policy on conservation of energy. It is pointed out that current conservation efforts are directed towards finding alternative forms of energy but that very little has been done to ensure the proper conservation of energy. It is therefore suggested that conservation considered as the wise management of resources should be one of the major thrusts of a Canadian energy policy. The following are some of the methods suggested for the encouragement and promotion of the conservation and efficient use of energy: <ul style="list-style-type: none">• public education and more information on the use of energy;• tax incentives and deterrents; pricing controls; etc., in the following sectors: transportation, residential and commercial development, industry, and electrical utilities. (See also "Technology" above.)	
	3.8 Management, Intergovernmental Cooperation and the Private Sector It was argued that too often we confine our thinking and discussion to the problems of the big cities: crowds, noise, dirt; rising land values at the core and, therefore, crowding and slums for those who cannot afford to escape to the suburbs; expressways with more noise, pollution and traffic congestion; rapid transit which does not pay unless overcrowded; riders going back to one per automobile; escalating costs; problems in municipal finance and demands for the review of federal, provincial, municipal tax sharing; more demands for services while somebody strikes for a 90 per cent increase!	
	It is suggested that finally after we have established our broad policies, done our feasibility and environmental studies, consulted the public, prepared our designs and put the work in place, we still must govern and manage human settlements with skill. There is a need for the development of a <i>National Urban Policy</i> . The development of such a national strategy must involve all three	

levels of government, and will require both cooperation and effective coordination. It will require the reconciliation of a host of federal and provincial policies such as those on the distribution of population, immigration, environment and municipal financing. Hopefully, we will continue to explore and develop bi-level and tri-level conferences as vehicles for consultation and debate, but there is always a need for new and improved mechanisms for intergovernmental cooperation. The same is true for the mechanisms and tools used by any level of government in implementing its own policy decisions.

80 The principal responsibility for the development of national policies on human settlement lies with the various levels of governments, but theirs is not the sole responsibility. The business and industrial sectors, for example, have a role to play. Through their economic, social and cultural objectives they have a great influence on the world in which we live. Their attitude towards community involvement, and their commitment to it, does much to shape the relationship between work and leisure hours, and thus affects both the supply and demand for recreational facilities. Over and above the election of representatives to all levels of government we must be prepared to discuss the issues with friends, with our elected representatives, with the interest groups and associations to which we belong, and in public meetings. The brief in which the preceding views were expressed, concludes that it is unreasonable for citizens to blame government for errors which stem from their own indifference.

4. CITIZEN PARTICIPATION

It was said many times during the public meetings that citizens must be involved in decision-making that directly affects their lives. To illustrate the point it was suggested that bus drivers, bus riders, and taxi drivers would make excellent members on transportation boards. Citizens are saying that governments have shown very little commitment to citizen participation, and that a large number of participation programs are initiated only as a result of pressure from citizens and/or reaction to some decision. Citizens are saying that even when they become involved in the

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planning/decision-making process, they often end up throwing their hands in the air. There is a growing feeling that citizen participation efforts are meaningless and citizens are questioning why planners and decision-makers do not consult with them *before* policies, plans and programmes are formulated. The following are the suggestions offered:

- It is suggested that there should be prior consultation with people who know and live with problems which are to be solved. Communication and credibility gaps should be improved to make it possible for people to get involved, *knowing* what the issues are and *believing* their opinions will be taken into consideration.
- As boroughs, cities or towns of 100,000 to more than one million population are too big for meaningful participation, it has been suggested that decision-making powers should be decentralized to the neighbourhood level as in Winnipeg, where citizens and elected representatives are involved, on an equal basis, in the formulation of policies directed towards community development.
- Governments should provide financial assistance to citizen groups in order for them to be able to engage professionals and improve their capacity to participate in the decision-making process.
- Participation which leads to confrontation is undesirable in society but to avoid such confrontation and the creation of distrust or credibility gaps the public should be provided with full and honest information. It is unreasonable, however, for citizens to blame the government for errors which stem from their own indifference or apathy.

5. THE QUALITY OF LIFE

5.1 Human Values vs. Economic Values

Human settlements are not developing in ways that serve the real needs of humanity, but rather they are being developed in ways that advance the interests of large-scale, corporate institutions whose common measure of value is economic. The preceding statement represents the views expressed at some of the public meetings. Quite a number of Canadians are sensitive to the fact

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- that the environment has an effect on the social life of people; that tight rows of little box houses, with no vistas to the mountains, sea or sky, have a dehumanizing effect; that money and efforts are wasted in developing new consumer goods such as electric tooth brushes and other goods people can easily do without instead of directing those efforts into building decent houses and developing innovative concepts in the housing industry.
- 182 They are concerned about traffic congestion, pollution and the effects of uncontrolled development on people.
- 26 For example, a group of students suggested in their brief that large-scale economic developments, such as the proposed steel mill in Prince George, should be permitted *only* when basic public services (including housing, transportation, schools and recreational facilities) are or can be made available; and that governments and the private sector be required to consider both economic and social aspects of development.
- 126 64, 216 There is a plea for more creative and radical solutions to human settlement problems — solutions which make economic considerations “a servant and not the master of the human spirit.” Growth management strategies, it is suggested, should encourage Canadian residents to choose freely the community and life style suitable to their abilities, aspirations and pursuit of satisfaction, security and happiness.
- 23 One of the briefs suggested that there is also a need for innovative approaches which would expand the options for both urban and rural residents — for example, people in the cities should be able to grow their own vegetables and raise animals if they wish to do so. Furthermore, our government must continue to initiate programs which would keep improving the quality of life in both rural and urban areas. In this connection it is suggested further that current bureaucratic structures must be flexible and responsive to newly emerging social needs, and that a fair proportion of the total budgets of the various levels of governments should be earmarked for interagency and intergovernmental activities.
- 5.2 Alienation**
- **** One of the current problems in our major cities today is the feeling of alienation. There is concern about the fact that neighbourhoods exist, yet many people have no feeling of neighbourliness; and also there is segregation by age, groups, etc. The situation is said to be different in most small communities where the residents know their neighbours.
- 68 123, 216 60 Some students feel that the present educational system does not teach them to be community-minded. They feel that the school should have a more direct and meaningful relationship with the community. They would like to be encouraged to provide specific services for their community, and they think that an important function of their schooling should be to train students to take responsibility for the future development of their community.
- ibid It is suggested that governments and citizens should search for new approaches in community planning and development, and maximize the opportunities for individuals for personal development through meaningful employment, recreation, arts and cultural participation in group and community activities, and social justice.
- 126, 202 Education, using the term in its broadest sense, should present a wider range of options available in “successful” living. At the present time, school texts present the image of the “successful” person as a city dweller with a large car, etc., and the country “cousin” as a less successful person. This stereotype should be changed, so that educational literature portrays “successful” people on equal terms in all walks of life, and shows that there are many options available to individuals. This matter was raised at two public meetings — one held in a small rural town and the other in a large city.

5.3 Children's Needs Day-Care

The observation has been made that no discussion of “a better world to live in” can be complete without a lengthy discourse on the *early childhood* years from birth through to eight or nine, but especially up to the pre-school years which most federal, provincial and municipal programs/plans tend to ignore. Research has shown that the first few years of life are the most formative. By the time the child reaches five, learning patterns are said to have been com-

pletely established. But many homes cannot give a child what it needs before it can even enter into the formal educational system. The answer, of course, is found in programs aimed at the pre-school child — community day-care programs.

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In Canada at least 41.8 per cent of the labour force is made up of women, at least 37 per cent of whom are married and 30 per cent divorced or widowed. In view of this, it was argued that proper day-care facilities for the care of young children must be of concern to any group interested in the development of a better human community.

All children of both working parents and of full-time homemakers can benefit from quality day-care, which can offer an opportunity to interact with peer groups, and also educational and health benefits necessary for each child to reach his full potential.

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In view of the statistics and needs discussed above, it was suggested that industrial and commercial firms should be interested in the provision of day-care facilities for the children of their employees, either in-plant, or in some other place in the community. Since the provincial governments have so far failed to take responsibility in this area, it was suggested further that the federal government should cooperate in the construction and/or management of day-care facilities. The incorporation of day-care facilities into apartments, housing complexes and community centres was also suggested.

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Children and Media Violence

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Attention was drawn to a CBC television program entitled "Children and the Media" presented on September 9, 1975, in which the following statement was made by a sociologist:

"Watching television influences children to violence, aggression, inhumanity and coarseness. Many programs available to children figure heroes getting awards for cruelty and since children cannot make critical judgement watching such

programs, this can cause children to become hardened to conflict."

The above viewpoint presented in that program is supported by some concerned Canadians who have suggested that media violence to which children are exposed is harmful to human settlement.

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Other Children's Needs

ibid

There is little doubt, says one of the briefs, that inadequate planning for children's needs aggravates the problems that are at the heart of some of the human settlement problems. The right to play has been said to be a child's first claim on the community, and it was argued that no community can deny that right without causing great harm to the bodies and minds of future citizens; for play is essential to the child's health and development. The outcome of such neglect is successive generations of adults suffering from boredom and frustration, unable to use leisure time meaningfully and unable to live in harmony with co-workers and neighbours.

ibid

It is suggested that in planning and urban design provision should be made for the preservation of natural open spaces where children have traditionally been able to have freedom and find adventure; that children's needs should also be taken into consideration in the design of drinking fountains, public telephones, washrooms and other facilities, and that play care centres should be provided in shopping malls, train and bus stations, and other public places where children visit.

6. 108

5.4 Native People

There is considerable concern about the disruptive impact of large-scale engineering and building operations on native people who traditionally move freely across the land as trappers, hunters and fishermen — a people for whom land, with the geese, the caribou, etc., is not only the basis of livelihood, but also the basis of culture and way of life.

6. 108

86. 9

The problem faced by Indians and Metis is seen by some concerned citizens as the 'number one' problem in Canada. With the impact of large scale developments, native people (and other concerned Canadians) complain that they are forced to give up their independent means of livelihood as hunters, trappers and fishermen and yet because they do not have the skills required in

- 4 mining, engineering and building operations, they derive very few or no benefits from the new jobs created in their territory. They are forced into a new urban way of life usually as a minority group, and with the deplorable attitude of some southerners, they become strangers in their own territory and lose self-respect. They also face other new social and economic problems they cannot cope with.
- 223 Canada's native peoples must find their directions between their historical values and life styles and the pressures for their integration into the patterns of the 'major society.' It will never be possible or appropriate for anyone to prescribe any single course for them among these different destinies. They must be offered viable options, and helped to equip themselves to make these choices.
- 169 169 It was pointed out at Frobisher Bay and at other places that school curricula do not provide for the teaching of native language, and that it is shattering for a little Indian, Metis or Eskimo child to discover that his/her teacher cannot even pronounce his/her name. The children become alienated from their culture.
- 105 It is suggested that no community should be created or operated without:
- (a) providing a real life for those who choose to live and work with nature; and
 - (b) providing a choice between education in the traditional cultures and skills and education in modern industry commerce and culture.
- ## 6. MAINTENANCE OF SMALL TOWNS AND RURAL AREAS
- 202 In recent years agriculture in various provinces of Canada has become more and more capital intensive, displacing the labour force. Technology has led to increased mechanization of the farm operation and this in turn has led to a comparable increase in the size of an economically viable farming operation. To illustrate: statistics indicate that in 1951 the number of farming operations in the province of Saskatchewan was 112,000 and by 1971 this figure had dropped to 76,000 with the average farm size being 845 acres. The following account (contained in a brief presented on agriculture in Saskatchewan) reflects the situation in other parts of Canada.
- 204 The trends toward decreasing farm numbers and farm population and the related increase in average farm size are said to have exerted much pressure on the traditional community structure and life style of rural Saskatchewan.
- ibid In 1941, there were 138,700 farms in Saskatchewan with an average size of 432 acres. By 1971, average farm size had increased to 845 acres while farm numbers had declined to 76,000. Over this same 30 year period, the province's farm population fell from 514,700 to 233,800.
- ibid Taking the above factors into consideration, it is inconceivable that within one generation, all of the provincial agricultural output could be produced on 20,000 large farms with 50,000 farm workers. It is felt that such a sparse farm population would have a disastrous effect on the rural way of life; that little interaction in rural communities would be possible, and that many of the present rural services could not be supported by such a limited farm population. The per capita costs of providing essential services such as roads, electricity, telephones, hospitals and schools would become prohibitive.
- 202 The provincial and federal governments have enacted several programs in an attempt to increase the income of farmers and to encourage young men to enter into farming, but some people feel that these programs have met with mixed reactions.
- ibid Statistics provided by the Farm Credit Corporation indicate there is no shortage of people willing to enter agriculture. There is, however, a lack of individuals with sufficient capital to begin an operation. In fact in 1973 only 2.2 per cent of F.C.C. loans went to individuals with less than \$25,000 in equity and 17.5 per cent went to those with over \$200,000 in equity. This situation then perpetuates a current trend of older, established farmers expanding their present operations.
- ibid The younger generation of the rural Saskatchewan population, for example, cannot afford to enter farming independently (two families cannot be supported in many cases by one farm) and they are unwilling to wait until middle-age to take over the family farm.
- 204 It is suggested that to counteract these trends two things must be done. First, governments must ensure that those

- farmers already in production are able to continue producing while receiving a satisfactory economic return for their efforts.
- Secondly, they must ensure that new farmers are able to begin farming with a minimum of difficulty, and that the number of new farmers approximately equals the number of retiring farmers.
- Reference was made to two major programs of the government of Saskatchewan which have been introduced recently to achieve both of the above-noted objectives. The Land Bank Program has been directed to purchasing land from farmers who are leaving production and turning it over to beginning or developing farmers. Also, the Farm Start Program has been making grants and low interest loans available to beginning farmers and those developing their farms to allow them to become involved in an intensive farming operation.
- If there is to be any success in slowing down the trend in the reduction of farms, through programs such as crop insurance, price stabilization, or subsidized credit for land purchase, then governments may have to ensure that the benefits of such programs are not capitalized into higher land prices and that the benefits do actually flow to those that they are designed to serve. To achieve this, it may be necessary to prevent non-farmers from owning or controlling land. It may also be necessary to place restrictions on the amount of land that any one farmer can own or control.
- As mentioned in Section 2.4, a national policy on land use should be implemented to restrict the use of high quality agricultural land for non-reversible uses. It is recognized that the jurisdictional frame-work presents problems for a national policy. There are, however, many facets of fiscal policy, taxation, transportation, as well as rationalization of food production at the international level which can be applied satisfactorily only at the national level.
- The work ethic of the early homesteaders is no longer apparent in the rural areas. And in the majority of cases farm youth have been encouraged to make a better life for themselves in the city, through education and training. The type of education has perhaps perpetuated the exodus of youth from the rural areas. The philosophy taught is one of the good life in the city, success
- being seen in terms of being professionals and needing a university education. All this has enticed the young to the bright city lights.
- In the Maritimes and other provinces there is a debate about the viability and decline of small towns and villages. Should they be closed down? It is argued that viability is not solely (or strictly) a question of economics but more importantly a quality-of-life issue, and as such the communities should not necessarily be destroyed and the people displaced.
- There is also growing concern in rural areas regarding the migration of *city* residents to *rural* settings. The increasing acreage of hobby farms creates problems for rural municipalities and in many instances takes valuable agricultural land out of production. With the increasing need for efficient food production, this deliberate waste and non-productivity of a resource merits the consideration of all concerned.
- Distribution and grain handling operations have been the subject of much debate during recent years. Vital to the agricultural sector is an efficient transportation system; yet such a system can create and has created problems. During the fifties and sixties priority was placed on providing rural residents with good all-weather roads to facilitate access to services located in urban centres. However, this magnificent system probably was one of the major factors in the decline of villages, hamlets and small towns. It allowed too easy an access to the larger centres in the province, drawing valuable trade from smaller centres which were dependent upon a captive market. Today, it is a relatively simple thing to drive to a shopping centre or department store, forsaking the local general store. This has led to a decline in the number of businesses in rural areas. For example, there was a loss of 1000 businesses in rural Saskatchewan (a total change of 14 per cent) between 1961 and 1973, while the province's cities increased their number of businesses by 37 per cent.
- Some attempts by governments to reverse this trend have met with varying degrees of success. Through such programs as DREE, Industrial Development Bank, SEDCO, CASE, and Business Assistance, vast sums of money and expertise have been made available to aid

the expansion of businesses and to entice the establishment of new operations. These range from cottage industries, secondary and primary small businesses, to large intensive operations.

It is the view of many that the establishment of a labour intensive industry can be the saviour of small communities and that it will bolster the local economy and keep the young in the small urban centres.

7. TRANSPORTATION

Of the many transportation problems and needs which are known to be of interest to citizens, the following were mentioned at the recent public meetings:

- Many communities are concerned about the rail-line abandonment programme although many lines have not been utilized in seven years.
- Vast improvements to the transportation system in the prairies are required.
- Vehicular traffic is said to be one of the most disturbing phenomena of large cities. It creates intolerable congestion, noise, fumes which pollute the air and other safety hazards and it has a disruptive impact on the quality of life.
- Although land use and transportation are inter-related there is very little integration between land use planning and transportation planning. There is also very little integration between modes of transport.
- At the present time major decisions which have a significant impact on traffic in large cities are made by all three levels of government with no single coordinating body.
- The federal government is soon to unveil the details of its long-awaited and much-needed transportation policy. This will undoubtedly become a major factor in the resolution or aggravation of human settlement problems in Canada. Throughout our history, transportation has been one of the principal levers controlling our economy and a visible commitment to national unity. The efficiency of modern passenger transportation systems has created an increasingly mobile population. Efficient transportation thus contributes as much to the cause as it does to the solution of the problem of population shift.

The following solutions have been offered:

- ****
- Private automobile access to city centres should be limited. With respect to this, Canada can learn from the methods which have been employed in some European cities, including Gateborg, Essen, Munich, Vienna and Manchester.
- 147, 160 • More emphasis should be placed on public transportation and the service should be fast, reliable, comfortable, and cheap. Ontario's GO commuter trains and suburban Dial-A-Bus Service have been referred to as offering good approaches to coordinated public transportation.
- 147 • Subways should be planned and maintained as a major component of urban transportation systems.
- ibid • With respect to rail, efforts should be made to make more viable the rail system, notwithstanding recent reduction in passenger services and the unfortunate experience with the Turbo train. Rail service to rural areas should also be improved.
- 147 • There should be a shift from the private automobile to higher efficiency modes of mass transit in large cities such as Montreal and Toronto, and a shift from lower to higher energy efficiency in the movement of goods. In this connection, it is suggested further that the federal Ministries of Urban Affairs and Transport should work together.
- 28 • There is a call for a new federal transportation policy for northerners, which would be directed towards the elimination of freight rate disparities.
- 76 • The national census should include information which would be of use to transportation planners; for example, information about work place in relation to home, travel time (to work), and mode of transportation.
- 124 • Reference has been made to Halifax's Traffic Management Centre — an intergovernmental approach to problem solving which seeks to try innovative techniques for traffic management with emphasis on public transportation.
- ibid • In Halifax and other metropolitan areas such as Toronto, transportation planners are involved in the development and promotion of a variable work hour system which would stagger departures to and from work

	places in order to even out peak traffic periods.	
****	• Socio-economic activities should be decentralized both within the cities and in the metropolitan regions.	83
107	• The provision of fine public transportation service will help to reduce traffic congestion and air pollution. It would also make more land available in the city centres for more intensive uses than parking lots.	83, 223
80	Hopefully, a national transportation policy will reflect the need to solve human settlement problems. Over long distances this could be done by emphasizing and encouraging information transfer or communication and freight transfer but not passenger transfer. Over short distances the emphasis could be reversed to encourage passenger transfer but not freight transfer. Information transfer should receive high priority. In short, the inherent characteristics of transportation systems should be recognized to avoid wasteful duplication and make the best choice more widely available. This is to recognize that groups of people must be able to meet easily for social and cultural interchange, which takes place most often in and around a single locality. Here the mobility of the populace is paramount. For business and professional interchange, the movement of people is less important if they are merely carrying information; it is much more efficient to use a communications medium, such as the mail or the telephone, leaving people to work productively.	83
	8. INTERNATIONAL COOPERATION	80
80	This year has witnessed several conferences devoted to the plight of the Third World. Those held to discuss population and food were dramatic reminders of the desperate conditions facing the vast majority of dwellers on our planet. The gap between the Canadian standard of living and that of the Third World countries is enormous, and it is widening. In contributing to an international conference on habitation Canada should be mindful of the severity of the problems which face the developing countries. Unless Canadians are prepared to discuss trade arrangements in their favour, and to help stimulate economic opportunity for them, our credibility in a common discussion of	57, 75
80, 223		181, 149
	human settlement problems may well be questioned. Canada has much to give and much to gain at such a conference.	
	There is no doubt that as a nation favoured with natural and human resources Canada has a responsibility for people whose lives are one long human misery. Our responsibility, however, will not be exercised by admitting to Canada highly qualified and experienced immigrants from Third or Fourth World countries. In fact, it is a disservice to those countries because it creates a brain drain in areas of the world where those skills and intellect are most needed for their future development.	
	Canada's interest need not be subverted by accepting unqualified immigrants. However, we might be more effective as global citizens if we would improve our productivity to assist the underdeveloped parts of the world in meeting basic nutritional standards. This would allow those areas to concentrate less on food production and more on the development and education of their own citizens.	
	International cooperation in technology transfer is another effective weapon in the attack on worldwide starvation and in the maintenance of worldwide peace. The provision of sufficient food, clothes and housing are theoretically possible on a global scale provided that appropriate technology is used efficiently and effectively. This requires not only international cooperation but also a clearer recognition of the limits and potential which characterize technology. If used for purely economic ends, technology can be inhuman. On the other hand, if it is required by a needy people and is not allowed to dominate or dictate every aspect of life, it will be a most precious tool in the building and reshaping of human habitation.	
	9. HABITAT AND CANADIAN PARTICIPATION	
	9.1 The Canadian National Committee (CNC) Participation Program	
	Opinions are divided as to the success of the public meetings which were held across the country. Two briefs stated that the information program confused the public and also failed to marshall interest in our support for the Habitat Conference. But other briefs contained statements — contrary to the preceding — that "the local newspaper	

	ads announcing the meetings are very clear and attract public attention" and that "the CNC public meetings are adequate and a good means of getting views."	makes some people skeptical about the Habitat Conference.

40, 80	There is doubt as to whether the Canadian National Committee Report will reflect most of the concerns of the people. Contrary to this opinion some of the citizens who attended the public meetings or submitted briefs have congratulated the Ministry of State for Urban Affairs and the Canadian National Committee for holding public meetings across Canada. It is felt that the public participation program "can and will prove to be a worthwhile step in the development of a national position paper for Canada at Habitat."	The Canadian Urban Demonstration Program gave citizens, non-governmental organizations, and local governments and opportunity to participate in a meaningful way, and it is regretted that the program has been cancelled. In fact there have been strong objections to the withdrawal of the program budget.
49	It is suggested further that the process of participation should go beyond the Habitat Conference and that as the CNC has explored the concerns of Canadians, the government should establish an ongoing participation program to involve Canadians in a dialogue leading to the formulation of Goals for Canada — similar to Goals for Halifax, Goals for Oregon and Goals for Dallas. Such a program should take into consideration the experience of Man and Resources and all other commissions and hearings, along with the experiences of community organizations, politicians, professionals, the man in the street and anyone interested in participating.	9.3 The Interim National Report Attention is drawn to "the following . . . important issues and concerns which have been omitted" in the Interim National Report, including specific Canadian issues, (listed 9-17):
46		<ol style="list-style-type: none"> 1. Conservation, distribution and development of national resources 2. Preservation of natural areas 3. Development of alternative patterns of natural settlements and alternative life styles 4. Indian land claims 5. Input of natural resource development on aboriginal cultures 6. Industrial pollution and workers' health and safety 7. Population growth and population dynamics 8. Energy conservation and intermediate technology 9. Northwest B.C. regional development 10. James Bay Hydro Electric Project 11. Mackenzie Valley pipelines and northern oil and natural gas development 12. Control zone management 13. Oil tanker traffic on all three oceans 14. Off-shore oil drilling 15. Churchill-Nelson Hydro Electric Development 16. Athabasca 17. Large scale development of coal in B.C. and Alberta.
129, 207	The U.N. Conference on Human Settlements is billed as "solution-oriented," but others feel that this phrase is mainly an exercise in public relations in view of the sudden cancellation of the Canadian Urban Demonstration Program. In the spring of this year in Vancouver, the Hon. Barney Danson, Minister of State for Urban Affairs, told an international meeting of the Community Planning Association of Canada and the American Society of Planning Officials in a speech titled "The Way to Habitat" that a measure of the federal government's commitment to Habitat was the \$100,000,000 Canadian Urban Demonstration Program. Subsequently, the federal government announced that it was cutting the program from its budget. The feeling is that the federal government's commitment to Habitat is less than serious and this	It is also pointed out in another brief that the Interim National Report appears to contain a contradiction in its suggestion regarding community re-development. The Report stresses the need for management strategies which will:
177		" . . . blend policies to divert new population growth to slow growth areas or to other areas within the metropolitan region, with others that lead to better accommodation of the remaining growth within the cities . . . "

- ibid This is lacking in clarity but it does appear to suggest that conditions and opportunities should be improved not only in the urban centres but in the areas with declining population too. Admirable though this strategy may be, it is not likely to produce any *net* change in population growth and shift. Since the management of population growth and shift is one of the principal problems in Canada, the above statement might be changed so as to reveal how the relative emphasis could produce the desired effect.
- ibid The brief concludes that the Interim National Report is a valuable document in itself and forms a sound basis for the Final Report.

10. SUMMARY OF MAJOR CONCERNS, ISSUES, AND PROBLEMS IDENTIFIED AND SOLUTIONS SUGGESTED

Housing

Concerns

- High Cost and Shortage of Housing*, particularly rental accommodation.
- Building Codes and Zoning Bylaws*: Too rigid. Place undesirable restrictions and discourage innovations in design and building methods.
- Approvals Process*: Delays in the approval of subdivisions, rezoning and other development proposals subsequently affect the supply of shelter; increase the ultimate cost to buyers and tenants.
- Demolition of Existing Housing Stock*: Redevelopment of existing residential properties for non-residential uses does not only aggravate the housing shortage but also creates hardships for many low income families.
- Shortage of Serviced Land*
- Location of Low-Income Housing*: Development on the outskirts of cities results in increased transportation costs and limits access to social services and facilities available in the city.
- Senior Citizens' Homes*: Isolation of senior citizens' homes and unsuitable high-rise accommodation for some senior citizens.
- Rehabilitation*: Programs are inadequate
- Home Ownership/Rental Accommodation*: Governments initiate home ownership programs at the expense of rental accommodation.

Suggestions

- Government should subsidize to a base rate the cost of domestic utilities in northern communities.
- Day care facilities and children's play areas should be incorporated in all apartment com-

plexes, other housing projects, and community centres.

- A wide range of architectural concepts are required.
- Review of present municipal and CMHC development approval processes is required to drastically minimize the time involved in approving projects.
- An alternative to the redevelopment of existing residential areas in city centres is required to enable people to remain close to the centre of town, and, as much as possible to save existing residential units.
- Federal, provincial, regional and municipal governments should come to grips with the shortage and high cost of housing. They should become more involved in the housing industry by building, renting and maintaining more of the housing stock.
- In urban areas experiencing a shortage of land there should be a shift of emphasis from single family units to multiple family units.
- In large urban areas emphasis should be placed on rental programs with option to buy and with rents applied to the purchase price.
- Review of building codes and zoning bylaws to permit:
 - (a) flexibility in administration and the processing of projects;
 - (b) innovations in design and in cost-reduction methods of building construction;
 - (c) more variety in housing types;
 - (d) mixed residential development and other uses; and
 - (e) different life styles particularly of native people and others living in the north.

Land: Its Ownership, Use and Planning

Concerns

- Agricultural Land*: Concern about the disruptive impact of growth pressures on good agricultural land and on farming activities; and the depletion of existing agricultural lands.
- Land Speculation*: Concern about the effect of land speculation on the cost of land, and its tendency to drive farmers off the land.
- Native Lands*: Land is considered the biggest issue in Northern and Indian Affairs. Native people are seeking a settlement of land claims with regard to the use, ownership and control of land which forms not only the basis of livelihood but also their culture and way of life.
- Land Use Policies*: Concern about the lack of *national land use policies* and *provincial land use policies* to guide local and regional land use planning.
- Recreational Land*: Need for public access to recreational lands. Governments requested to acquire more recreational lands and open spaces,

and control private ownership of recreational lands.

Suggestions

- The establishment of a land use policy which, among other interventions, would designate prime agricultural land and ensure its preservation.
- Public Interest in Land: There is a call for federal, provincial, regional and municipal governments to embark upon a program directed towards more public acquisition of land and *land banking*. This is based on the proposition that with such a program some of the crucial development problems facing Canadian cities can be solved. Also some of the major rural problems can be solved; for example, land banking in Saskatchewan, which is permitting young people to farm.
- Environmental Impact Statements: Suggested — all development proposals to be accompanied by statements about the impact of proposed projects on other land uses, existing resources, social and economic activities and the general physical environment.
- All levels of governments are called upon to formulate land policies which would take into consideration the needs for development and also nature conservation and the preservation of areas of scenic beauty. The Metropolitan Toronto Conservation Authority and the Parks Department have done some excellent work in this area which should have meaning for other parts of Canada. However, a broader ecological approach to land use planning is lacking in the regions of Canada.

Growth Management

Concerns

- Resources/Environment*: Lack of proper protection of the natural environment and renewable resources; lack of an ecological approach to land use planning.
- Population Distribution*: Concern about population concentration in a few major cities and about the growth pressures which make exacting demands for the delivery of services and investments in infrastructure.
- The Disruptive Impact of Growth on Communities*
- Municipal Finance*: Property taxation as a major source of municipal finance is considered undesirable.
- Intergovernmental Relations*: Intergovernmental cooperation among federal, provincial, regional/ local governments leaves much to be desired.
- Regional Disparities*: Disparities in the distribution of social and economic opportunities and generally in the standard of living — between urban and rural areas; between regions; between provinces; and between northern and southern communities.

—*Migration and Immigration*: The effect of migration and immigration on local communities is of great concern particularly in Vancouver where 50% of the population growth comes from net immigration, and the city's growth rate is about 30,000 people per year.

Suggestions

- Population Policy*: There is a call for a Canadian Population Policy relating to:
 1. Population Stabilization — with respect to
 - (a) fertility and the establishment of comprehensive family planning services which should be accessible to all Canadians; and
 - (b) immigration — the establishment of a total maximum quota for Canada, with provision for humanitarian considerations.
 2. A strategy for the distribution of population including consideration of the desirability of:
 - (a) shifting people into the vast areas of the north in order to develop the natural resources;
 - (b) establishing new cities with ultimate populations of 500,000 to one million, and/or the expansion of existing communities.

There is a lot that Canada can learn from experience in Scandinavia and England. Governments possess "carrots and sticks" which can be used to influence population distribution.

While some citizens are arguing in favour of a "no growth" policy, others have warned that growth which is very complex cannot be stopped completely, and that a "no growth" policy can affect not only the national economy activities in the cities but also socio-economic. It is suggested that what is required is a knowledge of the relative advantages and disadvantages of alternate growth strategies.

- Conservation*: Conservation considered as the wise management of resources should be one of the major thrusts of Canadian energy policy. The following are some of the methods suggested for the encouragement and promotion of the conservation and efficient use of energy: public education and more information on the use of energy; tax incentives and deterrents; pricing controls, etc., in the following sectors: transportation, residential and commercial development, industry, and electrical utilities.
- National Urban Policy and Comprehensive Planning*: There is a call for a national urban policy; regional, provincial and national land use policies and greater intergovernmental cooperation.
- There is a call for a national strategy that would consider a wider range of incentives and other measures to support declining regions and cen-

- tres. Grants, subsidies and programs such as those initiated by the Department of Regional Economic Expansion, must continue to help minimize regional disparities.
- There should be a more equitable distribution of Canadian revenues among the three levels of governments. Some municipalities and citizens would like to see a new cost-sharing arrangement with senior governments.
 - The time has come for Parliament to create "The Urban Council for Canada" as a non-governmental and advising body to ascertain the concerns and views of Canadians with regard to the development and management of Canadian communities and to make recommendations to governments and to the private sector.

Citizen Participation

Concerns

- Lack of Participation:* Governments have shown very little commitment to citizen participation. A large number of participation programs are initiated *after* citizens have reacted vociferously to some policy decision/plan; or when citizens have demanded to have a say.
- Communication and Credibility Gaps:* Growing feeling that most citizen participation efforts are meaningless. Citizens question why planners and decision makers do not consult with them *before* policies, plans and programs are formulated.

Suggestions

- There should be prior consultation with people who know and live with problems which are to be solved; and/or with people who are affected by policies and plans.
- Decision-making powers should be decentralized to the neighbourhood level similar to the practice in Winnipeg.
- Participation which leads to confrontation is undesirable in society but to avoid such confrontation and the creation of distrust or credibility gaps, public officials should provide citizens with full and honest information. It should be made possible for people to get involved knowing what the issues are and believing that their views will be taken into consideration.
- It is unreasonable, however, for citizens to blame governments for errors which stem from their own indifference or apathy.
- Governments should provide financial assistance to citizen groups to improve their capacity to participate in the decision-making process.

The Quality of Life

Concerns

- Children's Needs:* Inadequate planning for chil-

dren's needs aggravates the problems that are at the heart of some of the human settlement problems.

- Economic Values vs. Human Values:* General concern about the development of human settlements in ways that do not serve real human needs, but rather are dominated by large corporate interests, and economic considerations.
- Native People:* The disruptive impact of large-scale engineering and building operations on native people who traditionally move freely across the land as trappers, hunters and fishermen; a people for whom land — with the geese, the caribou, etc., — is not only the basis of livelihood but also the basis of culture and a way of life.
- Rural Life Styles:* The impact of urbanization and large-scale development projects on rural life styles.
- Alienation:* Growing feeling of alienation in large cities where some have limited opportunities for personal development through meaningful employment, recreation and cultural activities, participation in community activities, and social justice.
- The disruptive impact of large-scale mining, engineering and building operations on the environment, such as the James Bay project; the Alaska highway, paper mills in Thunder Bay, etc.
- The discharge of raw sewage into sources of water supply and other effluents containing phenol, mercury and other pollutants.
- Air pollution.

Suggestions

- The establishment of an *Environmental Council of Canada*, (to function much like the Economic Council of Canada), to deal with: (a) issues related to the natural environment, and (b) issues related to the man-made or built environment.
- Environment impact studies and statements should be made on all large-scale mining, engineering and building operations.
- There is a need for innovative approaches which would expand the options for both urban and rural residents. For example, people in the cities should be able to grow their own vegetables and raise animals if they wish to do so.
- It is suggested that no community should be created or operated without: (a) providing a real life for those who choose to live and work with nature; and (b) providing a choice between education in modern industry, commerce and culture.
- Government must continue to regulate and encourage an improved quality of life in both the urban and rural communities.
- It is suggested that large-scale economic developments, such as the proposed steel mill in Prince George, should be permitted *only* when

basic public services (including housing, transportation, schools and recreational facilities) are or can be made available; and that governments and the private sector be required to consider both economic and social aspects of development.

—It is suggested that in planning and urban design, children's needs should be taken into consideration, for example, in the design of drinking fountains, public telephones, washrooms and other facilities.

—In view of the fact that 41.8 per cent of the labour force in Canada is made up of women, at least 37 per cent of whom are married and 30 per cent divorced or widowed, it is argued that proper day-care facilities for the care of young children must be of concern to any group interested in the development of better human community.

Maintenance of Small Towns and Rural Areas

(See also Growth Management and Quality of Life)

Concerns

—The *loss of prime agricultural land* reduces the amount of food produced and increases its cost. The depletion of agricultural land is a serious problem in view of the fact that only 10 per cent of the agricultural land in Canada is in the highest category — class 1.

—*Increasing number of acreages of hobby farms* creates problems for rural municipalities, and in many cases takes valuable agricultural land out of production.

—*Decline in Rural Economic Activities:* Vital to the rural sector is an efficient transportation system; yet such a system has created problems. It has allowed easy access to the large centres drawing valuable trades from smaller centres and led to a decline in the number of businesses in rural areas.

—*Rural-Urban Migration:* In recent years agriculture in various provinces of Canada has become more and more capital intensive displacing the labour force. Increased mechanization and the related increase in farm size and decreasing farm population exert pressure on the traditional community and rural life styles which are tending to have a disastrous effect on the rural way of life, and threatening rural services which could not be supported by a limited farm population. The per capita cost of providing essential services such as roads, electricity and telephones, hospitals and schools would be prohibitive.

Suggestions

—People should be given incentives to remain on the land and others should be encouraged to become farmers in order to maintain an adequate supply of food for the growing population.

—An efficient transportation system is vital to the agricultural/rural sector.
—The establishment of labour-intensive industry can save small towns and rural communities. (For other suggestions see sections on Land Use, etc., and Growth Management.)

Transportation

Concerns

—*Vehicular Traffic Congestion* and the creation of noise and fumes which pollute the air; safety hazards and generally the disruptive impact on the environment and quality of life.

—*Railways:* Many communities are concerned about regional disparities in freight rates and about the rail-line abandonment program.

—*Coordination:* Decisions which significantly affect traffic in large cities are made by all three levels of government without a single coordinating body.

—*Land Use/Transportation:* Although land use and transportation are inter-related, there is very little integration between land use planning and transportation planning in some of the large cities.

—*Efficient Transportation:* The efficiency of modern transportation systems has contributed as much to the cause as it has done to the solution of the problems of population shifts and rural decline.

Suggestions

—There is a call for a shift from the private automobile to higher efficiency modes of mass transit in large cities. Measures taken in this respect should include limiting private automobile access to large city centres, and making public transportation more reliable and comfortable with reasonable fares. Some people have even gone further to suggest the provision of free public transportation.

—The federal Ministry of State for Urban Affairs and the Ministry of Transport should work together to improve rail service particularly to rural areas notwithstanding any recent reductions in train travel and the unfortunate experience with the turbotrain. There is also a call for a transportation policy that supports northern communities.

—The following are suggested as some good examples of transportation systems, planning and management which should have meaning for other cities and provinces:

—Co-ordinated public transportation service in the Toronto region which includes Ontario's GO commuter trains and suburban Dial-A-Bus Service, and the services operated by Toronto Transit Commission;

—Limits placed on private automobile access to

city centres in Europe — Gateborg, Essen, Munich, Vienna, and Manchester (England).
—Toronto subways as a major component of the urban transportation systems;
—Variable work-hour programs aimed at stag-

gering departures to and from work places in order to even out peak traffic periods; and
—Halifax's Traffic Management Centre — an intergovernmental experiment in traffic management and problem solving.

Canadian NGO Conference on Human Settlements

Introduction

This part of the Report presents the resolutions adopted at the Canadian NGO Conference on Human Settlements. The Conference did most of its work in nine workshops devoted to the following themes:

- Human Settlements Policies, Strategies and Planning
- Institutions, Management and Finance
- Housing, Infrastructure and Services
- Land Use and Ownership
- Public Participation
- International Programme

Some 67 topics were discussed under the six themes above and some of the ensuing resolutions/recommendations appear repetitive because (a) they were made at different workshops, and (b) some of the topics overlap. The topics have been re-arranged under the themes *but the wording of the resolutions has not been changed.*

Most of the resolutions were debated and adopted at the plenary session, but because of lack of time not all the resolutions could be considered. However, since all the resolutions were debated by representatives of NGOs who are concerned about the topics all the resolutions are presented in this Report.

The resolutions which follow are presented with marginal references which relate them to the other Parts (IIA and III) of this Report. It should be pointed out that every participant of the workshops had a copy of the Draft of this CNC Report (Parts I, IIA and III). Debate was therefore conducted in the light of the Report.

The recommendations that follow have not been discussed by the Canadian National Committee as a whole, and therefore are not presented herein as CNC recommendations but recommendations of the National Conference of NGOs held in Ottawa, December 11-13, 1975.

1. RECOMMENDATIONS/ RESOLUTIONS

1.1 Human Settlements Policies, Strategies and Planning

Preamble:

As there is only one earth, ultimately, there is only one habitat. It is our wish that the earth be habitable for all its people for all time.

We judge a place habitable if those in it find the support they need; first, for the satisfaction of basic physiological, psychological and social needs, and second, for the opportunity to develop human potential to its highest level of fruition.

To fulfil our wish for habitability for all, the people of Canada must be committed to a more equitable sharing of resources required to develop essential systems of support for people. Implicit in this commitment is the recognition that Canada must reduce its demand on and consumption of the world's resources.

Only in this way is there hope and prospect for its realization.

Recommendations

Whereas, everyone should have access to adequate, basic personal, social, cultural and physical facilities and services at levels which are responsive to evolving individual and community needs, expectations and aspirations and;

Whereas, development and growth of communities in Canada have largely been created for the extraction of natural resources, and as a result, the necessary economic and political structures have

<p>been created to facilitate that extraction, and as those policies are not necessarily in the best interest of Canadians;</p> <p>Therefore, <i>we recommend:</i></p> <ul style="list-style-type: none"> ● that the Canadian government redirect its policies in order to give priority to human resource development; ● that Canadian people design and manage their communities including frontier and agricultural communities . . . to provide acceptable standards of living, culture and recreation; and ● that Canadians use their resources and land in a planned and appropriate way in the best interest of the world's people. <p><i>We recommend</i> that a “Canadian Population Policy” be established with the full participation of Canadians and NGOs, which will give special attention to immigration and to Canada’s disadvantaged in rural and urban areas and which will recognize our special responsibilities to the rest of the globe.</p> <p><i>It is recommended</i> that after consultations the government of Canada formulate and publicize a comprehensive Population Policy to include immigration, internal migration and natural population growth, and that it recognize that the birth rate in this country should be the result of free choice where each couple has the knowledge and means to decide freely and responsibly the number and spacing of their children as affirmed at the Human Rights Conference in Teheran in 1968.</p> <p>We believe that among the principles of human settlements policy should be 1) the equitable distribution of decision making powers for resources among settlements and people rather than a concentration among a few people, and 2) the careful use and sharing of vital resources within a collective stewardship rather than unlimited growth and expansion.</p> <p><i>We recommend</i> that:</p> <ul style="list-style-type: none"> ● a human settlement policy be based on conservation of natural resources and of the environment, to produce the highest quality of living for mankind; ● a human settlement policy must take into account the total environment; and ● the Canadian government promote the ethic of a conserver society, and in particular, actively develop the use of alternate and responsible renewable energy sources (i.e. solar energy, wind 	<p>energy) and decrease dependence on non-renewable energy resources.</p> <p><i>We recommend</i> that all levels of government, in a coordinated approach, enact legislation requiring the preparation of adequate “settlement impact statements” (that would include environmental impact statements based on a conservation ethic as well as social, cultural and psychological factors) prior to the undertaking of any significant action by themselves, or by private interests under their jurisdiction; that such legislation include public participation, including public hearings, prior to final decisions; and that financial assistance be provided under such legislation to persons or groups wishing to participate in the assessment process or wishing for class action in the courts.</p> <p><i>We recommend</i> that:</p> <ul style="list-style-type: none"> ● governments at all levels be encouraged to develop, articulate and widely publicize their policies and proposed policies concerning human settlement and the distribution of population; ● that efforts be made to ensure that the policies of the different levels of government are compatible; and ● that the mechanism by which governments at different levels discuss and debate these policies with each other, such as the tri-level system, be restructured, re-enforced and broadened at the political and officials’ levels. <p><i>We recommend</i> that the federal government develop a more comprehensive set of social indicators which could be used to assess the effects of all aspects of human settlements on the quality of life.</p> <p><i>We recommend</i> that national policy make possible more employment and better amenities in rural areas and smaller communities and thereby make possible a wider range of residence options for both metropolitan and rural residents.</p> <p><i>We recommend</i> that Canada have a comprehensive policy on rural development which will assure a livelihood to and fulfilment for rural residents, rational use of rural resources and preservation of the distinctive way of life in return for rural peoples’ providing recreation space, food supply and management, the rural environment for the general good, including future spatial expansion of cities.</p>
<p>Part IIA Sec. 3.2</p>	<p>Part IIA Sec. 2.4</p>
<p>Part IIA Sec. 5.1 Para. 3; Sec. 5.2 Para. 4; Sec. 6; and Part III p. 45</p>	<p>Part IIA Sec. 6; and Part III See Growth Manage- ment</p>

We recommend that regional development policy in Canada favor and encourage a more even distribution of people and settlements and a more equal access to employment, income, services and opportunities for self-realization.

Considering that it is a basic right of all Canadians to have the means through adequate employment opportunities or income distribution to:

physical well being

that is, adequate shelter, nutrition, health services (dental, medical), recreation (facilities, parkland), clean air and water

intellectual development

educational opportunities

philosophical insights

cultural activities and opportunities for dialogue.

We recommend a comprehensive social security policy be developed and implemented to ensure that these basic human rights are met.

Part IIA
Sec. 5.3
para. 1,
2 & 3,
and Part III
p. 46,
para. 3

We recommend that steps be taken to ensure that our communities provide support services (e.g., day care) so that women can share fully in all aspects of life and that measures be taken to ensure that the design of our communities be such to eliminate sterile, alienative, and unsafe environments.

Since governments and NGOs agree that citizen participation is essential and should be encouraged, **we recommend**:

- that plans for development or redevelopment of any area be open to public scrutiny before policy decisions are taken;
- that citizens have access to policy and decision makers. To do this, the identity of these people must be known;
- that present and potential residents and users be recognized as an essential part of the planning process; and
- that major undertakings, whether public or private, require the preparation of comprehensive social, economic and environmental assessments to be submitted well in advance to the public for scrutiny and recommendations to the appropriate authorities for approval prior to the initiation of specific design activity.

1.2 Institutions, Management and Financing

Money, Power and Human Settlements

We recommend that the Minister of State for Urban Affairs be requested to

give leadership to a committee of government and NGO persons who would undertake a study which would analyze and make available to the NGOs and to the public, information, in an easily understandable form, concerning both the location of power and the ownership and control of money that shapes human settlements, in addition to the method by which decisions are finally made on such areas as:

- development of new energy projects
- determining the location of industry
- housing
- land use
- shaping the food industry
- planning and development of cities

to be available for discussion at the Habitat Forum.

NGO Network

We recommend that individual provincial delegations consider various means which would foster NGO communication at the provincial level. This might include exchange of personnel, newsletters, task forces on common interests, occasional meetings, or the use of a common amateur who would be the link between such groups.

We further recommend that there be a session at Habitat Forum for a provincial and a national meeting and that the possibility and utility of another NGO Conference for next fall following HABITAT be examined by the Canadian NGO Participation Group.

Multi-Governmental Relations

Effective action on human settlement issues is seriously impeded by the lack of shared perception of problems and by the lack of "fit" between problems, government jurisdictions, and tax revenues.

Part IIA
Sec. 3.4
and Part III
p. 45
para. 3
col. 2

- We recommend** that:
- Provinces review municipal acts to increase local powers;
 - Municipalities benefit more fully from revenue sharing with federal and provincial government;
 - All levels of government commit themselves to devising more effective temporary organization (cross-functional and intergovernmental) focussed on understanding and developing policies/strategies and delivering programs;
 - A major design criterion be that

- structures/processes be comprehensible and accessible to the public; and
- That NGOs involve all relevant levels of government when approaching problems in order to provide leadership for effective cooperation.

1.3 Housing, Infrastructures and Services

THESIS: A desirable social goal is the establishing of good communities. In this quest, the criteria for good communities must be identified, the problems which stand in the way of the goal must be dealt with, and action must be taken.

Criterion: A good community must be a “conserver society,” one which recognizes the need to develop and implement environmentally appropriate technologies and lifestyles. In recognition of the fact that growth within limits is creating resource and social problems, **we recommend** that:

- the government's policy on energy conservation be strengthened;
- a national transportation policy be developed with a view to developing more efficient and more energy-efficient transportation of people and goods;
- the federal government adopt a policy promoting the conserver society and the environmentally-appropriate urban habitat, as necessary for the long-term viability of settlements in Canada;
- a policy be developed for creating and implementing use of renewable energy sources, such as solar heat, wind generators, heat pumps and biomass;
- coastal zone management policies be implemented to resolve the conflicts in coastal communities, ports, leisure uses, wildlife habitat and marine estuaries;
- housing codes and CMHC policies be changed to promote new designs and technologies for dwellings which are less wasteful of space, conserve energy and consume fewer resources in their construction and maintenance;
- a policy be developed for provision of urban green-space and recreation areas for increased physical and mental well-being; and
- all levels of government promote the development and implementation of environmentally appropriate technologies for provision of municipal services, such as clean water sewage

Part IIA
Sec. 3.6
and 3.7

treatment, waste management and recycling.

Criterion: A good community shapes its social services to meet tomorrow's needs. It recognizes the needs of its citizens for privacy; it recognizes that its citizens have particular needs as a consequence of their age, health, socio-economic status — and that these people, in their variety, need each other.

Recommendation: That Canada's National Report on Human Settlements be shaped around the following needs of people:

- Everyone should have the opportunity for some kind of privacy within their shelter;
- Recognition that in terms of a healthy community it is necessary to have a good mix of people — age, culture, socio-economic, etc. Housing development should emphasize planning for people and opportunities for public participation;
- There should be a ready availability of social services, especially for those in the low income group, single parents and the elderly; and
- There should be provision for life-long education, both formal and informal, which will meet the needs of modern society, including the adjustment of minority groups into the community.

Criterion: A good community creates within its neighbourhood opportunities for leisure time activities that contribute to personal growth. Future communities must provide for shared leisure space and facilities, accessible to all.

Part IIA
Sec. 2.3

Recommendations:

- An increased percentage of land in residential areas must be publicly owned and used for recreational purposes; such areas must be so located as to be readily accessible to all the residents of the neighbourhood; and
- There must be both long and short range planning by local and regional communities for the creation and preservation of open areas and for community utilization of existing facilities for leisure time activities.

Criterion: A good community, in response to the trends toward a more complex and highly organized society, will decentralize its decision-making processes so that individual citizens within community groups can participate in the making of decisions. Key to this involvement and to the well-being of the

community is the need for efficient systems of transportation and communication.

Recommendations:

- **Transportation:** that a total concept transportation policy be implemented which would provide long-range planning policies of sufficient flexibility (1) to allow cities to plan rail relocation in response to the needs of their citizens and to enable future city growth; (2) to allow provinces and large urban centres to construct airports in accordance with plans to minimize pollution and traffic congestion; (3) to provide federal incentives to assist cities in traffic control, mass transit systems and the conversion of rail-yards to residential uses; and
- **Communication:** that competitive services be encouraged in the communications media as an incentive to improve quality and that government and communities work for a free flow of information between elected officials and citizens.

Criterion: A good community houses its people comfortably and economically through the optimum use of its resources. It seeks to find, in cooperation with government, industry and the public, the means to minimize the costs of newly constructed and rehabilitated housing by the application of the fruits of new economic, technical and administrative research.

Recommendations:

- In urban areas, or where land has become scarce and therefore unduly expensive (particularly for the emerging new generation), land should be considered as a resource rather than a commodity. Further, because of the cost of single family housing, it is probably incorrect now to regard home ownership as everyone's right — it is, however, everyone's right to comfortable, affordable shelter. Therefore, it becomes essential that utilization of available land be done in such a way that the land portion of the cost of housing be minimized;
- With respect to the construction aspect of housing, it is important to note that private industry has the capacity to perform efficiently and should not therefore be discouraged from performing this function;
- Recognizing the right of Canadian residents to decent shelter at afford-

able cost we recommend the establishment of a national housing policy which would reflect the needs of society in this time of rapid urbanization.

The Right to Housing: Resolved that all Canadians be guaranteed a right to adequate, affordable housing.

This is acknowledged government policy at present but the effort to reach this objective is inadequate.

Since housing is a right is should be treated as a social utility and not as a market commodity.

Our systems of tenure must be revised in such a way that all are guaranteed security.

We direct that the Canadian National Committee alter its Report to carry this message to government.

Priorities: **Resolved** that governments intervene to assure Canadians that limited housing resources (land, material and finances) are used to satisfy those needs of highest social priority first.

This includes housing for families with children, the elderly and the socially and physically handicapped, especially those of low and moderate income.

Such intervention could take the form of direct action, the provision of inducements to non-government producers and regulation.

Infra-structure: **Resolved** that governments make full use of existing infrastructure facilities, but that beyond this, major development take place in exploiting existing and new technologies, including recycling, energy conservation and communications, transport and so forth.

Transport: **Resolved** that investment in new roads and the resultant disruption of neighbourhoods be reduced by providing alternative transport systems which would discourage the reliance on the private auto within urban areas. Policies encouraging other non-motorized and pedestrian movement must be implemented.

Neighbourhood Conservation: Governments should give greater encouragement to programs relating to the rehabilitation of neighbourhoods with significant decision-making power by members of those communities and security of tenure for these members.

There is a grave need to facilitate communication education in this process with the objective of removing prejudices, in order to create new housing

supply and rehabilitate existing houses.

Part IIA
Sec. 3.1
Para. 5

All developable spaces in existing communities need to be used for residences or amenities, including recreation as a means of fulfilling housing needs at minimum social costs. It is recognized that no-growth policies of many municipalities must be changed.

Fully integrated and adequately funded social and health services are a necessary part of both new and existing communities. Local entry points for co-ordinating such services are required.

Part IIA
Sec. 1
Para. 2;
and Part III

Standards: Many standards imposed in order to receive federal funding of housing projects are rigid and many are conceived mainly to assure the federal government that it will have a saleable asset should the borrower default on loan obligations.

Resolved that there are certainly minimum standards with respect to physical security, but that many standards relating to density and internal space and configurations of spaces in houses could be varied, especially those under municipal control. Regional variations are required. Governments and agencies must be receptive to and encourage projects that incorporate innovations.

Also **resolved** that standards for obtaining loans and grants to rehabilitate existing housing need to recognize the culture and historic period in which the building was first produced. Where necessary, municipal and provincial governments should modify their requirements as well. It must be recognized that this housing once provided adequate shelter and that it can do so again.

Delivery System: **Resolved** that the federal and provincial governments seek to create and implement adequate programs for both producing new housing and rehabilitating existing housing, as well as living environments.

The growth of a large housing development industry seems to have created as many problems as it has resolved.

Further assistance for housing co-operatives, non-profit companies and other third sector programs should be provided, including better implementation of existing programs, as well as assistance to create a co-operative construction industry and to support self-help co-operatives.

Governments should encourage the use of the trade union movement, senior citizens and others in assisting these

objectives.

Financial Resources: **Resolved** that governments alter fiscal and monetary arrangements in such a way as to promote the maintenance of existing housing and reduce the carrying cost of new and rehabilitated housing.

Modification in taxation should provide an interest in good maintenance and prevent the destruction of existing housing through tax shelters.

Financial institutions should be required to set aside funds at a publicly specified interest rate. Any losses could be recovered on other financial transactions that have a lower social priority.

1.4 Land Use and Ownership

Part III
p.p. 42-43,
and
Part IIA
Sec. 2.4,
p.p. 10-11

The workshop dealt with the issues and concerns expressed by the Canadian National Committee in its draft Report. These concerns are:

- i There may be a consensus in Canada for public ownership of land.
- ii There is a unanimous desire on the part of Canadians for a national (federal) land use policy.
- iii There is a high degree of public unawareness about what provincial and municipal governments are actually doing in relation to land use.
- iv Governments should continue and extend land banking activities.
- v There is a resistance to long-term leasing of land.
- vi There is a conflict of opinion between the view that land is a *commodity* that may be bought, sold and generally used at will and land as a public utility (*a natural resource*) whose title is held by a society which permits private use on society's terms.

The following resolutions were considered:

ibid

Be it resolved that Canadians give consideration to changing the principle of both the public and private ownership of lands to a principle of public ownership of all lands in Canada.

ibid

Be it resolved to advocate public ownership of land for specific purposes only.

ibid

Be it resolved that land is a resource which is publicly and privately owned and traded under control.

Part IIA
Sec. 2.2
and 5.4

Be it resolved that satisfaction of the aboriginal rights and land claims of Metis and Non-status Indians, Status Indians and Inuit peoples of Canada be the

	number one priority for future human settlement policies for all levels of government in Canada.	
ibid	And further, be it resolved that aboriginal rights and title to the land be reaffirmed rather than extinguished as is the present policy of the federal government.	The workshop determined that the Federal/Provincial Task Force is now preparing this policy. This policy would apply to all lands in Canada and it would guide the public and private utilization of all lands.
ibid	And further, that native representatives be involved from the outset in political, economic and social planning at all levels so that their wishes and needs will be guaranteed in development projects involving their traditional and/or treaty lands.	Be it resolved that since land use applies to all the ways land can be used, that in the development of any firm national land use policy for Canada all the various sectors involved in using the land be requested to project and evaluate the land use requirements for their sector and that the land use policy be formulated on the basis of a comparative analysis of these projections and the analysis include a cost-benefit study and an environmental and social analysis.
ibid; and Part III p. 46	And that no further major industrial development projects (Mackenzie Valley, Athabasca Tar Sands, James Bay, Nelson River Diversion) be proceeded with until aboriginal rights and land claims are settled to the satisfaction of the native people and that land claims negotiations not be conducted under the threat of these massive development projects.	The workshop took the position that a national land use policy should be established now and that the testing of the policy and its evaluation be part of a continuing process involving all Canadians.
Part IIA Sec. 2.1 Part III p.p. 42-43	Be it resolved that the Canadian government exert its influence with member countries in the United Nations General Assembly to reaffirm the aboriginal rights and land claims of indigenous peoples before economic development forever destroys the possibility of the retention of traditional lands.	Be it resolved that the economic and social neglect of hinterlands, in favour of metropolitan centres, be taken seriously as the explanation of the migration of peoples to urban centres; and that new political, economic and social policies in favour of hinterland development be given priority among solutions to urban problems.
ibid	Be it resolved that there be a high priority on the preservation for agriculture of classes I, II and III lands and that these lands, suitable for agriculture but not needed at this time, be retained in reversible uses.	The workshop recommends that small communities in rural Canada be expanded to accommodate urban growth. This policy would relieve the pressures on metropolitan and large urban settlements.
ibid	The workshop discussed the existing land problems in Canada and determined what must be achieved. The use of prime agricultural land for agriculture is considered as the highest priority when determining competing claims on the utilization of land. This resolution expresses the desire of the workshop to ensure the continued production of adequate food for Canadians.	Be it resolved that the federal government in the planning and implementation of all future urban projects either independently or in cooperation with other bodies consider as priorities the following:
ibid	Be it resolved that agricultural land be designated forever as priority in food production.	<ul style="list-style-type: none"> ● Encouraging the development of both inter- and intra-city public transportation systems as opposed to extended highway development; ● When feasible, renovation and recycling of existing properties as opposed to demolition and rebuilding; ● The encouragement of the development of viable neighbourhoods; and ● The preservation of heritage properties.
Part IIA Sec. 2.3	The workshop specifies that this resolution deals with the matter of ensuring food production for Canadians.	Be it resolved that governments continue and expand land banking activities.
Part IIA Sec. 2.4	Be it resolved that those lands which provide for recreational activities be protected.	Be it resolved that there is a high degree of public unawareness of what

provincial and municipal governments are actually doing in relation to land use.

1.5 Public Participation

To deal with existing problems of human settlements **we recommend** that mechanisms be established, where they do not exist, to increase citizen control in decision-making processes with regard to their own settlements. For example by:

- Decision-making councils, which should be decentralized. They should reflect the identity for natural communities.
- There should be public hearings on all new community plans;
- There should be tenant-run housing;
- There should be citizens' rights to demand referenda on rezoning.

Whereas adequate and timely information is a key to participation of people in matters that affect their lives, **we recommend** that the appropriate levels of government in Canada enact "open information legislation" to provide citizens with ready and sure access to information available to governmental decision-makers at all levels.

We recommend that all levels of government enact "public disclosure legislation" requiring public officials to reveal their property and financial interests.

Whereas citizens should have legal recourse against decisions affecting their quality of life in a given community, **we recommend** that a "Bill of Environmental Rights" be enacted to provide a basis on which any citizen could take legal action against environmental offenders;

Individual citizens should be given the right to bring class actions on behalf of some or all citizens against parties, including all levels of government, whose activities violate the Bill of Environmental Rights and affect the quality of life of citizens.

We recommend that school courses should include curriculum elements to aid citizens to participate in dealing with their human settlement problems.

Whereas much of the information that citizens need to be masters of their own destiny is possessed by professional specialists, **we recommend** that public funds be available to citizen groups for the services of such specialists, one possible use of these funds being for NGO experiments in establishing neighbour-

hood "human settlements resource centres" one model for which would be the legal aid clinic, in this case including the collaboration of all professions related to human settlement problems (architects, planners, engineers, etc. . .).

The Public Participation Process to date

Part IIA
Sec. 9; and
Part III
p. 42

Part III
p. 42

The Group expresses appreciation of the intent of the Canadian Participation Program and welcomes the national initiatives that led to it. However, the Group also recognizes that this program has, in certain ways, fallen short of the expectations of many NGOs experienced in public participation. The workshop group therefore urges that the following steps be taken:

- The NGO Participation Group should undertake an evaluation of the public program and in so doing elicit responses from the NGOs, national and regional, present at this Conference.
- The NGO Participation Group should evolve guidelines for future participation programs.

Group 8 suggests that in so doing they incorporate the following **recommendations**:

- Funds and other resources should be made available to local areas through provincial networks;
- Information about meetings and sundry gatherings should be presented in a form suitable for the target group for whom it is intended;
- Every attempt should be made to eliminate barriers to attendance at public meetings (e.g. registration fees, awkward locations, invitation only basis for attendance);
- Field work should be done before any major gatherings to ensure that the event and its purpose are clearly identified, and its possible clientele well informed;
- Special attention should be paid to the briefing of press and recognition should be given to the fact that members of the press are also citizens; and
- Attention should be paid to the use of the media, particularly television community channels.

The Group recommends that public participation in human settlements issues across Canada be encouraged and supported as follows:

- The federal/provincial cost-sharing program for human settlements pro-

grams in the provinces should be continued until December 31, 1976, and this program should be designed to strengthen involvement of regional and local NGOs and the public;

- In cases where the provinces do *not* participate in this cost-sharing program, a mechanism should be established to provide federal funds directly to needy NGOs;
- A directory of program resources (films, slide-tapes, exhibitions, selected speakers, selected print materials, etc.) should be prepared, distributed and periodically updated; and
- A national network of NGOs concerned with human settlements issues should be established with representatives from all provinces and territories of Canada to replace the NGO Participation Group which is scheduled to be dissolved July 31, 1976.

Group 8 recommends the following:

- the draft day by day agenda for Habitat Forum be made available to NGOs as soon as possible; and
- the policies and procedures on registration, attendance and accommodation at Habitat Forum be formulated so as to encourage equitable participation (viz., of North America and Third World delegates, of well funded and poor groups, etc.) and that these be announced as soon as possible.

An essential requirement of citizen participation is information and ongoing consultation before final decisions are made. To demonstrate this, the federal government should make available to the public through Parliament and through other available NGO channels, the Canadian Habitat position papers and the working draft of instructions to the delegation. This should occur as early as possible *before* the Conference. Such action would allow the public to be prepared for Habitat and Habitat Forum and to make on-going input into the Canadian position.

To insure meaningful results from the Human Settlements Conference in Canada, this Group urges the following:

- That the NGO Participation Group make provision for a pre-conference planning meeting of NGOs who will be at Habitat to develop strategies for the collection of information and ideas during Habitat for post-conference dissemination at regional and local levels;

- That provision be made for Habitat audio-visual presentations (both Canadian and international) to be distributed across Canada as soon after the Conference as possible;
- That the Canadian National Exhibit, or parts of its, should be accessible to people in all parts of Canada after Habitat; and
- That in the immediate post-Habitat period, provision be made for public forums to be held to make Canadians aware of the important issues raised at both Habitat conferences, and to discuss how future Canadian policy, national, provincial and local, should relate to these issues.

Monitoring of Official Statements

The Group urges that in the period January to May the NGO Participation Group monitor any government statements that may be issued in relation to official Canadian positions at Habitat, in the light of recommendations adopted by this Conference. Should the monitors feel that action is required, the NGOs should be alerted.

Part IIA
Sec. 4 and
Part III
p. 42

We recommend that governments subscribe to the principle that people should participate in decisions that affect their lives. This participation should begin early in the decision-making process, and it should be a consultative process which continues over time. One way in which these principles of participation should be implemented is by incorporating such a requirement in *ALL* government legislation at all levels of government.

1.6 International Program

The Principles to be Reflected in the Improved Mechanisms and Programs for International Cooperation

The general principles of international cooperation for the achievement of a just economic and social order are expressed in Articles 55 and 56 of the U.N. Charter. Although the constituency of the United Nations membership has changed in 30 years, the principles remain valid.

Today they are expressed in more specific and insistant demands for a New International Economic Order by the nations of the Third World. The problems to be faced by the U.N. Conference

on Human Settlements should be seen within the context of the fundamental changes called for in the progressive realization of this New International Economic Order. The Canadian government has already indicated its general support of the New International Economic Order; and its approach to Habitat should embody the basic principles which the New Order will incorporate.

More specific principles are required if we are to lend more meaning to international cooperation whether in the field of human settlements or in other fields. These principles are aimed primarily at resolving fundamental problems affecting international cooperation — problems arising from self-induced values being imposed on others, the imbalance of power in international organizations, our misperceptions of the problems, and our lack of realism in organizing international programs of co-operation.

The principles we recommend be reflected in new mechanisms for international cooperation are:

- (a) Our approach to human settlement problems must be holistic — we must see them in the broader context of national economic and social development. The approach must also be from the vantage point of community needs and not only from that of national development.
- (b) If we are to avoid our culturally conditioned assumptions and values being imposed on others in international cooperation programs, we must:
 - encourage a greater degree of self-reliance in terms of use of local personnel, training of personnel in their home countries, and use of local materials;
 - have a greater respect for others' sense of community; and
 - recognize that others do not necessarily accept our materialistic interpretation of quality of life.
- (c) The concept of sharing must extend to:
 - our recognizing that the more developed countries (MDC's) have much to learn from the less developed countries (LDC's) since we experience

- many of the same problems;
- a sharing of ideas, experiences and resources not based on materialistic gain by one 'partner in development';
- our recognizing that multipliers can be gained from organizing multi-country programs of co-operation that may involve both MDC's and LDC's — given the commonality of certain human settlement problems;
- a preparedness to be more realistic about what sharing may be demanding of some partners (those we have called the 'donors' to date); and
- a sharing in decision-making power in the international organizations.

Specific Concerns for a Program of International Cooperation in the Human Settlements Field

While the other discussion groups may have been identifying priorities in the many problem areas relating to human settlements in Canada, the International Program group decided that it would run counter to the principles we wish to see reflected in future program of international cooperation, if we were to set priorities for those human settlements issues confronting other countries. However, ***we would recommend:***

- that more attention be given to problems of human settlements relative to other concerns of the international community; and
- that this attention reflect an holistic approach to human settlement problems.

Some of the specific issues that we sense are given insufficient attention but which may lend themselves to international cooperation are:

- the development of programs reflecting the rural-urban continuum;
- the problems of rural-urban migration;
- the transfer of technology of an appropriate nature;
- the relations of man to his community and to his environment;
- the management of resources;
- housing;
- urban planning and development;
- rural community development; and
- land use.

The Improved Machinery for International Cooperation

General **recommendations** directed to multi-lateral and bilateral agencies:

- Continuing change in values and perceptions of issues calls for a machinery that is adaptable to this change. We recognize the difficulty of avoiding an institutionalization of values but would urge the Canadian government to ensure that the principles identified be reflected in changes in machinery. This machinery will, however, only be as good as the people who run it. Without in any way identifying individuals, we urge that every effort be made to ensure that enlightened individuals head up these agencies.
- More attention should be given to honest, on-site evaluations of aid programs. We understand that this is being considered by CIDA, and would urge it and other multilateral agencies to adopt such measures.

Recommendations directed to CIDA and other bilateral agencies:

- Canada's "Strategy for International Development Cooperation 1975-1980" should be revised to stress support for a program on human settlements. This may or may not have implications for CIDA's structure.
- Greater recognition should be given to the ability of NGOs to operate programs in LDC's that, through the involvement of members of the community, better reflect the real needs of that community. This calls for a major shift in CIDA's resources to the NGO program. Also an on-going liaison between CIDA and NGOs in working out a more effective partnership is giving effect to Canada's international development strategy. The extent of this shift should be reflective of the absorption capacity of the NGOs for funds.
- CIDA, with the support of other federal and provincial agencies as necessary, should expand its public participation program to increase public awareness of issues relating to international cooperation, with a view to increasing public support for, and political commitment to, international cooperation.

Recommendations DIRECTED TO THE U.N.

The group considered the final draft of the U.N. document "Alternative Institu-

tional Arrangements to Ensure More Effective International Cooperation in the Field of Human Settlements" (A/CONF. 70/PC/23 Dec. 3/75) to go before the U.N. Habitat Preparatory Committee in January 1976. Without making a decision as to which of the three alternatives proposed (or any other option) might be most suitable as a mechanism for continuing the work of Habitat, **we recommend** that:

- the focus on human settlements issues, lent by Habitat, should continue within the U.N. family;
- any continuing effort should not call for an additional institution but rather one which embodies the activities of one or more of the existing U.N. institutions already working in the field;
- the institution selected should ensure that human settlements are approached in their broadest perspective; and
- the institution should be designed to encourage the active participation of NGOs in cooperating in its programs.

Recommendations DIRECTED TO NGOs:

In recognition of the significance of public awareness and political support, if any major change is to take place along the lines called for by this group, then NGOs in Canada and elsewhere should undertake public education and training programs that will reflect the principles called for here and bring about the required change in attitudes leading to that political support.

The Organization of the Conference

Recommendations to the Canadian government and to NGOs regarding people of repressed socio-economic background as representatives are:

- Every effort must be made to maximize the number of these people as direct representatives of repressed socio-economic backgrounds who have evolved solutions to their own problems. They must be allowed to express themselves in their own way at Habitat;
- Funds should be made available through federal funding such as CIDA to ensure that each country is represented in this way, with an absolute minimum of 100 persons, assuming that approximately 3000 persons will be attending the Forum;

- A similar principle should be applied in attempting to ensure that the relatively disadvantaged within Canada also have every opportunity to attend the Forum through funding from federal departments (such as MSUA and CMHC) and provincial programs; and
- The Canadian NGOs should organize public education programs across Canada immediately before and after the Conference which will take advantage of the presence in Canada of these persons from LDC's and that CCIC be called upon to coordinate this in cooperation with the Canadian NGO Participation Group.

Motion From the Floor

In order to facilitate the implementa-

tion of specific policies relating to the recommendations of this Conference *I would move* that:

- Each NGO take at least one and maybe two of these recommendations and endeavor to encourage implementation of same through members of provincial and federal parliaments;
- That they communicate these efforts to the MSUA (Canadian Participation Secretariat) and appropriate provincial departments involved with human settlements, in order to compile and monitor these efforts; and
- That MSUA report back to all delegations in one year's time (December 1976) what has been accomplished by the federal/provincial government and the NGOs on each and everyone of these recommendations.

CNC Review and Recommendations on Major Issues Raised by Canadians

The Committee felt its role in Part II of this Report should be to reflect, as accurately as possible, the perceptions of individual citizens and NGOs on human settlement issues. In this Part, we feel it is our responsibility to assess the more pertinent of the concerns expressed. The Committee believes it must do this in order to discharge the function described in Part I:

"In accordance with the above Terms of Reference, the Committee members shall... prepare for the Minister's attention specific recommendations that reflect the views of non-governmental organizations and of various sectors of Canadian society."

However, prior to attempting this assessment, we consider that we would be remiss in our responsibilities if we did not draw attention to certain human settlement issues that were not sufficiently discussed either by citizens or by NGOs. While there are many areas of human settlements within which solutions must be found, citizens and NGOs did not see fit to raise these. In the ensuing discussion, we merely make reference to these areas and do not enter into a discussion of why views were not forthcoming. Although members of the Committee may have perceptions as to the reasons for the lack of discussion, we know that we do not have empirical evidence and hence are unwilling to make any categorical statements.

One can seldom pick up an edition of the popular press without noting a statistic that there has been an increase in a certain type of crime; we are being conditioned by the media that a degree of lawlessness is permeating Canadian society. Practically any citizen, if stopped on the streets and queried, could make reference to specific acts of either vandalism or disorder in his or her community. Yet, with the possible exception of the brief presented by the Law and Security class at Con-

federation College in Thunder Bay, we had no expression of concern on matters of crime and public safety; the security of one's person or the security of one's property.

Likewise the Committee was surprised by the very limited in-depth discussion of housing during most public meetings. Again, one can hardly escape an awareness of the (alleged) housing crisis as reported by the media — cost of housing, lack of housing starts, mortgage rates. These are some of the housing issues on which the Committee expected significant public comment and yet on which we heard very little. While we will be making an assessment and recommendations in relation to housing, we do feel it necessary to point out that there was this lack of expression of opinion by citizens.

In a similar fashion, the Committee must indicate its disappointment at not hearing more from social action groups. We did not receive submissions from enough social action groups, groups with a social conscience, on many human settlement issues such as health, education, poverty, the administration of justice, etc. While we heard of the problems of native people in the North and of native land claims, where was the discussion by these groups on the human settlement problems faced by native people in the southern urban environment? Is the Committee to conclude that the "swinging sixties," a time when much concern was expressed on social issues, has been replaced by the "slumping seventies," when groups are not as interested in this process?

For that matter, where were the "futurologists"? Where were the citizens and NGOs who are prepared to talk of such things as the family and leisure? While the CNC heard much of the family farm, little was said about the future of the family as a fundamental unit of our society. We are told constantly that we must adjust our life styles to new blocks of "free time" yet few groups were forth-

coming to discuss the implications for human settlements of leisure, of a need for recreational policies, of the growing proportion of women in the labour force; these are just a few present and future concerns.

Finally, another area of human settlements that we feel was not discussed adequately was the international aspects of human settlements.

While we recognize, for example, that it is the responsibility of the Canadian government to assist developing countries in areas related to human settlements, can we not postulate a similar role and responsibility for non-governmental organizations and some sectors of private enterprise? Yet, we did not hear enough discussion of the pros and cons of this, nor of the potential scale of this involvement. Likewise, in our public meetings, we heard little comment of contributions that could be made by Canadian educational institutions to the training of foreign students in the disciplines that may be relevant to human settlement development or administration.

This implied criticism of citizens and groups for their seeming reluctance to participate must, however, be tempered by viewing the public participation process from their perspective. While the Committee has analyzed the question of public participation in Part I, we feel that it is necessary to reiterate and reinforce the conclusions at this point.

Public Participation

To many, the heady wine of public participation of the sixties has become the flat beer of the seventies. In the sixties, one could argue, public participation was an "in thing" but in the seventies moods have changed; people are now weary, frustrated and skeptical about participation. The belief of many citizens is that they have only very limited means of affecting government decisions.

If this is the case then governments should forget the conventional type of participation that is limited to such activities as public meetings, because this spells tokenism. In the seventies, citizens feel that, on the one hand, government is trying too hard to get people involved in public meetings but, on the other hand, government is not really doing anything about what people say. In many Canadian communities, one got the feeling that citizens felt the CNC to be a travelling circus, making a one night stand. To state this argument in a slightly different fashion, citizens were asking, "How is my appearance before the CNC going to influence the Canadian Government's position on human settlements?" No amount of discussion on the part of the Committee would convince some citizens and groups that the Government did not already have a final position on human settlements, or that their participation would help to develop one.

There exists two distinct categories of non-gov-

ernmental organizations in Canada: the large national pressure groups, which generally possess skill, expertise and resources, and the citizens or local groups in individual Canadian communities, whose resources may amount literally to the kitchen table at which a brief may be written in somebody's home. The CNC concludes that this type of public meeting that we convened mainly attracts groups in the first category. Ironically, it is precisely these groups that already possess avenues of influence and means of communication into the policy process. Attention has to be addressed to the issue of how to involve the second category, the citizen or local groups. Furthermore, how does one activate the unorganized and involve the present unreachables in the participation mechanism?

We would like to make several recommendations as to how this might be done. In the first place, a public participation program should attempt to meet citizen groups on their own territory; few things are more conducive to an issue-oriented discussion than being in one's own neighbourhood. Rather than holding public meetings in a central location in large metropolitan areas they should be "decentralized." For example, instead of the CNC holding three sessions in St. Lawrence Hall in Toronto, we should have held the sessions in three or four different locations of the city. This might have attracted more local groups to the meeting. Alternatively, perhaps more public meetings should be held in the smaller centres of the country on the theory that the interests of the urban area are articulated directly to the policy process by the large NGOs.

A second consideration is that some terminology used may be beyond the immediate grasp of the citizens or the local groups. The term "human settlements" is a case in point, for it literally involves everything from "Plato to NATO." The approach used by the CNC was to encourage discussion of all matters of concern and through this process major issues evolved. Perhaps our approach should have been, "Here are what we consider to be the five most pressing human settlement issues facing Canadians. Let's discuss them. However, if you feel these are not the most important concerns, tell us what you think they are and then let's discuss them."

To repeat what we said in Part I, a general conclusion must be that new, innovative and imaginative approaches to public participation programs have to be devised if these exercises are to achieve their full potential. People want to be involved — the means must be found to satisfy this demand.

Land

Based on the number of submissions it would appear that Canadians are extremely concerned with what can broadly be termed the "land question."

A cursory analysis of the briefs would lead one

to believe that there is a consensus in Canada for public ownership of at least all undeveloped land, if not, of all land. Yet is this really the case or is it rather that we heard very little from those who espouse private ownership or some mix of public and private ownership? Similarly one could argue, again from the submissions received, that there is a unanimous desire on the part of Canadians for a national (federal) land use policy that would, among other things, include the designation in perpetuity of certain lands as agricultural. However, upon probing, most of the intervenors had not come to grips with the constitutional difficulties that we would encounter in developing a national land use policy. Likewise there seemed to exist a high degree of unawareness on the part of most of the groups at the public meetings about what provincial and municipal governments are actually doing in relation to land use. Having said this, the CNC is prepared to make certain recommendations, based upon the submissions of Canadians as well as its own analysis.

We advocate that land presently zoned as agricultural be continued in that classification wherever possible. The implications of rezoning of agricultural land for other purposes should be taken much more seriously by governments concerned. Such a public policy will impose hardship upon those farmers whose land borders upon an urban area. Indeed, it was pointed out during the public meetings that the sale of the family farm for speculative purposes is very often the only "pension plan" that the farmer might have. This is true and the society that expresses a concern about disappearing agricultural land has to address itself as well to the question of a just compensation for the farmer.

We recommend that the governments continue and extend land banking activities and that the municipalities and provinces make constructive use of land leases in conjunction with the land banking policies. A properly administered land banking program will control escalating land prices. We consider this last statement to be of some importance, as after a decision is made to implement a land banking program, policies of administration and development must be carefully considered. It has been estimated that in every major Canadian city, with the exception of Montreal, most urban fringe land is controlled by a handful of private speculators. It may be that government intervention is necessary in order to create a "de-speculator." This may possibly be achieved by other regulatory action or taxation measures.

We recommend further, perhaps as a condition to getting federal funding for land banking, that the provinces and municipalities give serious consideration to the management tool of the long-term lease. This had been used extensively in a number of Canadian communities in the past but it fell into

relative disuse due to changing attitudes on private ownership. It is the contention of the Committee that, after federal funds had been expended on land acquisition, the then publicly owned land could be leased on a long-term basis. For example, if a city opted for 99-year leases it would be granting to the tenant a sufficiently long term for most projects but at the same time the city would retain title, with the eventual right to direct or re-direct use of the leased land. Initially, there may be considerable resistance to a policy of leased land, with citizen or developer concern that "when my lease is up, the city will take the land away from me and lease it to somebody else." This is a very real concern, but is it any graver than that of the citizen or developer who had been holding a piece of property and finds it expropriated?

The overriding recommendation that we must make in relation to land and land use is that governments must be prepared to become protagonists in a debate that is already taking place. This discussion is between those who view land as a commodity, a commodity that may be bought, sold and generally used at will, and those who view land as a utility, a public utility whose title is held by a society which permits private use on society's terms. We feel it is imperative that leadership should come from governments.

Housing

In view of the magnitude of the housing problem, and the relatively limited comment to us about it, it is extremely difficult for this Committee to make policy recommendations.

One very important human settlement recommendation is that governments rethink the objectives served by building codes, zoning regulations, and development requirements. In our experience, citizens consider these to be often inflexible and over-sophisticated; they may sometimes seem to bar their access to housing, and also inhibit new concepts and possible reductions in the cost of housing. Without limiting the generality of this statement, we draw attention to a number of situations.

First, there exist many older homes in Canada that would never be built today because their design and standards would not meet CMHC or municipal requirements. Ironically, these buildings have been serving Canadians adequately for decades and may outlast "modern" homes that do meet seemingly artificial and arbitrary standards. Ironically, too, the over-sophisticated development standards may be counter-productive. This may become particularly true in relation to pollution standards. The situation was presented to us in Vancouver of the man who was told that he could no longer process his sewage through two septic tanks and a tile system but rather was forced to

connect with a municipal system which was pumping untreated sewage into a public waterway. To be very blunt about it, the Committee heard "horror stories" about zoning, regulation, and codes from Inuvik, at one end of the country, through to St. John's, on the other end.

We ascribe some of the problems of zoning, regulations, and building codes to the attitudes and bias of Canadians. It would be very difficult, for example, to convince citizens of the benefits of mixed zoning as they have been conditioned to believe that housing should be grouped into developments, industry into parks, business into a central business district, etc. Canadians would react strongly against a suggestion that they should buy houses in areas zoned for mixed purposes such as commercial, multi-use, and a variety of residential uses.

We have been made aware of planned unit development and cluster housing that would protect citizen's interests, and at the same time allow for better planning and use of space. We recommend strongly that governments give serious consideration to higher density housing. This type of housing does not necessarily have to be high-rise, but this distinction is unrecognized in most zoning by-laws. In the opinion of the Committee, the days are numbered in which the detached single family dwelling on a 60-foot lot in a suburban subdivision represents the Canadian reality in large urban centres.

The Canadian NGO Conference on Human Settlements strongly recommended that our report bring to the attention of government the following resolution:

Resolved that all Canadians be guaranteed a right to adequate, affordable housing.

This is acknowledged government policy at present but the effort to reach this objective is inadequate.

Since housing is a right it should be treated as a social utility and not as a market commodity.

Our systems of tenure must be revised in such a way that all are guaranteed security.

We commend the decisions of government, after public protest in virtually all parts of the country, to abandon the bulldozer approach to urban renewal. We note with dismay, from our meetings, that the private sector apparently continues to engage in this activity. This not only removes needed housing stock (although perhaps in need of renovation), but can also change the whole character of a neighbourhood, causing dislocation for the citizens who remain. If modern expropriation law in some jurisdictions contains an underlying premise of "a house for a house" then we wonder why this principle is not applied to the housing industry? Should not a private developer, who purchases a number of housing units with the intent of ultimate destruction, be expected, as a condition

attached to the granting of rezoning approval, to act in the same "a house for a house" fashion? This could cause the private developer to think of possible innovative rehabilitation rather than demolition. The first consideration of redevelopment in downtown core areas should be for the people who presently live there. A "gentrification" of these areas is taking place in some cities at the expense of those displaced by development. The process implies that only upper income groups can afford to buy in downtown areas. Older houses in the urban core are being bought by those who can afford the costly process of restoration, forcing lower income people into even more sub-standard housing.

We recommend that the next major phase of housing legislation be directed towards restoration and improvement of existing housing in older neighbourhoods.

In a number of Canadian communities, the feeling was expressed by former and present tenants of public housing that they have the same desires for home ownership as the more affluent members of society. Accordingly, they suggested that a portion of the rent that they pay should go to acquiring an equity in their public housing unit: in essence that they could acquire ownership over the years. The Committee is cognizant of considerable economic, social and legal obstacles, but feels the proposal has considerable merit. We recommend that a study be made of the feasibility of the capitalization of rent towards mortgage and ultimate private ownership of public housing by the present tenants. What we envisage is an action similar in principle to the transfers of public war time housing after World War II to the then tenants. We caution, however, that it is by no means a recommendation that governments get out of rental public housing and we remind governments that they will continue to have a responsibility to finance additional public housing of all kinds.

The Committee was struck by the absence of presentations from low income housing groups in major urban centres. One would have thought that they would use the public meetings as a method of expressing their views on housing. At least one member of the CNC attempted to ascertain the reasons for this seeming reluctance and was informed that these groups considered their appearance would be a waste of time.

Yet, one can argue, government has made significant changes in housing policy. Federal policy from the late 1940's to the mid 1960's was directed primarily to suburban Canada and to owner-occupiers, primarily in single family and duplex dwellings. During the past ten years, there has been a shift of emphasis towards meeting the special needs of economically-disadvantaged elements of Canadian society: low income groups, senior citizens, students, etc. Ottawa, however,

has not made clear to these groups, particularly the low income groups, exactly what it is trying to achieve. This lack of explanation has led to confusion and to skepticism. We recommend strongly that the federal government, in consultation with low income groups, devise a policy statement on low income housing, setting out specific goals for the next five years, and the means to achieve them.

Growth Management

The discussion before the Committee tended to focus on the issue of the maintenance of small towns and rural areas, which would be a very apt sub-title for this section of our Report. In this regard there seemed to be an underlying value choice on the part of intervenors that small towns and sparsely-populated rural areas should be preserved and maintained. This may be a nostalgic retention of the small town and the small town way of life. Committee members also had the feeling that intervenors were latching on to the concept of small towns because they had given up on the problems of our major urban centres.

The Committee shares the view that small towns and the rural life style must be a continuing and vital part of the Canadian scene. However, to reiterate a self-evident fact: cities are here to stay, and will continue to be a magnet for most Canadians. The main issue is not that of maintaining small towns and rural areas, important as this may be, but is that of how government and society can make cities more liveable and more lovable.

We feel that governments must find the courage to state that there are some small towns in Canada that are going to wither and die; there are also many small towns that are going to thrive and live. We recognize that we are asking governments to make some politically unpopular choices, but we feel that this is their responsibility. Government, through DREE and similar policies, may cause a small town to be viable; government may equally cause a small town to decline by permitting a rail line to be abandoned.

Such decisions, however, need to be taken deliberately, and not accidentally or even unknowingly. It was pointed out to the Committee that small communities and rural areas may be threatened because their inhabitants find it difficult to obtain financing, including mortgages. It has been suggested that CMHC sometimes refuses to give mortgages in small towns and rural areas in the belief that one should not take mortgages on dying towns. We recommend instead that there should be a positive policy encouraging assistance in financing to the inhabitants of small towns and rural Canada.

We must go on to note that small towns may be abrogating their own responsibilities in this "exist/disappear" debate. We suggest that there are many opportunities for local initiative in small

towns that are not exploited by local citizens. Rather, the citizens turn to somebody else — usually federal and provincial governments — to solve their problems. At the public meetings, illustrations of local initiative were provided by Biggar, Sask. and St. Paul, Alberta.

These were clear examples of the display of local initiative rather than of an expectation that somebody else would solve their problems (although government assistance was helpful).

The Committee recognizes that municipal finance based on the property tax is inadequate to deal with the municipalities' responsibilities in human settlements. The Committee notes with interest that 1 per cent of the provincial income tax in Manitoba is transferred to municipalities. We note that the whole question of municipal finance is at present under study, as a result of a decision by the Tri-Level Conference. We look forward to Dr. Deutsch's report.

The Committee was impressed with the wide variety of programs recommended by citizens for the improvement of their communities. However, most of them tended to be costly and few citizens seemed to consider the costs vis-à-vis society's ability to pay, nor did they suggest a re-arrangement of municipal finance priorities. The whole question of local government finance was not discussed before the Committee. Input from local government would have been most welcome.

A consideration of immigration as a tool of growth management is bound to provoke an emotional response, as the Committee found at its meetings. After serious consideration of the vastly divergent views that were presented, the Committee recommends strongly that the federal government, in consultation with the cities, provincial governments and industry, formulate an immigration policy that will be relevant for each region.

The Quality of Life in Canadian Human Settlements

Some of the ensuing thoughts will be repetition of previous analysis and recommendations. We do this deliberately to underline the fact that Canadians must re-think certain concepts and then make some critical choices.

First, Canadians must accept that, for better or worse, we are an urban nation. We must live with this. We must develop and adjust our human settlement policies to this need. While we will never forget that the small town life style is part of our cultural heritage, we anticipate that it will be enjoyed by a relatively limited number of Canadians. This calls for a clear recognition that cities are here to stay and that there are reasons other than economic that cause people to settle in cities.

The challenge then becomes in what ways can we make the cities more liveable? We use this phraseology because we feel that there may be a

widespread feeling in Canada that there is some single panacea for our present urban problems; the solution may lie in new towns, satellite cities or some other innovation. This seems to us to be an untested and unlikely assumption. The problems of urban areas now and in the future are much too complex for a single solution, or even for one main approach. In particular, we believe that existing small towns on or beyond the metropolitan fringe will have an important role to play. However, we recognize that Canadian experience in new towns and other growth management approaches is meagre, and we welcome the opportunity provided by the Habitat Conference to learn from experience elsewhere.

We reiterate our argument that governments must become protagonists in a debate between economic values and human values. We stated, for example, that government leadership is essential in the consideration of whether land in future should be a market commodity, that the owner may effect at will, or whether it should be a public utility that the occupier holds in trust for a particular use. We believe for example, that planning and zoning in Canadian communities have generally reflected economic values and have not always considered human values, especially in relation to urban core development. We challenge government to address this very broad issue.

The Committee is concerned about the problems particularly of minority or special groups in the community, especially in the larger cities. As noted earlier, we had hoped to hear more about the concerns of native people when they settle in major urban centres; particularly the problems faced in relation to jobs, accommodation, social amenities and education. In fact, we heard little or nothing about these problems, but we are convinced that they are serious ones. In contrast, and a little unexpectedly, we listened to several groups and individuals who believe that children are comparatively neglected in the design of Canadian cities and in contemporary Canadian society.

These issues were described in more detail in Part II; we accept the force of the arguments presented, and recommend them to the attention of governments. But there are several other such sections of our society that also need specific consideration in human settlements planning.

Although the Committee was urged to take a position on such issues as the James Bay and Mackenzie Valley Pipeline projects, we do not feel competent to comment on the implications for the quality of life of such large scale industrial projects. We merely suggest that it is essential that environmental and social studies are vital prerequisites for decision-making in regard to activities of this kind.

The Committee is also concerned about the preparedness of governments for the human settlements demands that they must face in the future. There seems to have been a tendency, in urban matters as in other areas, for governments to retrench in their commitments to research, development and innovation. This is unhealthy and the trend must be reversed. More specifically, one of the most fundamental methods of improving the quality of life is through constant experimentation, testing of new approaches, appraisal and analysis of new suggestions. Canadians from Newfoundland to British Columbia are concerned that new solutions must be found. This is the attitude of Canadians toward the cancelled Canadian Urban Demonstration Program and they want it re-introduced! From the professor in St. John's, Newfoundland with the humus toilet to the retired worker in Prince George, B.C. with a new idea for rammed earth construction, Canadians have innovative suggestions. What is needed is a vehicle through which the ideas can be expressed, refined, and, if valid, developed. Canadians and this Committee feel that the C.U.D.P. could have been this vehicle. We can state without reservation that many Canadian citizens felt that the C.U.D.P. was Habitat. We strongly recommend that the federal government reintroduce this or a similar program.

Postscript: December 1975

In Part I of this Report we mentioned the Conference of Non-Governmental Organizations that took place in Ottawa in December 1975. A draft of this Report (omitting, of course, this postscript and the Conference resolutions that constitute Part IIB) was made available to Conference participants, so that they would have the opportunity to read and comment on it before the Committee adopted it in final form.

In the light of the comments made about the draft during and after the Conference, the Canadian National Committee does not feel that major changes in it are necessary: the present form is essentially the same as that circulated in draft at the Conference. The Committee wishes, however, to make a number of additional comments in this postscript, and these, in large part, are based on the involvement of members of the Committee in the December Conference.

1. The first thing that we should say is that the Conference itself achieved a substantial measure of success. It was well-attended by representatives of national, regional and local NGOs from across Canada. The participants came with a good understanding of Habitat and of the main human settlement issues facing Canada now and in the future. The discussion in the workshops and in much of the plenary debate was constructive and often innovative. Although the Canadian National Committee co-sponsored the Conference with the Canadian NGO Participation Group for Habitat, the latter was primarily responsible for the organization of the Conference, and Mr. Grenville-Wood and his colleagues deserve congratulations for the effectiveness of the arrangements. The work of the Conference is summarized in the recommendations that constitute Part IIB of this Report; we believe that they merit the attention of Canadians and especially of their governments.

2. One of the clear messages that emerged at the December Conference is the desire of indi-

duals and groups to remain well-informed and closely concerned with Habitat preparations, and especially with Canada's own preparations to host and to participate in the Conference. This is a desire that is fully shared by the Committee itself. We recognize that a satisfactory start has been made, through the encouragement of our own activities; the provision of financial assistance to the NGO Participation Group and federal-provincial public participation programs; and in other ways. We hope that these activities will continue, and that as Habitat approaches, the federal government will take other steps to ensure that Canadians are made aware of Canada's objectives and expected role at the Conference. We believe, for example, that the official documentation for the Conference, to be distributed to governments by the UN in the spring, should be made easily accessible to NGOs and individuals as soon as it is received in Canada. We recognize that preparations must be made against increasingly inflexible deadlines as Habitat approaches, but we also believe that the widest public understanding and discussion of the issues in Canada is essential, both because of their central importance in our lives, and because the Conference itself was proposed by and is taking place in Canada.

What we believe is necessary in this respect goes well beyond the distribution of UN documentation. Although there is a wide variety of ways to maintain and expand this public understanding and debate, we would like to mention five in particular.

- a. As soon as possible after our Report has been received by the Minister of State for Urban Affairs, we would like an opportunity to discuss it with him. We are aware of his own commitment to the issues with which it deals, and we believe that such a meeting would be mutually beneficial.

We would also like to recommend that the

Report itself is published and distributed as widely as possible in Canada. We have made clear elsewhere in the Report that we recognize its limitations as a means of representing adequately the views of Canadians about human settlements matters. Nevertheless we believe this Report can act as a useful stimulus to further debate and to future action. As well as the federal departments and provincial governments that are already closely concerned with Habitat preparations, we would like to see it made available to the press and the broadcast media, to Members of Parliament and provincial legislatures, and we would like to see it distributed widely at the municipal government level. As a matter of courtesy, we believe that copies of the Report should be sent to all those who presented briefs to us, and to those NGO representatives who took part in the December 1975 Conference.

b. Soon after such a meeting with us, we would like the Minister to make a formal statement which can become a point of departure for the final period of Habitat preparations in Canada. Such a statement might, for example, include a brief summary of the process and product of preparations up to the present, and it might contain an initial reaction to this Report and other pre-Conference documentation. It should, we believe, give as clear a statement as is possible at this stage of Canadian objectives at Habitat, and should indicate the main elements of the preparatory process that remain to be completed. One important element, for example, that has been insufficiently involved in Habitat preparations up to now is the municipal level of government.

In suggesting that such a public statement by the Minister would be timely and useful, we have very much in mind the informal discussions that members of this Committee have had in recent months with the Canadian Commissioner-General for Habitat, Mr. J. W. MacNeill, and his colleagues. We believe that other Canadians would benefit from a formal statement as we have benefited from these informal discussions.

c. One suggestion that was made at the December 1975 Conference of Non-Governmental Organizations seems particularly relevant in this context: that Canada's preparations for Habitat, and its general position at Vancouver, should be the subject of a debate in the House of Commons. We believe that a debate on Canada's role at Vancouver, presumably taking place shortly before Habitat, would be a desirable element in the preparatory process.

d. Although we recognize that the composition of the Canadian delegation to the Habitat

Conference is a complex question, and one in which Canada must conform to rules and conventions established by the UN as a whole, we believe that there is a very strong case for the inclusion of non-governmental representatives in the Canadian delegation. We believe it would strengthen the position of Canada at the Conference; it would provide further evidence of the government's commitment to the principle of public participation, and it would also enable NGOs and individuals to appreciate, even through very limited representation at the UN Conference, the opportunities and constraints that exist in international conferences of this kind.

During the Conference period, it is inevitable that there will be a strong and legitimate pressure on the Canadian delegation to communicate on a daily basis with the media, with NGOs and others about the progress of the Conference. The fact that the Conference sessions can be monitored, through closed circuit television, by a wider audience will increase rather than diminish this demand, and should at the same time help to make such informational meetings more productive. We recommend that the Canadian government give particular attention to maximizing the value of these sessions, and members of the Committee believe that they can play a useful part in the process at Vancouver.

e. Lastly, and most important, there is the question of what is to happen after Habitat. When Canada proposed, and other nations agreed, to hold an international conference on human settlements issues it was understood that such a conference could not resolve these issues. Habitat should be an opportunity for a new beginning, not an end in itself. At the present time we see little evidence of preparations in Canada to utilize Habitat in the years ahead, especially at the federal level. We recognize that the task of getting ready for such a major conference is the immediate priority, especially since it will take place in Canada. But Habitat is not the most important priority: continuing and strengthened activity in Canada to solve human settlements problems is the real objective. We recognize that many of the structures and processes created by Canada to prepare for Habitat must be terminated soon after Habitat takes place. But they must be replaced by other structures and other processes designed to utilize the lessons of Habitat, and the time for these to be developed is now. Otherwise there is a very strong risk, and even a probability, that much of the momentum and opportunity provided by the Habitat Conference will be lost. As one small example, we note that there are as yet

apparently no firm plans for a third national conference of non-governmental organizations to take place after Habitat. We believe such a conference would be of very great importance as the occasion when NGOs can be fully informed about the outcome of Habitat

and at which their own future work on human settlements matters can be planned and coordinated. We urge the Government to indicate as soon as possible that it is taking steps to gain the maximum benefit from Habitat in the years ahead.

Appendix 1

CANADIAN NGO PARTICIPATION GROUP

Members	Province	Non-governmental Organization	Members	Province	Non-governmental Organization
Mr. Geoffrey Grenville-Wood, Chairman	Ontario	United Nations Association in Canada	Mr. Richard Harmston	Ontario	Canadian Council for International Co-operation
Ms. Pat McAusland, Secretary-Treasurer	Saskatchewan	Community Planning Association of Canada	Mr. Roger John	Ontario	Native Council of Canada
Dr. Marjorie Bursa, Executive	Ontario	Canadian Federation of Agriculture	Mr. Ken Kelly	Ontario	Heritage Canada
Mr. Marvin Cohen, Executive	Montreal	Ordre des architectes du Québec	Mr. Bruce McLeod	Manitoba	Housing & Urban Development Association of Manitoba
Mr. Bernard Daly, Executive	Ontario	Canadian Association in Support of the Native Peoples	Ms. Elisapee Davidee	N.W.T.	Canadian Association of Neighbourhood Services
Mr. Mark Dorfman, Executive	Ontario	Canadian Institute of Planners	Mr. Jeff Patterson	Ontario	Canadian Council on Social Development
Rev. Wayne Smith, Executive	Ontario	Canadian Inter-Church Project on Population	Mrs. H. Symonds		ACSOH
Miss R. Andreychuck	Saskatchewan	National Council of YMCAs	Mme L. Strasbourg	Quebec	Regroupement des comités de citoyens de Hull
Rev. A. April	Ontario	Canadian Catholic Conf.	M. Emile J. Thérien		Canadian Home Manufacturers Association
Mrs. Blanche Bourgeois	New Brunswick	Canadian Home and School and Parent Teacher Fed.			
Ms. Jean Burgess	Nova Scotia	Metropolitan Alliance for Development			
M. Yvon Dupuis	Montreal	L'ordre des ingénieurs du Québec			
Mrs. Anne Dryden	Alberta	University of Alberta, Faculty of Law			
M. Gilles Frenette	Montreal	Confédération des syndicats nationaux, Département d'Education			

Appendix 2

LIST OF BRIEFS PRESENTED TO THE CNC BY INDIVIDUALS AND ORGANIZATIONS*

Code	Name	Address	Code	Name	Address
INUVIK, N.W.T. — Public Meeting, September 11, 1975					
I ORAL PRESENTATIONS					
A. Individuals					
1 Clarke, Mr. G. W.	Atlin, B.C.		7	Council of the Northwest Territories	Butters, Mr. T. Box 1069 Inuvik, N.W.T.
2 Dittrich, Rev. D.	Box 1576 Inuvik, N.W.T. XOE 0T0		8	Inuvik Town Council	Allan, Mrs. B. Inuvik, N.W.T.
3 Hull, Mr. J.	General Delivery Yellowknife, N.W.T.		9	Northwest Territories Housing Association	Thrasher, Mr. P. Aklavik, N.W.T.
4 Norris, Miss B.	c/o Samuel Hearne Secondary School Inuvik, N.W.T. XOE 0T0		10	Town of Inuvik	Robertson, His Worship J. H. Mayor of Inuvik Box 1760 Inuvik, N.W.T. XOE 0T0
5 Pluim, Mr. C.	c/o Samuel Hearne Secondary School Inuvik, N.W.T. XOE 0T0				
B. Organizations					
6 Committee for the Original People's Entitlement	Semmler, Mrs. A. Inuvik, N.W.T.		11	Hampton, Ms. J. M.	P.O. Box 112 Faro, Yukon Y0B 1K0

WHITEHORSE, YUKON — Public Meeting, September 30, 1975

I ORAL PRESENTATIONS

A. Individuals

*The numbering of the briefs corresponds to the reference numbers in the margin of Part II of this Report. References denote the brief(s) expressing the ideas in the text. Reference to more than four briefs expressing the same idea is indicated by****.

Code	Name	Address
12	Veillard, Mr. F.	102 - 28 Lewes Blvd. Whitehorse, Yukon Y1A 3J3
13	Warner, Mrs. I.	14 - 5 Klondike Road Whitehorse, Yukon Y1A 3L7
B. Organizations		
14	Central Mortgage & Housing Corporation	Hadden, Mr. J. C. (Manager) CMHC 280 Victoria St. Prince George, B.C.
15	City of Whitehorse	Lucier, Senator P. 37 Tutshi Whitehorse, Yukon
16	People's Land Committee	Kuiper, Mr. R. 307 Elliott Whitehorse, Yukon
17	Russells Logging	Armstrong, Mr. I. R. 17 - 2191 2nd Ave. Whitehorse, Yukon
18	Yukon Chamber of Mines	Ogilvy, Mr. C. Box 4427 Whitehorse, Yukon
19	Yukon Housing Corporation	Schneider, Mr. K. (Director) 21 Falaise Whitehorse, Yukon

PRINCE GEORGE, B.C. — Public Meeting, October 2, 1975

I ORAL PRESENTATIONS

A. Individuals

20	Bellos, Mr. W.	2560 McBride Crescent Prince George, B.C.
21	Fallis, Miss M.	143 McIntyre Crescent Prince George, B.C. V2M 4P4
22	Gibbins, Mrs. F.	869 Freeman Street Prince George, B.C.
23	Harris, Mr. J.	R.R. #7 Buckhorn Road Prince George, B.C. V2N 2J5
24	Parris, Mr. R.	1732 Gorse Street Prince George, B.C. V2L 1G6

B. Organizations

25	City of Prince George	Moffat, His Worship H. Mayor of Prince George Prince George, B.C.
26	College of New Caledonia (Geography Department)	Bisenberger, Mr. F. R. Ostergaard, Mr. P. College of New Caledonia Prince George, B.C.
27	Fraser-Fort George Regional District	Kennedy, Mr. W. D. 311 - 1717 3rd Ave. Prince George, B.C.

II BRIEFS SUBMITTED WITHOUT ORAL PRESENTATION

A. Individuals

28	Kennedy, Ms. Y. D.	2955 Westwood Drive Prince George, B.C.
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B. Organizations

29	A.R.A. Consultants Limited	Siddall, Mr. D. A.R.A. Consultants Limited Prince George, B.C.
30	Elder Citizens' Recreation Society for Prince George	Hadden, Mr. J. D. Manager, CMHC 280 Victoria St. Prince George, B.C.

Code	Name	Address
VANCOUVER, B.C. — Public Meeting, October 6, 1975		
I ORAL PRESENTATIONS		
A. Individuals		
31	Adolph, Mr. S. W.	748 Belair Drive Richmond, B.C. V7A 1B6
32	Armstrong, Ms. B.	3025 W. 37th Ave. Vancouver, B.C. V6N 2V2
33	Barber, Mr. J.	2224 W. 5th Ave. Vancouver, B.C.
34	Blue, Mr. D.	(no address given)
35	Land, Mr. J.	(no address given)
36	McAllister, Ms. I. L.	5600 Dalhousie Vancouver, B.C. V6T 1W4
37	McAllister, Mr. K.	4331 W. 10th Ave. Vancouver, B.C. V6R 2H6
38	Morris, Ms. A.	9375 Cameron St. Burnaby, B.C.
39	Symonds, Ms. H.	4384 W. 8th Ave. Vancouver, B.C. V6R 2A1
B. Organizations		
40	Association in Canada Serving Organizations for Human Settlements	Tanner, Mr. H.D.T. 506 - 1075 Melville St. Vancouver, B.C. V6E 2W4
41	British Columbia Environmental Council	Woolliams, Mr. J. 3523 W. 19th Ave. Vancouver, B.C. V6S 1C3
42	British Columbia Voice of Women	Stanton, Ms. F. 4737 W. 7th Ave. Vancouver, B.C. V6T 1C7
43	British Columbia Wildlife Federation	Shaw, Mr. L. A. 20416 - 92A Ave. Langley, B.C. V3A 4P8
44	Canadian Council of Children and Youth	Knight, Ms. J. 34 Scarfe Annex University of British Columbia Vancouver, B.C.
45	Centre of Christian Philosophy	Tosoff, Mr. T. 15819 Cliff Ave. White Rock, B.C.
46	City of Vancouver	Kennedy, Alderman W. City of Vancouver Vancouver, B.C.
47	Committee of Progressive Electors (C.O.P.E.)	Shelton, Mr. C. #5 - 199 E. 8th Ave. Vancouver, B.C.
48	Common Good Cooperative Association	Lussin, Mr. B. R.R. #2 Enderby, B.C. V0E 1V0
49	Community Planning Association of Canada British Columbia Division	Barbolet, Mr. H. Community Planning Association of Canada 201 - 525 Seymour St. Vancouver 2, B.C.
50	Design Council of British Columbia	Rogers, Mr. B. 2610 S.W. Marine Dr. Vancouver, B.C.

Code	Name	Address	Code	Name	Address
51	District of Surrey	Wiles, Mr. F. 14245 - 56th Ave. Surrey, B.C.	68	Lefebvre, M. Pierre	3347 Place 4 Saisons Ste-Foy, Qué.
52	Greater Vancouver Regional District	Kelly, Mr. A. C. 2294 W. 10th Ave. Vancouver, B.C.	69	Lemieux, M. Guy	Office de Planification et de Développement 1050, rue St-Augustin Québec, Qué. G1A 1B2
53	Greenpeace Foundation	Hunter, Mr. R. 2007 W. 4th Ave. Vancouver, B.C.	70	Roy, M. Marcel J.	53, rue Duchatel Beauport, Qué. G1E 5P1
54	International Society for Krishna Consciousness	Adhikari, Mr. P. O. 1774 W. 16th Ave. Vancouver, B.C.	B. Organizations		
55	Richmond Residents' Association	Leech, Mr. V. 1025 Bridgeport Road Richmond, B.C.	71	Association des Propriétaires de Québec	Gagné, M. Jean A. 1035 Boul. Pie XII Ste-Foy, Qué. G1W 4N6
56	Scientific and Environmental Pollution Control Society	Gallon, Mr. G. (Executive Director) 2007 W. 4th Ave. Vancouver, B.C.	72	Commission d'aménagement de la Communauté Urbaine de Québec	Cimon, M. Jean (président) 51, rue d'Auteuil Québec, Qué.
57	Sierra Club (Office of International Environmental Affairs)	Simmons, Mr. T. P.O. Box 1166 Station "A" Vancouver, B.C.	73	Institut National de la Recherche	Démard, M. Hubert 1299 Provancher Cap Rouge, Qué. G0A 1K0
58	Simons (H.A.) International	West, Mr. F. 425 Carrall St. Vancouver, B.C.	74	Chambre d'Immeubles de Québec	Jacques, M. Marius 4044, rue des Cèdres Cap Rouge, Qué.
59	Street Holdings Limited	Street, Mr. R. H. (President) 2200 - 1055 W. Hastings St. Vancouver, B.C. V6E 2H9	75	Ecole d'Architecture Université Laval	Baker, M. J. (Directeur) 510, ave Laurier Québec, Qué.
60	United Nations Association 1975 High School Seminar	Chen, Ms. L. and Fong, Mr. J. c/o U.N. Association 2524 Cypress Street Vancouver, B.C. V6J 3N2	II BRIEFS SUBMITTED WITHOUT ORAL PRESENTATION		
61	Urban Development Institute	Narod, Mr. A. J. (President) (Presented by Mr. A. R. Bayne) 145 E. 15th Street Vancouver, B.C.	76	Leclerc, M. Denis	2405, rue Noury Sillery, Qué.

II BRIEFS SUBMITTED WITHOUT ORAL PRESENTATION

A. Individuals

62 McCallum, Mr. J. 218 - 33690 Marshall Road
Abbotsford, B.C.

B. Organizations

63 Canadian Society of Landscape Architects a) Justice, Mr. C. L.
6435 W. Blvd.
Vancouver, B.C.
b) Tattersfield, Mr. P.
1008 Homer St.
Vancouver, B.C.

64 Council of Christian Churches McKinnon, Dr. P.
1708 W. 16th Ave.
Vancouver, B.C.

65 North Okanagan Aid LeDrew, Mr. K.
R.R. #2
Lumley, B.C.

QUEBEC CITY, QUE. — Public Meeting, October 7, 1975

I ORAL PRESENTATIONS

A. Individuals

66 Bernier, M. Benoit 924 Casot
Québec, Qué.
67 Gauthier, Dr. Rémi 1446, rue St-Victor
Ancienne Lorette, Qué.
G2E 3J9

EDMONTON, ALBERTA — Public Meeting, October 8, 1975

I ORAL PRESENTATIONS

A. Individuals

77 Gaetz, Mr. G. T.	P.O. Box 40 Leduc, Alta.
78 Goudreau, Mr. L.	P.O. Box 144 R.R. #1 Edmonton, Alta.
79 Killoran, Mr. J.	10623 - 82nd St. Edmonton, Alta. T6A 3N2
80 Lock, Dr. G.	11711 - 83rd St. Edmonton, Alta.
81 Sandilands, Mr. D. G.	11519 - 72nd Ave. Edmonton, Alta. T6G 0B7

B. Organizations

82 Alberta Institute of Agrologists	Goettel, Mr. A. W. Agricultural Institute of Canada Edmonton, Alta.
83 City of Edmonton	Hawrelak, His Worship W. Mayor of Edmonton (Presented by Mr. A. H. Savage) 12603 - 65th Ave. Edmonton, Alta.
84 Community Planning Association of Canada	Sax, Mr. F. D. 1907 Avord Arms Edmonton, Alta.

Code	Name	Address	Code	Name	Address
85	Edmonton Regional Planning Commission	Clark, Mr. B. 602 - 10025 - 106th St. Edmonton, Alta.	B. Organizations		
86	Saddle Lake Reserve	Steinhauer, Mr. M. L. St. Paul, Alta.	106	Association des Copains Nouvelle-Vie	Tremblay, M. Robert (Président) 1167 St-Hubert Montréal, Qué. H2L 3Y8
87	St. Paul Chamber of Commerce	Boulet, Ms. J. Box 1297 St. Paul, Alta. T0A 3A0	107	Fédération des Jeunes Chambres du Canada français	Couturier, M. Michel 2745 Masson Montréal, Qué.
88	St. Paul Development Organization	Roy, Rev. R. P.O. Box 339 St. Paul, Alta. T0A 3A0	108	Association des Métis	Coté, M. Patrick 6051 Emile Nelligan Montréal, Qué.
89	St. Paul — a) Retail Merchants Association b) Community Coordinating Council c) Chamber of Commerce	Lagassé, Mr. J. L. St. Paul Industrial Development Committee St. Paul, Alta.	109	Ordre des Architectes du Québec	Lévesque, M. L. 1825 ouest Dorchester Montréal, Qué.

II BRIEFS SUBMITTED WITHOUT ORAL PRESENTATION

A. Individuals

90 Terrett, Mr. T. J. 410 - 4516 Valiant Dr.
Calgary, Alta.

B. Organizations

91 Community Planning Association of Canada Alberta Division
Gee, Mr. J. B.
876 Abbotsfield Road
Edmonton, Alta.
T5W 4R4

MONTREAL, QUE. — Public Meeting, October 9, 1975

I ORAL PRESENTATIONS

A. Individuals

92 Berku, Ms. Dida 4837 Jeanne Mance
Montréal, Qué.
93 Bryant, Mr. R. W. G. 4170 Beaconsfield
Montréal, Qué.
H4A 2H3
94 Burfoot, Ms. Annette 20234 Lakeshore Road
Baie D'Urfé, Qué.
(no address given)
95 DeRome, Mrs. 9945 Verville
Montréal, Qué.
97 Fish, Mr. Michael c/o Save Montréal Sauvons
4920 de Maisonneuve
Montréal, Qué.
H3Z 1N1
98 Hellyer, Ms. Sandra 6760 Somerled
Notre Dame de Grace, Qué.
H4V 1T6

99 Lauzon, M. André 7265 Sagard
Montréal, Qué.
100 MacKay, Mr. Paul (no address given)
101 Mountjoy, Mr. Eric (Dominion Douglas United Church)
4395 Rosedale Ave.
Montréal, Qué.
H4B 2G8
102 Pelletier, M. Robert 3903, rue St-Denis, App. 9
Montréal, Qué.
103 Robichaud, M. Raoul 3620 L. O. David
Montréal, Qué.
H2A 1P3
104 Weeks, Mr. Graham 155 Dorval Ave., Apt. 605
Dorval, Qué.
c/o The Engineering Institute of Canada
2050 Mansfield Street
Montréal, Qué.
H3A 1Y9

II BRIEFS SUBMITTED WITHOUT ORAL PRESENTATION

A. Individuals

110 Bazinet, Dr. H. P. 12245, rue Grenet, #408
Montréal, Qué.
111 Beauchamp, M. Albert 4744 deTonty
Montréal, Qué.
H1T 2C1
112 Cartier, M. J. F. 6060 Emile Nelligan, #307
Montréal, Qué.
113 Draper, Ms. Catherine 3620 Ridgewood Ave., #401
Montréal, Qué.
H3V 1C3
114 Dugal, Ms. M. 5233 Park Ave., #16
Montréal, Qué.
H2V 4G9
115 Grodde, Mr. F. P.O. Box 1
Chelsea, P.Q.

B. Organizations

116 Rassemblement des Citoyens de Montréal Schechter, Mr. Stephen
1276, rue Dorion
Montréal, Qué.
117 Samuel & Saidye Bronfman Family Foundation Swann, Mr. G.
1916 Tupper Street
Montréal, Qué.
H3H 1N5
118 Ville d'Outremont desMarais, Pierre
Maire d'Outremont
Hôtel de Ville
d'Outremont
543, chemin de la Côte
Ste-Catherine
Outremont, Qué.
119 Save Montréal Sauvons Mendinhal, Ms. Priscilla
(Executive Secretary)
C.P. 123
Montréal, Qué.
H3Z 2T1

HALIFAX, N.S. — Public Meeting, October 15, 1975

I ORAL PRESENTATIONS

A. Individuals

120 Jones, Ms. B. 1621 Wainut Street
Halifax, N.S.
B3H 3S3
121 Mulrooney, Mr. D. 1 Tremont Street
Dartmouth, N.S.
B2Y 1X1

B. Organizations

122 City of Halifax — Real Estate Division Pelham, Mr. C.
P.O. Box 1670
Halifax, N.S.

Code	Name	Address	Code	Name	Address
123	City of Halifax — Social Planning Department	a) Chang, Mr. J. b) Crowell, Mr. H. Social Planning Department City of Halifax Halifax, N.S.	B. Organizations		
124	City of Halifax — Traffic Management Centre	Olmstead, Mr. D. Box 313 Halifax, N.S. B3J 2N7	139	Ad Hoc Committee of Burlington Citizens	Carnovalo, Mrs. N. 215 Penn Drive Burlington, Ontario L7N 2B6
125	Community Planning Association of Canada, Nova Scotia Division	Munroe, Mr. V. 6079 Pepperell St. Halifax, N.S.	140	Agricultural Institute of Canada	Richards, Dr. N. R. 59 Green Guelph, Ontario
126	Ecology Action Centre (Dalhousie University)	Christiansen-Ruffman, Ms. L. Dept. of Sociology St. Mary's University Halifax, N.S.	141	Association of Women Electors	Wertheimer, Ms. R. 27 Maclean Ave. Toronto, Ontario M4E 2Z8
II BRIEFS SUBMITTED WITHOUT ORAL PRESENTATION			142	Anti-Establishment Group	Richardson, Ms. M. 232 Albany Ave. Toronto, Ontario M5R 3C6
B. Organizations			143	Barthorpe & Roberts Research Consultants	Roberts, Mr. T. 1 - 471 Rosewell Ave. Toronto, Ontario M4R 2B6
127	Children's Environmental Advisory Service (CMHC)	Hill, Ms. P.	144	Canadian Federation of Agriculture	Munro, Mr. C. G. R.R. #1 Embroy, Ontario N0J 1J0
128	Ward One Residents' Association	(no address given)	145	Community Planning Association of Canada	Wood, Mr. J. 248 McKellar St. Peterborough, Ont. K9J 1P7
FREDERICTON, N.B. — Public Meeting, October 16, 1975			146	Institute of Cultural Affairs	Clutz, Mr. R. 2650, rue Sherbrooke Montréal, Qué.
I ORAL PRESENTATIONS			147	National Survival Institute	Farrell, Mrs. J. P. 2175 Victoria Ave. Toronto, Ontario M1R 1V6
A. Individuals			148	Norfolk District — Ontario Secondary School Teacher's Federation	Campbell, Mr. T. 348 Norfolk St. S. Simcoe, Ontario
129	a) Allison, Mr. E. M. b) Oliver, Mr. J. V. c) Rhinelander, Mr. H.	Project Brunswick Village c/o E. M. Allison 225 Parkhurst Drive Fredericton, N.B.	149	Planned Parenthood Federation	McDonald, Ms. E. 88 Eglinton Ave. E. Toronto, Ontario
B. Organizations			150	Regional Municipality of Waterloo	Young, Mr. J. Marsland Centre Waterloo, Ontario
130	Conservation Council of New Brunswick	Tarn, Mr. T. R. P.O. Box 541 Fredericton, N.B. E3B 5A6	151	Save the Rouge Valley System	James, Ms. L. R.R. #1 Markham, Ontario
131	Historical Resources Administration, Province of New Brunswick	Peck, Mrs. M. P.O. Box 6000 Fredericton, N.B. E3B 5H1	152	School of Economic Science	McCarthy, Mr. M. G. President 191 Eglinton Ave. E. Toronto, Ontario M4P 1K1
132	New Brunswick Association of Metis — Non-Status Indians	Nash, Mr. M. 181 Tilley Drive Fredericton, N.B.	153	Toronto Island Residents Association	Godard, Ms. F. 10 Lakeshore Ave. Wards Island Toronto, Ontario
133	New Brunswick Federation of Agriculture	Demma, Mr. T. A. (Secretary-Manager) 212 St. John Street Fredericton, N.B. E3B 4B2	II BRIEFS SUBMITTED WITHOUT ORAL PRESENTATION		
TORONTO, ONTARIO — Public Meeting, October 20, 1975			A. Individuals		
I ORAL PRESENTATIONS			154	Cooke, Mr. W. E.	44 Romfield Drive Suite 4 Downsview, Ontario
A. Individuals			B. Organizations		
134	Amin, Mr. K.	333 Plains Rd., West Burlington, Ontario L7T 1G1	155	Canadian Council on Children & Youth	MacKay, Ms. P. M. (Chairman) 1407 Yonge St. Toronto, Ontario
135	Blundell, Mrs. L.	30 Gordons Edge Rd. Toronto, Ontario M1K 4H7	156	Canadian Federation of Agriculture	Bursa, Ms. M. (Senior Economist) 111 Sparks St. Ottawa, Ontario
136	Johnston, Mrs. S.	226 Chebucto Oakville, Ontario L6J 5P9			
137	Muirhead, Mr. C.	R.R. #1 Ashburn, Ontario			
138	Wick, Ms. M. A.	4 Coronation Rd. Brooklin, Ontario L0B 1C0			

Code	Name	Address
157	Intermet	Miles, Mr. S. (no address given)
158	Protestant Elementary School of Hull	Hutton, Ms. D. 2 Millar St. Hull, Qué.
THUNDER BAY, ONTARIO — Public Meeting, October 23, 1975		
I ORAL PRESENTATIONS		
A. Individuals		
159	Badanai, Mr. B.	R.R. #11 Oliver Road Thunder Bay, Ont.
160	Rose, Mr. C. T.	119 N. Junot St. Thunder Bay, Ont. P7A 6H1
B. Organizations		
161	Confederation College	Sutcliff, Mr. T. 4 - 139 S. Brodie St. Thunder Bay, Ont. P7E 1B8
162	H.O.P.E. Committee	Tilson, Mr. K. 137 Egan Place Thunder Bay, Ont.
163	Ontario Association of Architects, Lakehead Chapter	Browne, Mr. R. 506 - 16th Ave. Thunder Bay, Ont. P7B 2R9
164	People to Clean up Lake Superior	McFarland, Mr. K. 320 John St. Thunder Bay, Ont.
II BRIEFS SUBMITTED WITHOUT ORAL PRESENTATION		
A. Individuals		
165	Denis, Mr. K.	48 Oak Ave. Thunder Bay, Ont.
166	Fawcett, Mr. K. S.	217 N. Leland Ave. Thunder Bay, "F", Ont. P7C 4S1
FROBISHER BAY, N.W.T. — Public Meeting, October 24, 1975		
I ORAL PRESENTATIONS		
A. Individuals		
167	Lyberth, Mr. J.	Box 53 Frobisher Bay, N.W.T. X0A 0H0
168	Mekler, Ms. G.	Frobisher Bay, N.W.T.
169	Pearson, Mr. B.	N.W.T. Councillor Frobisher Bay, N.W.T.
B. Organizations		
170	Baffin Region Inuit Association	Osborne, Mr. A. Box 219 Frobisher Bay, N.W.T. X0A 0H0
171	Baha'i Community of Frobisher	Greenaway, Mr. D. Box 601 Frobisher Bay, N.W.T. X0A 0H0
172	Frobisher Bay House	Aniqmiuq, Ms. Joannessie Box 506 Frobisher Bay, N.W.T.
173	G.R.E.C. High School (Social Studies Class)	Georgian, Ms. S. Frobisher Bay, N.W.T.
II BRIEFS SUBMITTED WITHOUT ORAL PRESENTATION		
A. Individuals		
174	Greenaway, Ms. N.	Frobisher Bay, N.W.T.
175	Miklos Jr., M. D.	Frobisher Bay, N.W.T.

Code	Name	Address
ST. JOHN'S, NEWFOUNDLAND — Public Meeting, October 28, 1975		
I ORAL PRESENTATIONS		
B. Organizations		
176	Community Learning Centre, Trepassey	Pennell, Mrs. C. Northwest Rd. Trepassey, Nfld A0A 4B0
177	Community Planning Association of Canada Newfoundland Division	Earle, Mr. P. c/o C.P.A.C. St. John's, Nfld
178	Early Childhood Development Association	Rowe, Ms. P. M. 10 Forest Rd. St. John's, Nfld
179	Memorial University of Newfoundland	Evans, Dr. J. W. Site 76, Box 31 St. John's, Nfld
180	Memorial University of Newfoundland (Extension Service) Dept. of Municipal Affairs & Housing	Rose, Mr. C. c/o Extension Service Memorial University of Newfoundland St. John's, Nfld
181	Newfoundland Status of Women Council	Bouzane, Ms. L. 170 Torbay Road St. John's, Nfld
WINNIPEG, MANITOBA — Public Meeting, October 28, 1975		
I ORAL PRESENTATIONS		
A. Individuals		
182	Emberley, Mr. K.	387 Truro St. Winnipeg, Man. R3J 2A5
183	Krueger, Mr. L.	580 Spence St. Winnipeg, Man. R3B 2S1
184	Lovequist, Mr. R.	214 Morgan Cres. Winnipeg, Man. R2Y 0C7
185	Thawani, Mr. A. L.	Winnipeg, Man.
B. Organizations		
186	Department of Geography Brandon University	Stadel, Dr. C. (Assoc. Professor) Dept. of Geography Brandon University Brandon, Man. R7A 6A9
187	Housing & Urban Development Association of Manitoba	Macleod, Mr. B. (President) Housing & Urban Dev't Assoc. of Manitoba 206-2281 Portage Ave. Winnipeg, Man. R3J 0M1
188	Institute for Urban Studies, University of Winnipeg	Walker, Prof. D. C. Institute of Urban Studies, University of Winnipeg Winnipeg, Man. R3B 2E9
189	Manitoba Environmental Council	Henteleff, Mr. Y. M. and Palamarchuk, Mr. J. F. Box 139 139 Tuxedo Ave. Winnipeg, Man. R3N 0H6
190	Manitoba Institute of Agrologists	Howden, Mr. J. S. Agricultural Institute of Manitoba 74 Norquay Bldg. Winnipeg, Man.
191	St. Boniface College	Roy, M. R. 200 Cathédrale Collège St-Boniface St-Boniface, Man.

Code	Name	Address	Code	Name	Address			
192	Society for Crippled Children & Adults of Manitoba	Nylund, Mr. L. E. (graphic designer) Dept. of Public Works 1700 Portage Ave. Winnipeg, Man.						
193	United Nations Association of Canada Winnipeg Branch	Turner, Ms. R. UN Association of Canada Winnipeg Branch 219 Yale Ave. Winnipeg, Man. R3M 0L3						
II BRIEFS SUBMITTED WITHOUT ORAL PRESENTATION								
B. Organizations								
194	Town of Selkirk	MacFarlane, Councillor D.M. Town of Selkirk Selkirk, Man.	207	Crofford, Ms. J.	Box 54 Silton, Sask. S0G 4L0			
195	Searle Nurseries	Hutchison, Mr. W. B. Searle Nurseries Winnipeg, Man.	208	Community Planning Association of Canada Saskatoon Division	Senior, Mr. J. B. 906 Sask. Cres. E. #5 Saskatoon, Sask.			
CHARLOTTETOWN, P.E.I. — Public Meeting, October 30, 1975								
I ORAL PRESENTATIONS								
A. Individuals								
196	Anderson, Ms. I.	Dept. of Economic & Political Sciences Saskatoon, Sask.	210	Unidentified Architect	Toronto, Ontario			
197	Balon, Mr. B.	c/o Anthropology Lab University of Regina Regina, Sask. S4S 0A2	211	Canadian Institute of Planners	Blumenfeld, Mr. H. c/o Canadian Institute of Planners 30-46 Elgin St. Ottawa, Ontario			
198	Heal, Mr. F.	Dept. of Environment S.P.C. Bldg. Regina, Sask.	212	Service de Développement Social — Diocèse d'Ottawa	Lacoursière, Rév. Père Jean 256 ave. King Edward Ottawa, Ontario			
199	Sheppard, Mr. D. H.	Dept. of Biology University of Regina Regina, Sask.	BRIEFS SUBMITTED AFTER NOVEMBER 22, 1975					
B. Organizations								
200	Back to the Farm Research Foundation	Laird, Mr. E. (President) Box 69 Davidson, Sask. S0G 1A0	213	Bursa, Marjorie C.	802 - 100 Boteler St. Ottawa, Ont.			
201	City of Regina	Skvaril, Mr. J. 2411-11th Ave. Regina, Sask. S4P 0K4	214	Kolio, Armas W.	307 - 201 Rowan Ave. Thunder Bay, Ont.			
202	Community Planning Association of Canada Saskatchewan Division	Weisner, Mr. K. c/o C.P.A.C. Regina, Sask.	215	Snetsinger, Ross	99 Thursfield Cres. Toronto, Ont.			
203	Govan Ecumenical Study Group	Shiell, Mrs. M. Box 246 Govan, Sask.	B. Organizations					
204	Saskatchewan Agriculture	Dalglish, Mr. R. (Deputy Minister) (presented by Mr. D. Grant) c/o Saskatchewan Agriculture Regina, Sask.	216	Cape Breton Metropolitan Alliance for Development	P.O. Box 934 Sydney, N.S.			
205	Saskatchewan Institute of Agrologists and the Agricultural Institute of Canada	Johnson, Mr. W. E. c/o Saskatchewan Institute of Agrologists Regina, Sask.	217	Community Planning Association of Canada Manitoba Division	Gillies, Marjorie 289 Edmonton St. Winnipeg, Manitoba			
206	Saskatchewan Non-Government Organizations	Loehr, Mr. P. J. St. Peter's Abbey Muenster, Sask.	218	The Engineering Institute of Canada	2050 Mansfield St. Montreal, Que.			
			219	St. Brendan's Citizens' Group	c/o O'Keefe, T. M.U.N. Representative P.O. Box 427 Clarenville, Nfld.			
			220	Metropolitan Alliance for Development — Environment Committee	Baxter, L. Box 934 Sydney, N.S.			
			221	Neighbourhood Services Association of Greater Vancouver	Helm, E. J. 2108 West - 4th Ave. Vancouver, B.C.			
			222	Ontario Association of Property Standards Officers	Moorman, J. D. 31 Longwood Ave. Ottawa, Ont.			
			223	Community Planning Association of Canada (National)	Good, Mrs. D. B. President, CPAC 221 Johnson St. Kingston, Ont.			
			224	Grade 7 Class Dover School	1230 Dover Avenue Regina, Sask.			