

**LEGISLATIVE ASSEMBLY OF THE
NORTHWEST TERRITORIES
5TH COUNCIL, 33RD SESSION**

**RECOMMENDATION TO
COUNCIL NO. 13-33**

TABLED ON NOVEMBER 8, 1966



NORTHWEST TERRITORIES

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(Second Session, 1966)

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ESTABLISHMENT OF A HOUSING ORDINANCE

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As you are aware, the provision of housing of adequate quality in appropriate quantity properly distributed is a fundamental need for the growth and development of any people. Improvement in physical and mental health and education and in the rate of economic growth are adversely affected unless housing keeps pace with the needs these improvements create. Housing in the North has lagged behind the rest of Canada so that the need for increased activity is now great. The National Housing Act has not been specially adapted to northern requirements. As a result of recent discussion steps are now being considered to improve its effectiveness. The Territorial Council has already embarked on a limited scale in direct housing activity through the Low Cost Housing and Territorial Housing Ordinances.

Another Recommendation to Council (No. 12) proposes that we proceed immediately with the completion of a Territorial Housing Corporation Ordinance for passage at the next Session. The form and character of it is described in the other recommendation.

This paper recommends a program of action over the next few months to create and bring into operation an over-all housing policy for the Territorial Government. Adjustment and improvement of that policy will be a continuing process, probably requiring, as with the National Housing Act, frequent up-dating of legislation in the field.

A comprehensive Territorial housing policy requires the preparation of a Housing Ordinance containing general authorization for the implementation of this policy. Such an Ordinance would be quite extensive and would require substantial policy consideration, even though patterned largely along the lines of similar provincial legislation, particularly that of Alberta and Saskatchewan. Some of its material may well be incorporated in the Municipal Ordinance, rather than the Housing Ordinance. I propose continuing consultation with the Central Mortgage and Housing Corporation in this process.

Even while the process of formulating policies is going on, it will be necessary for negotiations to be carried out respecting specific projects for public housing at Inuvik, land assembly and possibly public housing at Yellowknife, land assembly at Hay River, and possibly other projects. These negotiations, undertaken through the Edmonton office of CMHC will give, through specific examples, a better understanding of the working arrangements necessary for the operation of proposed legislation. Because these negotiations anticipate concrete legislative action by next spring, they will increase the urgency that the Ordinance be passed at the next Session.

Recommendations

The Commissioner recommends that a Housing Ordinance be prepared to:-

- (a) incorporate present Territorial housing legislation with appropriate variation, if this seems advisable;

- (b) empower the Executive to carry out all those activities contemplated by the National Housing Act as provincial activities complementary to those of Central Mortgage and Housing Corporation and on which Federal financial participation is contingent;
- (c) empower municipal bodies and such other appropriate bodies as local housing authorities and charitable institutions to undertake activity suited to their sphere in the assembly of land for residential purposes and the construction of housing for sale or for rent, either economic or subsidized, and the management of that housing when it is constructed;
- (d) empower municipal bodies in areas controlled by them, or a Territorial organization in areas which are not, to undertake programs of urban renewal and improvement, with the assistance of Federal funds provided for this purpose through the National Housing Act. This will involve both direct participation in specific projects and consequential activity, such as the passage and enforcement of bylaws, establishment of building codes, zoning controls, and minimum occupancy standards;
- (e) establish Territorial administrative assistance for the development of home-ownership co-operatives, similar to that found in Alberta and Saskatchewan;
- (f) provide Territorial financial assistance by itself or in conjunction with other levels of government, universities, etc., for research programs in housing, planning, and urban development, similar to those described in Part V of the National Housing Act;
- (g) authorize the financing, construction, ownership, administration, and possible sale of housing for employees of the Territorial Government.

LEGISLATIVE ASSEMBLY OF THE NORTHWEST TERRITORIES

5TH COUNCIL, 33RD SESSION

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33rd Session (XXXV) 5th Council, 1966

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