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The Yukon Legislative Assembly

Number 8

2nd Session

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Debates & Proceedings

Friday, March 14, 1975

Speaker: The Honourable Donald Taylor



Yukon Legislative Assembly

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Mr. Speaker reads the daily prayer

Mr. Speaker: Madam Clerk, is there a quorum present?

Madam Clerk: There is, Mr. Speaker.

Mr. Speaker: I will now call this House to order.

ROUTINE PROCEEDINGS

Mr. Speaker: Are there any documents or correspondence for tabling this morning? The Honourable Member from Kluane.

Hon. Mrs. Watson: Mr. Speaker, I have for tabling this morning Legislative Return number 1.

Mr. Speaker: Is there anything further for tabling?

Hon. Mr. McKinnon: Mr. Speaker, I have for tabling the Fire Marshall's Annual Report 1974, pursuant to Section 4 of the Fire Prevention Ordinance.

Mr. Speaker: Are there any Reports of Committees? Are there any Introduction of Bills? Are there any Notices of Motion or Resolution?

Hon. Mr. McKinnon: Mr. Speaker, I would like to give Notice of Motion re Assisted Home Ownership Program.

Mr. Speaker: Are there any further Notices? Are there any Notices of Motion for the Production of Papers? The Honourable Member from Whitehorse Porter Creek.

Mr. Lang: Yes, Mr. Speaker. Moved by myself and seconded by the Honourable Member from Whitehorse Riverdale that --

Mr. Speaker: I'm wondering if you have a Notice of Motion for the Production of Papers?

Mr. Lang: Oh, I'm sorry, I'm in the wrong --

Mr. Speaker: Yes, possibly we will get to Motions in just a moment. There being no Notices of Motion for the Production of Papers, we will proceed to Orders of the Day.

ORDERS OF THE DAY

Mr. Speaker: Would the Honourable Member from Whitehorse Riverdale kindly continue.

Motion No. 4

Mr. Lang: Thank you, Mr. Speaker. Moved by myself, seconded by the Honourable Member from Whitehorse Riverdale, that a Select Committee consisting of the Speaker, the Deputy Speaker and the Deputy Chairman of Committees be appointed to consider the Rules, Procedures, Accommodations and Privileges of this House in all matters pertaining thereto, with power to call for papers and records and with power to sit beyond prorogation.

You are all aware of the intentions of this Motion, which is to give authority to the officers of this House to study and bring forth proposals for Rules and Procedures of the House. This Committee, of course, will be making periodic reports to the House on their progress.

Mr. Speaker: Is there any further discussion? Are you prepared for the question?

Some Members: Question.

Mr. Speaker: Are you agreed?

Some Members: Agreed.

Mr. Speaker: I shall declare the Motion as carried.

Motion Carried

Mr. Speaker: The next Motion is Motion number 5. The Honourable Member from Whitehorse Riverdale.

Motion No. 5

Mr. Phelps: It's moved by myself and seconded by the Honourable Member from Watson Lake, that whereas this Assembly recognizes the aims of the Commonwealth Parliamentary Association; and whereas this Assembly is desirous of promoting understanding and cooperation with other parliaments and legislatures;

Now therefore be it resolved that the Yukon Legislative Assembly in session assembled makes immediate application for auxilliary branch status in the Canadian Branch of the Commonwealth Parliamentary Association.

Mr. Speaker, this Motion dovetails with Motion Number 4. We simply want to draw on the expertise and assistance of this Association. I understand that the Membership costs 50 pounds per year, that's British pounds.

Mr. Speaker: Is there any further discussion on this Motion? I will read the Motion.

It was moved by the Honourable Member from Whitehorse Riverdale, seconded by the Honourable Member from Watson Lake,

"WHEREAS this Assembly recognized the aims of the Commonwealth Parliamentary Association;

AND WHEREAS this Assembly is desirous of promoting understanding and cooperation with other parliaments and legislatures;

NOW THEREFORE be it resolved that the Yukon Legislative Assembly in session assembled makes immediate application for auxilliary branch status in the Canadian Branch of the Commonwealth Parliamentary Association.

Are you prepared for the Question?

Hon. Mr. McKinnon: Mr. Speaker, I have one question that perhaps the Chair can help me out on, and that is the auxilliary branch status. Just what does an auxilliary branch status imply?

Mr. Speaker: In reply to the Honourable Member, an auxilliary branch status is applied where a small legislature within a federal system wishes to function within the confines of the federal system. Full status in the Commonwealth Parliamentary Association would entail international membership, and I might say in this case, this involves the expenditure annually of a fair amount of money, so this is why we have restricted our participation, at this time, to a branch status, which would entitle us to go, not as an observer, to parliamentary conferences, but to go as active participants.

Hon. Mr. McKinnon: Thank you, Mr. Speaker. There's one further question. Is every other provincial and territorial legislature now a member of the Commonwealth Parliamentary Association?

Mr. Speaker: This is correct. The last member to join the Canadian section of the Commonwealth Parliamentary Association was the Northwest Territories, I believe, last year.

Hon. Mr. McKinnon: Thank you, Mr. Speaker.

Mr. Speaker: The Honourable Member from Pelly River.

Mr. McCall: Mr. Speaker, I would like to interject a correction here if I may, in order to help the Honourable Member from Whitehorse Riverdale. I think the membership fee which he mentioned, 50 pounds, I think that is 50 pounds sterling, if I'm correct.

Mr. Phelps: I would like to thank the Honourable Member. I never was very good at figures.

Mr. Speaker: Are you prepared for the question?

Some Members: Question.

Mr. Speaker: Are you agreed?

Some Members: Agreed.

Mr. Speaker: I shall declare the Motion carried.

Motion Carried

Mr. Speaker: I would ask for the -- I would apologize to the House in relation to Motion Number 4, and the chair did err inasmuch as the Motion has not yet been read from the chair, and with your concurrence I will read Motion number 4.

It was moved by the Honourable Member from Whitehorse Porter Creek, seconded by the Honourable Member from Whitehorse Riverdale, that a select committee, consisting of the Speaker, the Deputy Speaker and the Deputy Chairman of Committees, be appointed to consider the rules, procedures, accommodations and privileges of this House and all matters pertaining thereto, with power to call for papers and records and with power to sit beyond prorogation. And this motion was carried.

We will continue with the Order Paper to the Question Period, and Madam Clerk, could you ascertain if Mr. Commissioner would be available for us this morning?

Madam Clerk leaves room

Mr. Speaker: At this time I will declare a brief recess.

Recess

QUESTION PERIOD

Mr. Speaker: At this time we will call the House to order. We have arrived at the Question Period and we have with us Mr. Commissioner to assist us in this endeavour. Have you any questions? The Honourable Member from Ogilvie?

Question re: Whitehorse Library

Ms. Millard: Mr. Speaker, I have a question to Mr. Commissioner. Why is the Whitehorse Library announcing that it will have to close on Sunday as of April 1st, due to shortage of funds, when we were advised that services in all areas of this budget will continue at the same level as previously?

Mr. Speaker: Mr. Commissioner?

Mr. Commissioner: Well, Mr. Speaker, it is quite true that this announcement has been made, and up until now, or at least for the last couple of years, I believe, the library has been kept open on Sundays by using a vacant Archives position as the source of the casual funds to make this service possible, and as that position has since been filled, very obviously you can't spend the same money twice. Mr. Graham asked for an additional half casual man year in his program forecast last fall, but it wasn't granted, and the end result is the dilution of the library services by the hours that have been available on Sunday.

The hold-the-line budget is a fact of life, Mr. Speaker, and the funds are simply not there to keep the library open on Sundays, and I may say that there's probably other cost saving measures that have been taken that don't particularly affect the public, this one happens to. I would pass just a personal observation,

Mr. Speaker, that I would be very hopeful that some alternate day could be found to Sunday as far as the enforcement of the necessary dilution of this service is concerned.

Mr. Speaker: The Honourable Member from Whitehorse South Centre.

Question re: Government Counselling Services

Dr. Hibberd: Thank you, Mr. Speaker. I have a question for the Minister of Health and Welfare. The Minister is justifiably concerned regarding the reduplication of counselling services of various government agencies, and also voluntary agencies. Is it true, therefore, that the Director of Welfare has entered into negotiations for yet another counselling service to be located at the Y.W.C.A.?

Mr. Speaker: The Honourable Member from Kluane.

Hon. Mrs. Watson: Mr. Speaker, I would have to take that question under advisement and bring the answer back to the House.

Mr. Speaker: The Honourable Member from Hootalinqua.

Question re: Relocation Of White Pass Railroad

Mr. Fleming: Mr. Speaker, I have a question for the Commissioner. Has there been anything in the way of an application from White Pass to relocate the highway, or not the highway, the railroad, anywhere in the neighbourhood of Bennett Lake-Tagish, any application for a right-of-way?

Mr. Speaker: Mr. Commissioner?

Mr. Commissioner: Mr. Speaker, I'm not aware of this, but if the Honourable Member would like to give me an opportunity to check with the Federal Lands people, I would be happy to do so.

I would also bring it to the Honourable Member's attention that this type of thing falls under a Federal Act, I believe it is loosely termed the Railroad Act, and it gives railroads a tremendous amount of leeway as far as moving their trackage within given limitations are concerned.

Another situation I would point out to the Honourable Member is that a certain amount of trackage in the Bennett Lake area is in the Province of British Columbia, which falls into another set of jurisdictions, but I would be happy to find out if indeed we have anything in the Federal Land files in this particular matter.

Mr. Speaker: Is there any further questions? The Honourable Member from Whitehorse West?

**Question re: 1. Public Facilities At Border Crossings
2. 24 Hour Custom Service**

Mrs. Whyard: Mr. Speaker, I have two questions

for the Commissioner, the first one regarding public facilities at border crossings. In view of the extremely isolated location of the Canada Customs post on the Haines Highway and the Dawson Boundary on 60-Mile Road, would the Commissioner request from the proper federal authorities, that public washroom facilities be provided before opening of the current tourist season, and question number 2, in view of the increasing traffic each summer on the Dawson Boundary Road from the Alaska Highway at Tetlin Junction to Dawson City, will the Commissioner urge the proper federal authorities to provide for 24 hour service at the Canada customs post on that road for the current tourist season?

Mr. Speaker: Perhaps the questions would have to be rephrased in both cases, because they accord direction to the Commissioner which, of course, is not necessarily shared by all Members of the House. I would not like to rule the questions out of order but indeed they are somewhat out of order, but I would hear from Mr. Commissioner at this point.

Mr. Commissioner: Well Mr. Speaker, I wouldn't pass any judgment as to whether you wish to allow the question or not, but I would like to express my own personal sentiments with regard to both these items, and that is I think that in this day and age, that public buildings, I don't care whether they are owned by the Federal Government or the Territorial Government or Provincial Governments or what they are, that are purporting to offer a service to the general public, and that is the type of buildings that we are referring to here, it is absolutely ludicrous that they are not built with anything less than adequate public washroom facilities. There is something wrong when they aren't.

The second aspect of the question concerning the time of the use of the border crossing facilities in the 60-Mile Road, it would appear to me that they should all be tied in to the ferry hours that if the ferry is going to be operating 16 hours a day across the river, I think it is a reasonable situation that we should have 16 hours of customs service because they are basically tied in together.

We've got a 24 hour ferry service, that particular agency of government that provides the complementary service to the ferry should be operating under similar hours. I personally support very strongly that these things be tied in together, and will be very happy to pass the request to the Federal Interdepartmental Coordinating Committee, who appear to have some amount of success and have been able to get a little coordination of these various government agencies.

Mr. Speaker: Just at this, perhaps the Members in posing the questions could attempt, wherever possible, to avoid giving a direction so that it may sound like it is a direction of the whole House. These things, of course, would be quite out of order, although, I must say, that we would agree with the questions raised this morning.

Are there any further questions? The Honourable Member from Klondike?

Question re: Legislative Return No. 1

Mr. Berger: Yes, Mr. Speaker, I have a question for the Honourable Minister of Health and Welfare. In the Return, Legislative Return Number 1, you stated that the Honourable from Ogilvie did receive the correct information concerning the increased trips to Clinton Creek.

Now, my question is, could you possibly give us the results of these increased trips to Clinton Creek, and why you found it necessary to do so?

Dawson City has a group home and there is hardly any kids in that group home.

Hon. Mrs. Watson: Mr. Speaker, I would undertake to provide the answer.

Mr. Speaker: Was this related to group homes? I couldn't hear the question as stated.

Mr. Berger: It related to Legislative Return Number 1.

Mr. Speaker: Thank you.

Any further questions? The Honourable Member from Hootalinqua?

Question re: Taxes On existing Properties

Mr. Fleming: I would like to ask the Honourable Member from the Department of Local Government. In the case of taxes on the existing properties which are owned by the community clubs for recreations such as halls, skating rinks, swimming pools, et cetera, and if you are owing two or three years' taxes in the amount of 14, 15, 1,600 dollars or maybe in excess of that, and refuse to pay such taxes, what will happen?

Mr. Speaker: The Honourable Member from Whitehorse North Centre?

Hon. Mr. McKinnon: You wouldn't get me going down to Teslin to foreclose the Teslin Community Hall, I can tell you that. There has been debate in Council prior to the question being asked, Mr. Speaker, of whether there should be a policy of the Territorial Government of giving grants in lieu of taxes to community centres. In fact, Mr. Speaker has raised this question in the House on occasion.

Up to this point, it has not been the policy of the government to relinquish the taxes on the community clubs by a grant in lieu of, and perhaps the Members of this Council can convince the present administration that this should be a policy of the Territorial Government.

Mr. Speaker: Any further questions? Mr. Commissioner?

Mr. Commissioner: Mr. Speaker, I was asked yesterday by Councillor Fleming what were the results of work done at the Experimental Farm published, and where are they available, and I gave a generalized reply and I can reply in more detail now, Mr. Speaker.

A number of reports were published as a result of

the work done at Haines Junction. When the experimental farm was closed, all their materials and reports were transferred to the Federal Experimental Farm at Beaver Lodge, Alberta. Undoubtedly all this material was not published, since some of the work was never completed, however, some of these publications are available in the Yukon from the Whitehorse Public Library and from the Department of Local Government, and the most detailed information of course is obtainable from Canada Agriculture, Beaver Lodge, Alberta.

Mr. Speaker: Well I would like to thank Mr. Commissioner for assisting us with Question Period this morning, and we will proceed with the Order Paper. There being no public Bills, we will go to Private Bills, Bill Number 23. What is your pleasure? The Honourable Member from Pelly River?

Bill No. 23 First reading

Mr. McCall: Mr. Speaker, I beg to move and seconded by the Honourable Member from Klondike, that Bill 23 be now read a first time. Bill No. 23, First Reading.

Mr. Speaker: It has been moved by the Honourable Member from Pelly River, and seconded by the Honourable Member from Klondike, that Bill Number 23, entitled "An Ordinance to Amend the Mining Safety Ordinance" be now read for the first time. Are you prepared for the question?

Some Members: Question.

Mr. Speaker: Are you agreed?

Some Members: Agreed.

Mr. Speaker: I shall declare that the Motion is carried.

Motion Carried

Mr. Speaker: When shall the Bill be read for the second time.

Bill No. 23, Second Reading

Mr. McCall: Now, Mr. Speaker, I beg to move, seconded by the Honourable Member from Klondike that Bill Number 23 to now read for the second time.

Mr. Speaker: I has been moved by the Honourable Member from Pelly River, seconded by the Honourable Member from Klondike, that Bill Number 23, entitled "An Ordinance to Amend the Mining Safety Ordinance" be now read for a second time. Are you prepared for the question?

Some Members: Question.

Mr. Speaker: Are you agreed?

Some Members: Agreed.

Mr. Speaker: I shall declare the Motion as carried.

Motion Carried

Mr. Speaker: May I have your further pleasure?

Mr. Lang: Mr. Speaker, I move that Mr. Speaker do now leave the Chair and the House resolve in Committee of the Whole for the purpose of considering Bills, Sessional Papers and Motions.

Mr. Speaker: Is there a seconder?

Mr. McCall: I will seond that, Mr. Speaker.

Mr. Speaker: It has been moved by the Honourable Member from Whitehorse Porter Creek, seconded by the Honourable Member from Pelly River that Mr. Speaker do now leave the Chair and the House resolve into Committee of the Whole for the purpose of considering Bills, Sessional Papers and Motions. Are you prepared for the Question?

Some Members: Question.

Mr. Speaker: Are you agreed?

Some Members: Agreed.

Mr. Speaker: I shall declare the Motion carried.

Motion is carried

The Honourable Member from Whitehorse Riverdale shall take the Chair in committee of the Whole.

Mr. Speaker leaves chair.

COMMITTEE OF THE WHOLE

Mr. Chairman: I would now call the Committee to order and declare a 10 minute recess.

Recess

Mr. Chairman: I now call the Committee of the Whole to order, and we again have with us today Mr. Miller and Mr. Huberdeau as witnesses.

I'm advised that Mrs. Vale and others from the Y.C.C.A. will be available to come before this Committee at 2:00 p.m. on Wednesday next, the 19th of March, '75 and I anticipate a motion from Ms. Millard at this time.

Ms. Millard: yes, Mr. Chairman, I would like to point out first of all that this Motion--some Members felt that this Motion was covering all social services, and we have so far been dealing only with the Yukon Child Care Association.

I would like to change the Motion to read that we have witnesses from the other two main applicants to this grant under Establishment number 534, to read that the Motion include the Yukon social Services and Family Counselling witnesses.

Mr. Chairman: Possibly, Ms. Millard, I can assist you with this Motion. Aren't you really moving that on

the same day at the same time that we bring, we invite witnesses from other agencies?

Perhaps we can forego a motion on this point and agree that we bring witnesses from the other two main social service agencies to appear before this Committee on the same day at the same time.

Mrs. Watson.

Hon. Mrs. Watson: Mr. Chairman, may I extend that to any social service agencies who may want to appear. There may be others in the area.

Mr. Chairman: Certainly.

Hon. Mrs. Watson: And they should be given the opportunity.

Mr. Chairman: Well yes, can we agree on that then? Agreed?

Some Members: Agreed.

Mr. Chairman: Madam Clerk could you possibly get in touch with the Yukon Family Counselling--

Ms. Millard: And Yukon Social Services.

Mr. Chairman: --and Yukon Social Services and possibly advise Yukon Social Services that any other agencies that would like to appear before this Committee may do so?

Mrs. Whyard: And additional societies, Mr. Chairman?

Mr. Chairman: Yes.

Now we are dealing with Bill Number 2, and we're presently at page 71 in the Main, dealing with Project Captial for Department of Highways and Public Works. Mrs. Watson?

Hon. Mrs. Watson: Mr. Chairman, I have some information on questions that were asked while we were going through the Health and Welfare vote, and this one has to do with Corrections and it was asked by the Honourable Member from Watson Lake re admissions and re admissions to Wolfe Creek.

For the period of April the 1st, '73 to March the 31st of '74, they are the only accurate ones we have up to date, the admissions, boys 72, girls 7. The readmissions, at that time, boys 14 and girls 1.

Now additional figures from June '74 to the present time. In that time we had 18 releases, and only one was returned as a result of further delinquency, ond of the 18.

Now the information required for the Health vote and I believe this was asked by the Honourable Member from Whitehorse South Centre, regarding the active clinical cases of T.B., there are presently 11 active clinical cases of T.B. being treated for T.B. Four of these cases were discovered in 1974. Number of cases this year, that is in '75, none so far.

Venereal disease, syphilis, there were two new cases of syphilis reported in 1974, both cases were non-infectious. Gonorrhoea, there were 300 confirmed cases of gonorrhoea reported in 1974, compared to 375 in 1973,

and this represents a significant reduction.

Now, additional information regarding subsidized travel for medical necessity, the amount of money that was spent on travel inside the Territory, \$23,180.43. The amount spent on travel on referrals outside, \$64,317.09.

Now breaking down further the subsidized travel for medical necessity within the Territory, from Dawson City to Whitehorse, \$2,279.70. From Faro to Whitehorse, \$3,041.40, and from Watson Lake to Whitehorse, \$1,783.00.

Mr. Chairman: Thank you, Mrs. Watson. Are there any further comments before we proceed?

The next -- sorry, I thought for a second you were raising your hand, Mr. Fleming. The next item is Temporary Maintenance Camp, Dempster Highway, \$80,000.00 and I see there's a revote of '74-75 funds. Mr. McCall?

Mr. McCall: Thank you, Mr. Chairman. I would like to ask Mr. Miller, how long does he anticipate this camp will be in that particular location?

Mr. Miller: Mr. Chairman, to the best of my knowledge, it will probably be two years. I think they intend to complete the full road in 1977.

Mr. Chairman: Mr. Taylor?

Hon. Mr. Taylor: Mr. Chairman, sometime ago I raised a suggestion that when the Territorial Government feel that the trailers, these camp trailers are ready for replacement, that the old trailer not be sold, but it be placed at strategic points along remote highways for emergency shelters. I'm wondering if the administration have done anything along this line, or if it is their intention, more particularly in the Dempster Highway, for instance, by placing some of these trailers at strategic points for emergency shelter purposes?

Mr. Miller: Mr. Chairman, we -- before getting rid of the trailers, would normally look at any possible use within government. Unfortunately to date, we haven't had any excess trailers, so we haven't been able to do anything about it.

Well, into the future, I don't think we would have any strong arguments against placing these as emergency shelters, and we will certainly keep that in mind if surplus trailers become available.

Mr. Chairman: Are we clear?

Some Members: Clear.

Mr. Chairman: The next item is Robert Campbell Bridge, \$400,000.00. This is a revote of funds. Mr. Hibberd?

Dr. Hibberd: Do we have any information as far as a new completion date on that bridge is concerned, Mr. Chairman?

Mr. Miller: Mr. Chairman, the completion date that we now anticipate will be late July or August of 1975.

Mr. Chairman: Mr. Lang?

Mr. Lang: Mr. Chairman, I would like to know if the figures are available, what is the cost sharing ratio between the city, the Territorial and the Federal Government, can you get those figures?

Mr. Miller: Mr. Chairman, the Territorial Government is putting up towards the total cost of this project \$600,000.00. The Federal Government was contributing, I believe \$825,000.00 for a combined total of senior government of one million four twenty-five. The City of Whitehorse were responsible for a minimum of \$260,000.00, and any over runs that occurred beyond the accumulated cost of one million -- one million six hundred and eighty-five thousand. I think it was one million seven eighty-five so the Federal Government's share must have been 925, not 825.

Mr. Chairman: Are we clear? The next item is Whitehorse Workshop Extension, \$575,000.00, again a revote of funds.

Some Members: Clear.

Mr. Chairman: The next item is Territorial Road Improvements, \$95,000.00 and Page A-51 is of assistance here. Mr. Taylor?

Hon. Mr. Taylor: Mr. Chairman, in the past it has been, or was the policy at least for a period of time, during the summer months to provide to the lodge owners, more particularly on the Alaska Highway but I think eventually it extended on the Territorial Road system, to provide to them some dust control in relation to their lodges, that is, you know, a short distance in front of the lodge and beyond it.

And I'm wondering if it is still -- if this practice is still being carried on.

Mr. Miller: Mr. Chairman, our general policy of course has always been to do that. I think over the last couple of years every road in the Territory now has dust control of some nature, that has a lodge on it, I will have to clarify that. And I think as I recall, that there is something like 875 miles of road that we are now performing full dust control on, so I'm not aware of any lodge that isn't getting that service as a normal part of our road maintenance program.

Mr. Chairman: Mr. Taylor?

Hon. Mr. Taylor: Well just in relation to this, if indeed a lodge is situated at a point where there has been no calcium chloride application, is it still the policy of the administration, upon request, to--I don't think a request was required before, I think it was just done by the various maintenance crews, but to provide this to the lodges?

Mr. Miller: Yes, Mr. Chairman. I would think, though, that we would like a request from a lodge who wasn't being adequately served in this manner. As I say, I am not aware of any lodges in the Yukon that don't get it as normal part of maintenance.

Mr. Chairman: Mrs. Whyard?

Mrs. Whyard: Mr. Chairman, regarding the surface of the south access road -- is that the item we are on, Mr. Chairman?

Mr. Chairman: Yes.

Mrs. Whyard: I would assume that this item for 95,000 would include more than an asphalt overlay in view of the fact that the road requires major reconstruction in some portions because of frost boils and underwater streams or whatever, is causing the engineering problem.

Mr. Miller: Mr. Chairman, the major problem on the south access road was at the bottom of the hill, just this side of the N.C.P.C. turn-off -- I'm sorry, on the other side of the -- across the tracks at the bottom of the hill, and that problem has been solved by placement of culverts.

Now, there is one boil further up the hill. This would include, you know, whatever repairs or engineering work they need to do to put that back into shape before they put an asphalt overlay over it.

Mr. Chairman: Any further questions or comments?

Hon. Mr. McKinnon: Yes, Mr. Chairman. Is that an average life span that we can expect from asphalt in the Yukon Territory? It was done in '68, so we are talking about a complete resurfacing seven years later. I can just think what the operation and maintenance budgets in the Yukon Territory in the future, or the capital budgets, if that's the life expectancy we can expect out of any paving that we are doing now.

Mr. Miller: Mr. Chairman, I don't think we have got enough experience to say what an average life of asphalt in the Yukon will be. That particular road, I think as you have indicated, it's roughly seven years since the time they've done it. The majority of the problem that I find on the road is in a couple of locations, and it may -- that may have resulted from an improper base at the time the road was originally done. But I think until we have had a little more time to test the experience of asphalt, for example on the Alaska Highway, we just won't know what an average life is.

Mr. Chairman: Mr. Fleming?

Mr. Fleming: Would it be fair, Mr. Chairman, would it be fair at this time to say that you are placing -- I will ask this direct question, placing more asphalt on the Alaska Highway now than they do normally on the roads outside?

Mr. Miller: Mr. Chairman, as I understand it basically what we are using is the same standards that they are used in Manitoba.

Now, I suppose this relates to some degree to temperature, soil conditions and this sort of thing, but essentially we are using the same -- or D.P.W. are

using the same mix and the same quantities that would be used in Manitoba.

Mr. Chairman: Clear?

Some Members: Clear.

Mr. Chairman: The next item is recreational roads, Boat Launching Ramps and Air Strips, \$31,000.00. Again, page A-51 is some help. Clear?

Some Members: Clear.

Mr. Chairman: Mrs. Whyard?

Mrs. Whyard: The item is unallocated, we don't know yet where this new road mileage will be constructed?

Mr. Miller: Well, Mr. Chairman, that's essentially correct. It's almost a contingency fund, if you like, depending upon the requests from the various areas as to what type of, you know, as to the use of new roads, into new lakes or boat launching ramps, and these requests normally start coming in about May or June and if we have got a few dollars, we do a little bit of work, that's what it boils down to.

Mr. Chairman: The next item is Dawson Airport Building, \$250,000.00. Mr. Berger?

Mr. Berger: Yes, Mr. Chairman, I would like to ask a question, if the tenders for this building is already out, or if not, when are they going to come out?

Mr. Miller: Mr. Chairman, I don't recall whether the tenders are actually out. I can check that point out. If they are not, they will be out within a matter of weeks.

One of the things that we set for ourselves this year was to try to get all our tenders out before the end of March, particularly on these projects which had already been approved by Council, so this one of course is somewhat subject to M.O.T. They have to approve the plans and specs, but I would expect it would be out, if it isn't already out, it will be out momentarily.

Mr. Chairman: The next item is Whitehorse Keno Road, \$700,000.00.

Mr. Miller: Mr. Chairman, I might just point out, the remainder of the items from 2930 to 2951, we have not as yet had final approval from Ottawa on these projects. To the best of our knowledge, these are the items that they are going to approve, but we have not had final approval.

Mr. Chairman: Thank you, Mr. Miller.

The next item is pre-engineering, Federal Projects, \$100,000.00. Mr. McCall?

Mr. McCall: Yes, thank you, Mr. Chairman. I would like to ask Mr. Miller a question in view of what he just said a moment ago, I don't know whether it's appropriate or not. I am curious as to the situation pertaining to our air strip in Faro. I think you are

already aware of the problems that we do have, 3,000 feet short for any viable air service to -- or provide a proper service, and I'm curious if Mr. Miller knows of the federal intent as to that airstrip, which they are going to disband it or just leave it as an emergency air strip or what?

Mr. Miller: Mr. Chairman, I can't answer that specific question. I do know that the Faro air strip is included in the five year plans for the B. & C. airports in the north, and to the best of my knowledge, it was scheduled for either this year or next year, but precisely where it's going to be, whether they will extend what's there, or just what they are doing, I'm not sure. I can check it out and get the answer.

Mr. McCall: If you would.

Mr. Chairman: The next item is Miscellaneous Minor Federal Projects, \$50,000.00. Clear?

Some Members: Clear.

Mr. Chairman: The next item is Stewart Crossing, Dawson Road, \$100,000.00.

Some Members: Clear.

Mr. Chairman: The next item is Campbell Highway, \$723,000.00.

A Member: Hear, hear.

Mr. Chairman: The total for Project Capital then is \$22,213,000.00.

The next item is Loan Capital, page 74, total for this item is \$3,050,000.00. The breakdown is -- would you rather go back to Housing?

Mr. Miller: It doesn't make any difference, Mr. Chairman.

Mr. Chairman: Fine, we will go back to Housing at page 60. Yukon Housing Corporation, the vote here is \$1,653,500.00. Page 60. The first item is Yukon Housing Corporation Administration, \$145,549.00.

Ms. Millard: Mr. Chairman?

Mr. Chairman: Miss Millard?

Ms. Millard: I note with some dismay that Dawson City has the largest amount of deficit. Certainly they have nearly the largest number of -- they share with Watson Lake the number of units, but it looks as if they are not operating on a very feasible economic level. I worked it out that there are 40 units in Dawson, 20 of them double, and it works out to \$283.00 per unit per month that the government is paying out.

I wonder if there is any chance of recovering some of this from rents from people that are already paying rents. I know of some cases people have not been paying up to what they really should be paying. I understand at the moment there is some investigation

going on, but at one time I was working for the Housing Corporation and I certainly had complaints to them about their whole system of rental payments. I was wondering if this actually is in review, and whether we have some hope of recovering more money from the people who are in the houses.

Mr. Chairman: Miss Millard, I will allow that question and one answer, but we really should consider that under the next item.

Ms. Millard: Oh.

Mr. Chairman: Mr. Miller?

Mr. Miller: Mr. Chairman, the process that is currently being used to establish rents for all public housing is an annual review based on the Income Tax returns of the people who are living in the units. Now, certainly at various times you could have an individual in one year not earning very much money and the next year going to work and -- or getting a better job and earning a lot more, so his rent wouldn't always necessarily be current with his income.

But unless we were to instigate a system of reviewing rents every month, we would never be able to keep up with it, so as a policy, the Housing Corporation adopted the method of using the previous year's income tax return to establish the family income and subsequently the rent that would apply for the next ensuing year.

Ms. Millard: Mr. Chairman, just a supplementary. When is the review done then, is it done at a regular basis in a certain month in the year?

Mr. Miller: Mr. Chairman, it's supposed to be done in April of each year. Now I am not saying that it is always done in April, but it's supposed to be because that's the last date that people have to file income tax.

Mr. Chairman: Thank you, Mr. Miller. Any questions on the item under consideration? Mr. Taylor?

Hon. Mr. Taylor: Mr. Chairman, it's sometimes rather difficult to consider when you talk about the Housing Corporation, what really is at what point to discuss it.

But I am curious as to a matter of policy with the Yukon Housing Corporation, Mr. Chairman, and I note earlier in the budget we reviewed some of the construction programs in terms of apartments and housing that was programmed for this year, this fiscal year's process.

Now, when you speak of, for instance a 16 unit apartment, does this mean to the Housing Corporation, that they have a requirement from the Government of the Yukon Territory for 16 units, but they are asking a private entrepreneur to provide a 16 unit building or say a 24 unit building with which -- or under which the government would accept 16 units, if you get what I mean?

Mr. Miller: Mr. Chairman, the proposal that we put

forth last year, and went to proposal calls on, if my memory serves me correct, for example in Watson Lake we asked the entrepreneur to put up 22 units, of which the government, either through the staff housing need or through the Housing Corporation in the public housing need, were prepared to guarantee 16 units. The object being, if there is an apartment going in, there should be something available to the normal rental market. So that was really what we were attempting to do. We didn't get any built, mainly because by the time the proposals came, the rentals were so high that nobody could have afforded them, not even government.

A similar proposal will be going out this year, and we just don't know what results we will have, but the proposals will be out in the near future on a similar type basis.

Hon. Mr. Taylor: Well just one further question on that line. Then I take it that beyond the 16, if you find a private entrepreneur for instance to build a 16 unit apartment, which is what is desired here, if he wishes to build a 22 unit apartment, that's negotiable. He's not bound to build one building with only 16 units. Do I have that correct?

Mr. Miller: That's correct, Mr. Chairman. We are hoping that as a result of government, either through -- well through the Housing Corporation guaranteeing the major portion of it, that the entrepreneurs will actually build in excess of what our need is, so that anybody in the community can rent a place to live.

Mr. Chairman: Mr. Lang?

Mr. Lang: Mr. Chairman, I don't know if this is the right item or not, but I would like to direct a question to the Minister of Local Government. What is being done in the area of home ownership assistance, if there is anything being done?

Hon. Mr. McKinnon: Well, Mr. Chairman, I don't mind admitting to this House that it's one of the priorities on my list of things to get done, and when I'm told by the Assistant Commissioner that we only have probably a month away before we have our final input into next year's budget, I'm wondering whether a program of this nature is going to be before the public of the Yukon Territory in the next fiscal year or not, which would hopefully be the deadline that our Department is going to try and have something acceptable to members of the Executive Committee for, but if the timing makes it impossible to do it for the next fiscal year, all we can do is try.

Mr. Chairman: Thank you. Mr. Fleming?

Mr. Fleming: Mr. Chairman, my next question is on 1801, I think.

Mr. Chairman: Fine. We will finish with this item then.

Mr. Fleming: Thank you.

Mr. Chairman: I will mark your name down, for that item. Any further questions or comments? Mrs. Whyard?

Mrs. Whyard: There has been comment in this House recently regarding the need for some kind of annual report from the Territorial Boards, Commissions and so forth. I note that we have quite a handsome report here from the Yukon Housing Corporation, but it was appointed in 1972 and this dated October, '74 is their first report, covering a period of some three to four years. Is there no annual report submitted from this board?

Mr. Chairman: Mr. Miller?

Mr. Miller: Mr. Chairman, there is a requirement in the Ordinance for an annual report to be submitted. The first report covered the period October 31st, 1972 to March 31st, 1974 which was a period of 16 months, or 18 months.

There will be another report tabled in this House following the completion of the fiscal year, March 31st, 1975.

Mr. Chairman: Any further questions or comments? Clear?

Some Members: Clear.

Mr. Chairman: The next item is operating subsidy, \$724,351.00, and the first person the chair recognizes is Mr. Fleming.

Mr. Fleming: I would like to ask a question on the subject of the 25 percent of the gross, I think it is. Salaries or income tax return report, and that is what you are basing the rental on today. I'm wondering about some of the native problems on their income tax return, whereas they work in the Reserves, and they are given a grant by the Federal Government to work at such jobs, they in turn are not charged income tax on this money. And to this date, there is no actual spot in the guide, the Income Tax Guide, that sets out whereas you would even report this money, although it can be done. I have done it myself for them, I now.

I'm just wondering if possibly some of the problem Miss Millard spoke of, they were not collecting quite the amount of rent they should, is due to this fact. Do they -- the question is this: Do they consider or find out about all of these monies that are earned from this type of person?

Mr. Miller: Well, Mr. Chairman, the intent, as I indicated, was to base it on income tax returns. We know there are people who don't file income tax returns, and in those cases all they can do is get the best information they can as to what the family income is, and work it out as if the individual did file an income tax return.

So I'm not suggesting that we are perfect in any matter, but we do the best we can under the circumstances.

Mr. Chairman: Mr. Fleming?

Mr. Fleming: In this case, I would like very much to make a comment, that I think that we should take the stand that these monies -- the Federal Government should be informed as to the fact that they should somewhere, in the Income tax Guide, have provision for these monies to be written down, at least there is a place for other income, and that is the only place, but there is no definite law that says that you must report it. I think we should more or less look into it to see if they do have this -- something in the provisions that says you will report all of your monies, regardless of whether they are on Reserves, or regardless of whether they pay income tax or not, you still report the money.

Mr. Miller: Mr. Chairman, the Income Tax Act of Canada is relatively clear on this. What is not clear is to the status of whether Indian people in the Yukon are considered to be on Reserves or not on Reserves, and that's an issue that National Revenue I know have been looking into for at least two years, possibly longer, and until they resolve it, I guess there's not much we can do.

Mr. Chairman: Thank you. Miss Millard?

Ms. Millard: Mr. Chairman, just a couple of comments on this subject. From what I understand, the income tax -- they are only controlling the income tax that they have control over. For instance, if a Band is given a grant, a L.I.P. grant or something to work with people in their community, they don't mark down the income tax? I know of several Indians who are working for the Department of Highways who were paying income tax, and so it's not -- it's only the ones, the systems that they have control over.

I know Indian Affairs itself takes income tax off also. And I know that these have been -- the second comment is that these have actually been investigated for the housing in Dawson. I know we have used every source possible to find out just what the income is. It's fairly thorough and we have certainly had cooperation from Indian Affairs in allowing us to know how much social assistance people are getting and that sort of thing.

However, it certainly doesn't seem to be working in Dawson's case. I really think there is a lot of discrepancy, as I said before, the same number of units in Watson Lake, the deficit is only \$20,000.00, where ours is \$135,000.00. I really don't believe that we have that many welfare cases. Perhaps there should be --

I understood that the Yukon Housing Corporation had a certain percentage that they had to meet, that they could only take a certain percentage of welfare families, and I believe Dawson has gone over that percentage, and it's probably a little late to go abck on that now, but could we have a comment from Mr. Miller perhaps, if there is that percentage, and whether or not they are sticking to it?

Mr. Miller: Mr. Chairman, to my knowledge, there

is no percentage. The housing was built essentially as low income housing and the people who are in the greatest need are the people who we attempt to service with this housing.

Now, maybe to answer part of the Member's concern regarding the high cost, I think one must remember that in Dawson your fuel costs are higher than anywhere else in the Territory, as well as your electrical costs. Now, what proportion they make up out of this total, I don't know, but I would suggest it's a very large one.

Mr. Chairman: Mr. Berger?

Mr. Berger: I would like to make another comment on this, Mr. Chairman. I think the Honourable Member from Ogilvie said it basically the wrong way.

I think the concern actually arises with the people living in the housing who have a regular income, who are not welfare cases. I am talking about so-called shack-ups. There are people earning up to \$20,000.00 a year living in low cost housing, because the woman -- the house is in the woman's name and she's an actual welfare case or is working on a job that has a minimal income and she pays maybe only \$80.00 a month rent. I think this is the real concern about the housing.

Mr. Chairman: Thank you, Mr. Berger. Mr. Miller? No comment? Mr. Fleming?

Mr. Fleming: It's a comment, but I think it's worthwhile. As the Honourable Member from Dawson stated, there's now a list -- I think I brought it up the other day, I would like to emphasize it again. At the grass roots level, I don't feel that the Yukon Housing Corporation -- I don't say hiring, but providing proper administration for these homes, in our area especially.

Mr. Miller: Well, Mr. Chairman, I would hate to speak in the general sense. I realize that there are some areas of the Yukon where the Housing authorities or Housing Associations are better equipped to handle this than in other areas.

The only alternative we would have would be to hire somebody on the Yukon Housing Corporation staff and put them into the community on a permanent basis, and I don't think we would like that either, so what we are trying to do is to get the Associations involved, the people who live in the community involved, and we've had some good experience, we've had some bad experience, I must admit that, but we seem to have learned from it, and the communities have learned from it, and for the most part the community associations are working very, very well.

Hon. Mrs. Watson: Mr. Chairman, I think that Mr. Berger, the Honourable Member from Klondike has hit on one of the key issues and I don't think that associations or this type of thing is going to correct it. I think, eventually, we likely will have to come to some type of legislation, where you have a single parent family, where we have got-everything--all of our legislation was based upon the institution of marriage,

a legal partnership. Now that type of thing is being dissolved and we have the gaps. I know in social assistance I just had a very distinct feeling that we are providing social assistance for a single parent family where someone else is residing in the house who has a fairly substantial income. Yet, under the terms of the legislation and under our regulations, it is completely legal.

I think maybe, we might just be looking at some type of legislation across the country not just in the Yukon Territories.

Mr. Chairman: Thank you, Mrs. Watson. I would like to say that I support your comments. Mr. Berger?

Mr. Berger: I would like just add to the previous comments here, there is another item that just came into my mind and that is repairing housing. I know of certain houses in the Dawson area, and in other areas too, where the repairman might as well live in this house, because he is in there every day.

I was wondering if the administration could come up with a system where the people in those actually pay for the repairs so that the administration--as far as the cost and subsidy is concerned.

The other thing is, the thought I had in my mind is, if they don't come up with repairs, expel them out of the house. I think it is much cheaper in the long run.

Some Members: Hear, hear.

Mr. Miller: Mr. Chairman, our general policy is to assess for wilful damage to the occupant of the house. Now, we have had occasions quite a number of occasions, I am not sure whether it has happened in Dawson, but I can think of at least 3 communities where people have actually been evicted from the house because they weren't prepared to look after it properly.

I can't speak for Dawson. I am not aware of any in Dawson off the top of my head, but I do know of at least three communities where people have literally been evicted because of their inability or their undesire to look after the unit that they are in.

I will certainly look into the Dawson situation.

Mr. Chairman: Are we clear?

Some Members: Clear.

Mr. Chairman: The next item is Staff Accommodation Services, \$783,600.00 and page A-39 is of some help. Mr. Berger?

Mr. Berger: Yes, I have a question on this and it has been on my mind for a number of years. When is the administration going to stop discriminating against locally hired people, and I am not meaning people who are living in the community but people who came to the community, found a job with the Federal Government, but are unable to get--are strapped for accommodations. We have a number of cases brought to my attention in the Dawson area and this practice still exists. There is a couple of persons working for the

government right now, one was threatened a few months ago with eviction on a verbal basis. I looked into it and finally managed to get a stay, at least, 'til spring time.

Another person working in the Dawson area right now, she found a house over the winter time but has to get out because the owner is coming back again come spring time, and she is unable to get housing through Yukon Territorial Government because she was told that because she was hired locally she is not entitled to housing. If she would have been hired down in Whitehorse she would automatically become entitled to a house.

Mr. Miller: Mr. Chairman, the Honourable Member might call it discrimination. I think what we have really tried to do is provide some sort of a rational basis for providing housing.

We have currently, 808 permanent civil servants, excluding teachers, in the territory and if we were to provide housing for all of them, we would be in awful bad shape, in my opinion.

What we have attempted to do is to say people hired in the location, in the town, municipality they have to provide their own housing. Those that come in from outside, we provide it.

We would love to get out of housing, period, and let everybody find their own. Our feeling is, government shouldn't be in housing.

But where do we go?

Mr. Chairman: Mr. Berger?

Mr. Berger: I just would like to add on this because, I don't think it is right, this type of policy. If a person has initiative to come up and find a job on his own in a particular community and it actually saves the government some money on transportation costs and everything like this as you have listed here, relocation and everything like this, for non-government employees.

So I think on the long run the government would save money if they would accept the applications of locally hired people for housing.

Mr. Miller: Well, Mr. Chairman, I just happen to know that in Dawson right now there are four local hires that are trying to get into government housing, or are in government housing at a cost of \$50,000.00. We don't have any extra housing. At a cost of \$50,000.00 per unit to build for houses, we are not going to save very much money.

Mr. Chairman: Mr. Berger?

Mr. Berger: I have to get up again because I didn't mention anything about subsidized housing in Dawson prior to this. I know, as a fact, there is 16 applications, running applications in 1974 in Dawson and I found it very strange that Dawson was not considered for any more housing units in this fiscal year.

Mr. Chairman: Thank you, Mr. Berger. Mr. Miller?

Mr. Miller: Mr. Chairman, I can respond to that. Dawson has 40 units and a population at the last census of 785 people. Whitehorse has 81 units and a population of 11,400 people.

Dawson's applications are 16. Whitehorse's on the last count were 196. So somebody has to set some priorities somewhere and it is based on demand, really. We can't satisfy all of the requests so we have to base them on the majority of demands.

Mr. Chairman: Mr. Berger would like that last word on this.

Mr. Berger: Yes, I would, if I may please. You can throw figures around all day long and you are never going to satisfy anybody.

The thing is those 16 applications are creating just as much hardship in Dawson than the 192 or so in Whitehorse area.

Mr. Chairman: Thank you, Mr. Berger. Mr. Taylor is next.

Hon. Mr. Taylor: My question was answered by Mr. Miller.

Mr. Chairman: Mr. Fleming?

Mr. Fleming: Mr. Chairman. I think there is something that hasn't been mentioned in this case. You can correct me if I am wrong when I say that the hiring--it is not the hiring of the local people, it is the matter of where you sign your name to go to the job. In other words, and this is where I think the discrimination part came in, and I would like to know if this is still the case?

If you come from a spot such as Teslin, if you live there or don't live there, it does not make any difference. The fact that you come to Whitehorse and sign up here to go back for that job means therefore that you did not come from that area regardless of whether you did nor not.

I know this has been in the past and up until a year ago. I can prove that.

Is that practice still in effect today?

Mr. Miller: Mr. Chairman, a local hire from Teslin, regardless of where he signed on the government's payroll, if he is going to work in Teslin and he comes from Teslin he would be considered to be a local hire as far as I am concerned.

Now how it is being interpreted by the people who do this I am not entirely sure. I can certainly find out.

Mr. Chairman: Thank you Mr. Miller. Mr. Fleming?

Mr. Fleming: Mr. Chairman, I would like to find out because as I say possibly the policy has changed. I do know this was in effect a year ago and has been done.

Mr. Chairman: Miss Millard?

Ms. Millard: Mr. Chairman, I certainly don't want

to give away any deep dark secrets of things that are happening to people's advantage, but I know of a case in Dawson where the girl was refused housing because she was local. So she refused to be hired on in Dawson, she came to Whitehorse and was hired on in Whitehorse and obtained housing.

She was born in Dawson City. So I think that shouldn't be changed. I think that is using her brains in finding out how to get accommodation. I think what should be changed is the policy on housing.

Certainly, the whole question has to be looked into. There is no question in my mind. The Korbo Residence, there are apparently several empty units being held aside for the Wildlife Service, I believe, who is living apart because he doesn't want to live in the Korbo Residence.

The whole question has to be looked into much more carefully and be much more flexible than it is when we are paying for empty units especially when I note Dawson City again, Utility Service and Janitorial in Dawson City of \$21,500.00. I don't believe--those 19 units I presume are all Korbo Residence. Certainly the Utility Service and Janitorial I presume the costs is for--to N.C.P.C. our good old friend, and janitorial should be very minimal. It should only be the hallways and grounds, I would presume.

I wonder if Mr. Miller can answer how that 21,000 is broken down, and also, if there are any empty units in Dawson, why is that a policy, why isn't it being investigated that these be used?

Mr. Miller: Mr. Chairman, I can try and get a breakdown of the 21,500.00. I don't have it with me.

The question of empty units in Dawson, I was inquiring this morning to see if we could accommodate the K.V.A. this summer as we did last summer, and I'm informed that we have no empty units in Dawson, and that in the course of the next 16 or 18 months, we are going to have to build additional units in Dawson or at least acquire them, and that's all I know about it.

Mr. Chairman: Mrs. Whyard? I'm sorry, is this, the exchange complete? Mrs. Whyard?

Mrs. Whyard: Mr. Chairman, I am interested in the housing in Takhini, and I know it's not the responsibility of the Territorial Government, except that we rent some of those units from the Federal Government, but I am interested in knowing how many of the units are empty in Takhini because it's my understanding from some years back that the policy is that if the government owned housing in that are is not used (a) by federal employees; (b) by Territorial; it should be made available to the general public. Not so?

If not, why not? I cannot tolerate the fact that there is government housing sitting up there empty which is paid for by the taxpayer, when there is a real housing shortage in this city.

Mr. Miller: Mr. Chairman, I can't respond to how many units are empty in total. I know that if I wanted to rent a house in Takhini today for the Territorial Government, they don't have any. They have all been assigned to Departments or Crown agencies. This

indicates that we have 61 units, in fact I believe we are now to 55 units, and it's our intention to get out of every unit we can in Takhini in as quick a period of time as we can.

We currently don't have any empty units--when I say "we", I am talking about Y.T.G., we don't have any empty units in Takhini, with the possible exception of possibly two on which people are coming in. We have actually hired the people and they haven't arrived. As soon as we get a vacant unit for more than 30 days, we return it to D.P.W.

With respect to your question on being able to rent them to the public, I don't think you're correct in that. I think that the arrangement is that Federal agencies first, Territorial second and the rest remain empty.

Mr. Chairman: From the pained look on Mrs. Whyard's face, I can tell she wants to comment.

Mrs. Whyard: Mr. Chairman, I've got to protest against any such policy, and I certainly would expect this Legislative Assembly to voice some very strong comments and recommendations to the Senior Government.

Mr. Chairman: Thank you, Mrs. Whyard,

Hon. Mr. McIntyre: Mr. Chairman, the Crown housing policy is that, when all government agencies are satisfied, anything remaining is available to the public. I know that.

Mr. Chairman: Thank you, Mr. McIntyre.

Mr. Miller: Mr. Chairman, I think really that what we are down to is that we don't have any empty, because they have all been assigned to Crown Departments or agencies.

Hon. Mrs. Watson: Mr. Chairman, they may be empty, but they are still being held by a Department, in case they get an employee, just in case.

Mr. Chairman: Thank you, Mrs. Watson. Dr. Hibberd.

Dr. Hibberd: Mr. Chairman, I would say that there are a considerable number of houses are kept on that basis in a sort of reserve for presumably Federal Government employees, but the fact remains that there are several houses that could be used and they are not.

Mr. Chairman: That is certainly the case in Riverdale. Mr. McCall?

Mr. McCall: Yes, I would like to keep Mr. Miller on his toes here while we are at this. I would like to propose that Mr. Miller investigate this situation pertaining to houses that are empty belonging to the government, and come back with the findings and present them to the House.

Mr. Miller: Mr. Chairman, is the Honourable Member referring to Y.T.G. houses or federal Houses?

Mr. McCall: Mr. Chairman, I am presuming any housing.

Mr. Chairman: Well we don't want to place too onerous a task on Mr. Miller, but possibly Mr. Miller could make some investigations on the Yukon Housing, Y.T.G.

Ms. Millard: Yes, Mr. Chairman, if I could add also apartment buildings or apartments in Dawson City?

Mr. Miller: Mr. Chairman, I will report back. I might incidentally advise that this is one of the major reasons why we wanted to turn our own staff housing over to the Yukon Housing Corporation. Y.T.G. did not have a mandate to rent their own houses, but the Yukon Housing Corporation has that mandate and that's the intention. If we don't need it for government staff, it will be rented to the public.

Mr. Chairman: Dr. Hibberd?

Dr. Hibberd: Mr. Chairman, I would submit that many of these houses are being held by the Federal Government, and I would think that the investigation should include these houses.

Mr. Chairman: Thank you, Dr. Hibberd. Mrs. Whyard?

Mrs. Whyard: Mr. Chairman, I wonder if it's within the bounds of this estimate item, budget item, to ask what is the current status of the property in Takhini? Is there an estimated time when it is to be turned over to the City of Whitehorse? What is the situation there? It is within the boundary of the city, but there is no title to any of that land, is there, except in the hands of the Federal Government?

Mr. Chairman: I will have to extend great latitude to allow the question, but I will.

Hon. Mr. McKinnon: Mr. Chairman, there are on going discussions between the Department of Local Government and the City of Whitehorse, and as of this morning parts of this discussion were reached as to when the city and the Local Government could get together again to try and find out what the status of the land officially is, and how soon it can be turned over, or if not, can it be developed under any conditions during the current building season, and there's all kinds of problems with the good old Surveyor General and the whole ball of wax again, and the total purpose of the ongoing meetings is to try to get land available that is serviced on -- that is ready for development this summer, and we are attempting to do it. Whether it's going to be possible or not, I don't know.

Mr. Chairman: Thank you.
Are there any further questions or comments?
Clear?

Some Members: Clear.

Mr. Chairman: The total then for Yukon Housing Corporation, \$1,653,500.00. Clear?

Some Members: Clear.

Mr. Chairman: We will then proceed to page 74 in the green book, and we are looking at Loan Capital, \$3,050,000.00. Page 74, and it's broken down, expenditure loans to third parties, \$2,650,000.00; land development \$400,000.00. Mr. McCall?

Mr. McCall: Thank you, Mr. Chairman. I would like to ask Mr. Miller if I may if he could give us a brief explanation as to this loan to third parties, et cetera?

Mr. Miller: Mr. Chairman, these are monies that we're able to borrow from the Federal Government to loan to essentially the municipalities in the Yukon, although we do also borrow money for loans on second mortgages, C.M.H.C. mortgages. All of our land development is also done using borrowed money which we have to repay.

There is a breakdown, a detail of the loans to third parties on page 75, just over --

Mr. Miller: I might just point out for members' information, that this is probably the cheapest money that any of the municipalities could ever get their hands on in terms of borrowed money. They could never raise debentures at the interest rate that we get.

Mr. Chairman: Mr. Lang?

Mr. Lang: Mr. Chairman, I take it from this as far as the loans to third parties, this is monies in order to develop subdivisions and what not -- am I correct?

Mr. Miller: No, Mr. Chairman, for example the City of Whitehorse, we have provision in this estimate for two million three. Now, if they want to do paving, they can borrow their portion or their share of the costs that isn't included in the Capital Assistance Plan, and pay it back over a period of years.

Mr. Lang: Mr. Chairman, could you delve a little further into this land development? What rather concerns me is I know that lots go up for sale and they have, what do they refer to an --

Mr. Miller: Upset.

Mr. Land: --upset price, and could quite conceivably go a lot higher. It appears to a lot of people that maybe the government is going into the real estate business.

Mr. Miller: Mr. Chairman, on land development, what we attempt to do is to recover our cost of developing that land, so we borrow the money from the Federal Government, we do the development work, and then we attempt to sell the land and recover the cost of developing it.

I don't know what the public's impression is, I can tell you that the 1st lot we we'll sell in Riverdale, if we were to recover the full cost of the Riverdale sub-

division, would have a price tag of about \$450,000.00 on it, because that's what we will have lost on the Riverdale subdivision by that time.

Mr. Chairman: I hope that lot has a nice view, Mr. Miller. Mrs. Watson?

Hon. Mrs. Watson: Mr. Chairman, I wonder if Mr. Miller could indicate to the members here whether the third parties, namely the municipalities, have borrowed to the maximum of their borrowing capability as of last year, and possibly the year before?

Mr. Miller: No, Mr. Chairman, there is no municipality that has gone that high. I think in terms of their legal capability, probably the Town of Faro is the highest ratio of actual loans versus loan capability of any of the municipalities.

Mr. Chairman: Mr. Lang?

Mr. Lang: Mr. Chairman, I take it then from these upset prices, you do quite conceivably sell them for a lower price than what is termed the upset price, if we are in the hole \$450,000.00?

Mr. Miller: Well, I would rather not get into the long history of the Riverdale subdivision, because it took me 18 months to figure out what had happened, and by the time I put the price on the final lot, I was a little upset, but basically, for example this last year when we developed Riverdale, the 96 lots in Riverdale, we put a price on it based on tender calls, or on engineers' estimates of what the tender calls might be.

The paving curbs and gutters for that particular area, we haven't called the tenders yet, so if they come in in excess of what our estimate was, we are going to lose money on that one again. That's really what happens. We set an upset price, or an estimated price on the thing, and we sometimes get into trouble.

Mr. Chairman: Mr. Fleming?

Mr. Fleming: Mr. Chairman, can I take it from your remarks that the upset price is merely a figure, you don't wish to sell below this, and that these lands are up for actual bid by the Territorial Government?

Mr. Miller: Mr. Chairman, what we instituted last year, we have gone through a series of land disposal methods, attempting to find one that we thought was rational and was acceptable.

We instituted a procedure last year where we put a fixed price on a lot and no longer sold by public auction, if you like, or by tender call. We put a fixed price and we put them out on the basis that individuals have first choice who haven't already got a house, and it's a first come, first serve basis. There's a long series of steps, it's laid out in our land regulations, I can go through it with you if you like.

Mr. Chairman: Mr. Fleming?

Mr. Fleming: I think possibly we will come to this when we get into more of the land regulations.

I still stand where I did a long time ago in this instance, whereas land, if it is sold under this type is to be for Canadians preferably first, and then outsiders afterwards. I agree with the first there, first serve basis otherwise---

Mr. Chairman: Thank you, Mr. Fleming. Oh, Mr. Lang?

Mr. Lang: I just have one comment. I don't think a person should have to wait in line for three days or anything like that either.

Mr. Chairman: Thank you, Mr. Lang. Mrs. Watson?

Hon. Mrs. Watson: Mr. Chairman, I should possibly add in the outlying areas in the past when they have put land up for sale in communities outside of the Whitehorse, they sold it here in Whitehorse, so it was first come, first serve basis, and you had to drive into Whitehorse and stand in line, and you probably were behind -- so now this is why the local government is selling the lots and the land in the community itself, and I think this is a good idea.

Mr. Chairman: Thank you, Mrs. Watson. Are we clear on this?

Some Members: Clear.

Mr. Chairman: I realize that we are approaching 12 o'clock, but possibly that will push us through the next item, which is Loan Amortization, \$1,527,000.00, more speedily than normal. Do you estimate that would take very long? Discussion on that item?

Mr. Miller: It shouldn't.

Mr. Chairman: Fine, then we turn to page 76. The total here again is \$1,527,000.00. It is broken down as follows, Federally Amortized Loans, Interest, \$2,373,100.00. Principal, \$1,657,700 --

Mr. Miller: Mr. Chairman, you are in the wrong column.

Mr. Chairman: Oh I am sorry.

Mr. Miller: Nothing for the Federally---

Mr. Chairman: I am sorry, that was last year. Thank you. There is nothing in that item.

Territorially Amortized Loans, Interest, \$394,600.00. Principal, \$693,000.00 for a total of \$1,087,600.00. Is there any questions or comments on that?

Some Members: Clear.

Mr. Chairman: The next item is Self-Amortized Loans. Interest \$228,500.00, Principal \$210,900.00 for a total of \$439,400.00. Are there any questions or comments? Mr. Lang?

Mr. Lang: Yes, Mr. Chairman, for my own clarification have an explanation of a self-amortized loan?

Mr. Miller: Mr. Chairman, a self-amortized loans are those loans which we have made to municipalities or on housing. The Territorially Amortized is just basically our land development.

Mr. Chairman: Are we clear?

Some Members: Clear.

Mr. Chairman: The total again is \$1,527,000.00.

Some Members: Clear.

Mr. Chairman: The next item is Government Employee Housing Plan Revolving Fund which is found on page 62 and that item is \$500,000.00.

Any questions or comments? Mr. Taylor?

Hon. Mr. Taylor: Mr. Chairman, with respect I think that we will be dealing with this piece of legislation and that would be a good time to properly discuss the item then rather than duplicity.

Mr. Chairman: Very well.

Some Members: Agreed.

Mr. Chairman: I think then, that this might be a good time to break.

I would like to thank the witnesses for attending and we will see you back here on Monday, I presume, same time and same station.

I will entertain a motion.

Mr. Lang: Mr. Chairman, I move that Mr. Speaker do now resume the Chair.

Mr. Chairman: Do we have a seconder to that motion?

Mr. McCall: I will second that Mr. Chairman.

Mr. Chairman: Question?

Some Members: Question.

Mr. Chairman: Agreed?

Some Members: Agreed.

Mr. Chairman: I declare the motion carried.

Motion Carried.

Mr. Speaker resumes the chair.

Mr. Speaker: At this time I will call the House to order.

May we have a report from the Chairman of Committees?

Mr. Phelps: Yes, Mr. Speaker, the Committee of the Whole convened at 10:30 a.m. to consider Bills, Papers and Motions. We had with us two witnesses, Mr. Miller and Mr. Huberdeau.

It was agreed by the Committee that we should extend an invitation to Social Services Yukon Family Counselling, and any other interested social services or societies and that we would invite these people to attend before Committee at 2:00 p.m. Wednesday, March 19th, 1975.

I can report progress on Bill Number 2.

Upon a motion duly made and carried, it was moved by Mr. Lang that Mr. Speaker take the Chair.

Mr. Speaker: You have heard the report of the Chairman of Committees, are you agreed?

Some Members: Agreed.

Mr. Speaker: What is your further pleasure?

Mr. Fleming: I now move, Mr. Speaker, that we call it 12 o'clock.

Mr. Speaker: Is there a seconder?

Mr. Lang: I second it, Mr. Speaker.

Mr. Speaker: It has been moved by the Honourable Member from Hootalinqua, seconded by the Honourable Member from Whitehorse Porter Creek that we now call it 12 o'clock. Are you prepared for the question?

Some Members: Question.

Mr. Speaker: Are you agreed?

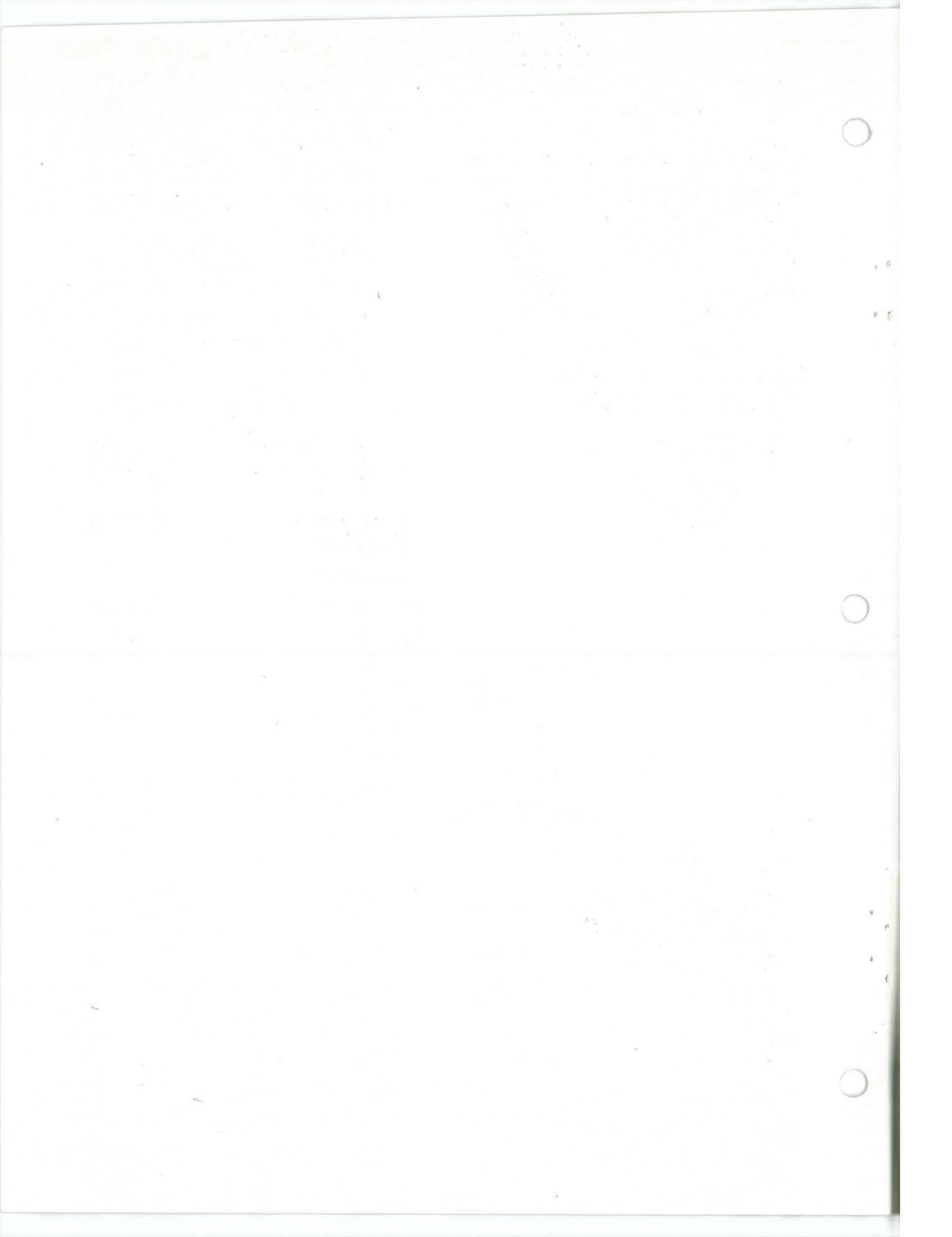
Some Members: Agreed.

Mr. Speaker: I shall declare that the motion is carried.

Motion Carried

Mr. Speaker: The House now stands adjourned until 10:00 a.m. Monday.

Adjourned





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