



# The Yukon Legislative Assembly

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Number 16

8th Session

23rd Legislature

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Debates & Proceedings

**Monday, March 28, 1977**

Speaker: The Honourable Donald Taylor

1977  
1977



# THE YUKON LEGISLATIVE ASSEMBLY

Volume 11  
Session 1977-78  
1977

## DEBATES & PROCEEDINGS

Monday, March 28, 1977

Whitehorse, Yukon Territory  
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**Mr. Speaker:** I will now call the House to order.  
We will proceed with Morning Prayers.

(Prayers)

**Mr. Speaker:** We will proceed at this time with the  
Order Paper.

Are there any documents for tabling?

#### TABLING OF DOCUMENTS

**Mr. Speaker:** The Honourable Minister of Education.

**Hon. Mr. Lang:** Mr. Speaker, I have for tabling a  
Green Paper on Bid Differentials for Northern Enterprises.

**Mr. Speaker:** Any further documents or correspondence  
for tabling?

Reports of Committees?

Petitions?

Introduction of Bills?

Notices of Motion for the Production of Papers?

#### NOTICES OF MOTION FOR PRODUCTION OF PAPERS

**Mr. Speaker:** The Honourable Member from Ogilvie.

**Ms. Millard:** Mr. Speaker, I give Notice of Motion,  
seconded by the Member from Whitehorse South  
Centre, that the Administration table, this Session, the  
Progress Report of the Northern Yukon Research Project  
for the year 1976.

**Mr. Speaker:** Are there any further Notices of Motion  
for the Production of Papers?

Notices of Motion or Resolution?

Any Statements by Ministers?

This brings us then to the Question Period. Have you  
any questions?

#### QUESTION PERIOD

**Mr. Speaker:** The Honourable Member from  
Hootalinqua.

#### Question re: Land Transfers

**Mr. Fleming:** Yes, Mr. Speaker, a question for the  
Minister of Local Government. On the transfer of lands,  
such as an L.I.D. district to the territorial government  
from the federal government, and in the case of  
lakeshore within the boundaries, does that lakeshore,  
back to the high water line, also revert to the territorial  
government or does it remain in the hands of the federal  
government?

**Mr. Speaker:** The Honourable Minister of Local  
Government?

**Hon. Mr. McKinnon:** It's transferred, the administration  
and control of it only. Up to 100 feet back of the  
high water mark is under the control and administration  
of the territorial government.

**Mr. Speaker:** The Honourable Member from  
Hootalinqua?

**Mr. Fleming:** Yes, Mr. Speaker. I might ask, it's not  
actually -- the control is turned over to you, but it is not  
the same as the rest of the thing, there is no ownership.  
Right?

**Mr. Speaker:** The Honourable Minister of Local  
Government?

**Hon. Mr. McKinnon:** In all of the lands that's transferred  
over to the territorial government for administration  
and control, it is the administration and control,  
not the ownership that is transferred to the territorial  
government.

**Mr. Speaker:** The Honourable Minister of Health  
and Welfare.

**Hon. Mrs. Whyard:** Mr. Speaker, I would like to  
table the originals of Legislative Returns prepared in  
response to questions from the 1976, Third Session.  
Copies of these Returns have already been mailed to  
Members.

**Mr. Speaker:** The Honourable Member from Ogilvie?

#### Question re: Commissioner's Rent

**Ms. Millard:** Mr. Speaker, a verbal question for  
anyone in administration. Does the Commissioner pay  
his rent as any federal civil servant would or does any  
government pay for it?

**Mr. Speaker:** Mr. Administrator?

**Mr. Gillespie:** Mr. Speaker, the Commissioner does  
pay rent as do other federal civil servants for the accommodation  
that he is in.

**Mr. Speaker:** The Honourable Member from Ogilvie?

**Ms. Millard:** Just a supplementary, does he pay at  
the same rate as other federal civil servants?

**Mr. Gillespie:** Mr. Speaker, I would have to come  
back with an answer for the Member's information.

**Mr. Speaker:** Yes, perhaps the question can be  
taken as noted.

Any further questions? The Honourable Member  
from Whitehorse Riverdale?

#### Question re: Fishing Regulations at Wellesley Lake

**Mr. Lengerke:** Mr. Speaker, I have a written question  
this morning. I would direct it to the Minister of  
Local Government but perhaps the Commissioner is the



one -- we can -- I will read the question anyway. The Game Department recently introduced new regulations respecting Wellesley Lake, the Government has designated the area as a trophy lake. The regulations mean you can only fish with hooks that have barbs removed and that the daily limit is two fish only, one of which can be over twenty pounds. The question is, did the Game Department look at trophy lake regulations in other jurisdictions and are they the same as others and if not, how do they differ?

**Mr. Speaker:** This is a written question?

**Mr. Lengerke:** This is a written question, Mr. Speaker.

**Mr. Speaker:** Have you any further questions? The Honourable Minister of Local Government?

**Hon. Mr. McKinnon:** Mr. Speaker, I would like to table the answer to the written question number 12, concerning the former Acorn Lumber Mill site.

**Mr. Speaker:** Are there any further questions? This then brings us to -- Mr. Administrator?

**Mr. Gillespie:** Mr. Speaker, Mr. Fleming on March 22nd: "I have noted that there appears to be some discrepancies in the 1974 sessional paper on fuel equalization and asked whether the government was prepared to look at these and make changes if necessary." The answer, Mr. Speaker, is that the Heating Fuel Equalization Plan was developed several years ago and because of constantly changing circumstances, the Government will undertake to review the plan.

**Mr. Speaker:** All right, we'll then proceed to orders of the Day.

## ORDERS OF THE DAY

### MOTIONS

**Madam Clerk:** Item One, standing in the name of the Honourable Member, Mrs. Watson.

**Mr. Speaker:** I note from the Chair that Mrs. Watson will not be with us today and perhaps we will stand Item Number 1 over until tomorrow's Order Paper.

**Some Members:** Agreed.

**Mr. Speaker:** May I have your further pleasure? The Honourable Member from Pelly River.

**Mr. McCall:** I would move that Mr. Speaker do now leave the Chair, and the House resolve into Committee of the Whole.

**Ms. Millard:** I second that.

**Mr. Speaker:** It has been moved by the Honourable Member from Pelly River, seconded by the Honourable Member from Ogilvie, that Mr. Speaker do now leave the Chair and that the House resolve into Committee of the Whole.

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 leaves the Chair)*

## COMMITTEE OF THE WHOLE

**Mr. Chairman:** I now call this Committee to order. We will be continuing with the debate on Vote Number 18, Yukon Housing Corporation. I will now declare a brief recess.

*(Recess)*

**Mr. Chairman:** For consideration on the Vote on Yukon Housing Corporation, we have Mr. John Owens, Chairman of the Board of Yukon Housing Corporation and Mr. Keith Schneider, the General Manager. Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, I had an analysis done on the basis for comparative market rents here, if it could be distributed to all Members as well as the basic outline of what the Main Estimates have, in the contents. I'd like to make a few comments if I may, Mr. Chairman, in relation to the budget.

**Mr. Chairman:** Please, Mr. Lang.

**Hon. Mr. Lang:** In introducing the 1977-'78 budget of the Yukon Housing Corporation, I'd like to preface my remarks by giving some of the background of the corporation. The Ordinance establishing the Yukon Housing Corporation was passed March of 1972 and as a territorial Crown Agency, the Corporation exercises its power as an agent of the Commissioner within the terms of the legislation. Within the framework of its broad powers, the Corporation is committed to providing adequate housing to all Yukoners who are unable, for various reasons, to obtain suitable housing.

The affairs of the Corporation are conducted by the Board of Directors who are private citizens appointed by Commissioner's Order. In most areas, the Board operates with a considerable degree of independence, however, on major policy and financial matters, the Board seeks the comment and approval of the Executive Committee.

As the Executive Committee Member responsible for the Yukon Housing Corporation, I have requested the Chairman of the Board and the General Manager of the Corporation to assist in the presentation of the 1977-'78 budget.

Although this may be somewhat of a departure from current practice, I feel the unique position of the Corporation warrants the participation by Corporation representatives who are responsible for the forthcoming



budget expenditures.

In general terms, the Operation and Maintenance Budget for the Yukon Housing Corporation is basically non-expansionary. The overall 9% increase is estimated operation and maintenance expenditures reflects forced price increases in the cost of utilities and the coming onstream of a project late in 1976-'77.

The administrative costs have increased mainly because of the formal transfer of programs from government departments which in turn increased the Corporation staff size and related expenditures.

You will note in establishment 1800, the total staff complement is now 19, an increase of seven man years.

With the transfer of the Housing Education Program from the Department of Education, the Corporation received one full time position and 4½ casual man years. In addition, 1.5 custodial man years were transferred when Yukon Housing Corporation became responsible for the residence for senior citizens in Whitehorse.

The increase in Professional and Special Services indicates the Corporation's intention to continue to utilize various professional services rather than increasing its permanent staff to provide services which are required on an occasional basis.

It was with this type of available funding last year that the Corporation undertook, at the Council's request, a preliminary investigation into the viability of a prefab housing industry in Yukon.

The largest parts of these funds are earmarked for pre-design, appraisal, engineering and technical services.

Other increases in administrative costs result from price increases in costs related to the transfer of additional man years.

The increase in rental of land and building, i.e. office space, came about from a larger office space required and increase in rental rates. In establishment 1801, this involves expenditures relating to the operation of all subsidized housing programs with the exception of housing for territorial employees. In this area, increases in utility costs have the greatest impact.

Projected operation and maintenance expenditures for staff housing which includes utilities, maintenance and rental of buildings is expected to exceed the rental revenues again. Only when all housing units are in comparative market rents will revenues exceed the cost of operation.

In 1975-'76, this program had a deficit which is not recoverable from other sources. However, the introduction of the common comparative market rent, which became effective August the 1st of last year, is reducing the level of utility expenditures because tenants are responsible for heat and light. At the moment, 64 units are not paying comparative market rent, out of a total of 199 staff housing units throughout the territory.

The Corporation is trying to stimulate home ownership through the sales of rental purchase housing and by developing a sales mechanism to sell staff housing. In addition, the Corporation is exploring self-help, cooperative building programs.

In 1977-'78, the anticipated expenditure recoveries from CMHC are \$578,700.00. In addition, new housing projects covered by rent supplement program in units to be built under the Rural and Remote Program are projected to increase total recoveries to \$605,000.00.

If the Department of Indian Affairs continue to make

a contribution to the operation of the Rental Purchase Housing Program in the amount recoverable from CMHC will be reduced accordingly but the overall level of recoveries will not be adversely affected.

The 1977-'78 Capital Building Program has been cut back from previous years. This move reflects the Corporation's intention to assess existing housing programs and develop new housing initiatives responsive to a variety of housing needs.

The largest part of capital spending for staff housing will be directed towards major renovations of housing, in Beaver Creek, Swift River and Ross River. In addition, it is planned to replace the housing unit at Pelly Crossing and provide additional units in Faro, subject to the land being available and staff requirements in the new school term.

Public housing capital funds in 1977-'78 are required to complete projects begun in prior years. Most of the work involves exterior site work.

Under the Rental Purchase Program, many tenants have expressed a desire to landscape and fence if the Corporation provides the materials. The remaining capital funds would be available to meet additional housing needs of the outlying communities.

The \$400,000.00 earmarked for the Rural and Remote Housing Program may not be fully expended in 1977-'78. There are plans in place to proceed with four log structures in Carcross as a demonstration project.

The Corporation hopes to play a leading role in promoting the use of log as a local building material and building system. If successful, the program and building system could be undertaken by local community groups in other areas with the assistance of the Corporation.

In 1977-'78, the Corporation will continue to encourage municipalities, L.I.D.'s and special interest groups to play a more active role in assessing and identifying housing needs in their communities and delivering housing programs to meet those needs.

**Mr. Chairman:** Mrs. Whyard?

**Hon. Mrs. Whyard:** Mr. Chairman, I would just like to take a moment at this stage to express appreciation of my department for the increasing coordination and assistance we've been receiving from Yukon Housing Corporation in the past year.

It has been our objective in the Health and Welfare area to try to get health matters into the Health Branch and housing into Housing and in these attempts, we have been successful in transferring one senior citizen's lodge and we appreciate the fact that the local Whitehorse housing authority has also been cooperating to a great degree to make this possible. We hope that in the months to come we will be able to fulfill additional objectives in the line of getting housing under the Housing umbrella and health care into the Health Branch.

Thank you, Mr. Chairman.

**Mr. Chairman:** Establishment 1800. YHC Administration. \$469,200.00.

Mr. Taylor?

**Hon. Mr. Taylor:** Yes, Mr. Chairman, perhaps I could direct a question to, perhaps the Honourable Minister of Health and Welfare and ask Mr. Chairman if



she could tell me if she feels that the housing available for our senior citizens under Yukon Housing programs, is adequate or is there a -- you know, is there a requirement for more apartment housing and this type of thing?

**Mr. Chairman:** Mrs. Whyard?

**Hon. Mrs. Whyard:** Mr. Chairman, for the information of the Honourable Member, he might like to know that at present housing is being provided, public housing supplied by the Yukon Housing Corporation for senior citizens is being provided as follows: in Dawson City, for seven single people and one couple; in Mayo for one couple and in Whitehorse for 37 singles and 10 couples.

And so far, no seniors have taken up residence in public housing in communities elsewhere. I am not in charge of housing. We are in charge of assisting elderly citizens who require assistance. In the Yukon at present, there are some 640 people over the age of 65. At any time, our caseload in the Welfare Branch never exceeds 40 to 50 of those 600. And the majority of our senior citizens in the Yukon are independent and are striving to continue to be so. And our effort in the Branch concerned with assisting them, in my department, is to try to maintain them in their own homes through some kind of subsidization and assistance, rather than push them all into lodges where they may or may not wish to be.

As an alternative, the Corporation whose estimates you are looking at today, provides excellent accommodation at a very low cost. I can really see no area which is not being served by either one branch or the other.

**Mr. Chairman:** Mr. Taylor?

**Hon. Mr. Taylor:** Mr. Chairman, I have just one more question briefly on this subject, perhaps I can direct it to the witness, Mr. Schneider and ask him if there is a list of priorities respecting occupation of houses or accommodation under Yukon Housing and where applications by senior citizens, what priority they would fall into?

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, on allocating housing units through the local Housing Associations or the Whitehorse Housing Authority, preference is given to individuals based on need. Here in Whitehorse where we have a senior citizens' housing project, then of course, all the prospective applicants are of course senior citizens.

In the outlying communities however, the priority again is just simply based on need and all applicants are reviewed in that light.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Mr. Chairman, I would like to refer to page 3 of the paper, Yukon Housing Corporation main estimates. It says there, "the Corporation is trying to stimulate home ownership through the sale of rental purchase housing and by developing a sales mechanism to sell staff housing. In addition, the Corporation is exploring self-help cooperative building programs." My

question, directed to the Minister or whoever would like to answer, Mr. Chairman, is how is the Corporation trying to stimulate the home ownership through the sale of rental purchasing -- purchase housing? Just explicitly what are they doing? And in addition, the second question is what programs are they exploring, specific programs?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, at one time in the Rental Purchase Housing Program, it was outlined that if an individual is making over \$800.00 a month, and it would appear that they were going to make that over a substantial period of time, they would be given one year's leave to find other accommodations. Since that time the Housing Corporation has come up with a policy in relation to people actually buying the rental purchase home that they are residing in.

The mechanism has been set up in relation to make it available to people to buy that particular home if they wish.

In relation to the self-help cooperative building program, this is an area that the Yukon Housing Corporation is presently exploring. And it apparently has worked very well in the Maritimes as well as in its place in Alberta. The basic concept is to get a group of people together who are interested in home ownership, in building their own homes and get them together and set up a small program and show them the fundamental techniques of building, give them advice on buying materials and this kind of thing so that they can get a home at the most equitable price.

At the present time, the Housing Corporation is exploring the prospects of putting on such a program and it will remain to be seen whether it will be viable or not in the Yukon to see how many people actually want to apply to go into a program like this, which would possibly last six weeks or eight weeks for a period of two nights a week where you would have a program instructor who would teach the proper techniques of building and this kind of thing.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** That's interesting, Mr. Chairman. The cooperative building approach is certainly, as the Minister has said, isn't anything new. Central Mortgage and Housing have fostered that for a good number of years. What I'd like to know, is the Corporation equipped with their own individuals to enter into a program like that and what I'm really asking is, are they going to have their staff doing the instructing at the cooperative building sites, if this is the right phraseology. Are the Corporation people going to be doing this?

**Mr. Chairman:** Mr. Owens.

**Mr. Owens:** The Corporation feels that we're presently prepared to undertake the small number of projects in the cooperative area, the instructing and guidance of the people on site who would probably bring in part-time personnel for that particular need. The largest part of a cooperative program is the organization of the people and giving them enough guidance to bring together the applications and materials and then



some guidance in the physical building, but I don't believe that's the biggest problem we have to face in the Yukon.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Supplementary to that, what are, under the cooperative approach, what are the advantages to the individual as far as the actual down payment, the initial investments that the individual has to make in this approach? What sort of savings do you see what, you know, what encourages somebody to get into the cooperative process?

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** Mr. Chairman, the largest saving to the people is the input of sweat equity, their own labour into the building of housing, along with the group purchasing of certain materials and the advice and guidance they can get from the Corporation.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** What, a question to the witness, what do you actually see as a savings like, for instance, what would a down payment be then? Getting into a program like this? Have you got any idea of what areas we're talking about, dollar-wise?

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** The individuals would have to meet the 5 per cent down payment. However, the CMHC is willing to accept the input of sweat equity against that down payment. Some figures would probably indicate that a house commercially purchased in the area of \$40,000.00 could possibly be provided by an individual under a cooperative in the neighbourhood of \$25,000.00 to \$28,000.00.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** My question is on the Rural and Remote Housing Program. I would like to know why the budget may not be fully expended in '77-78 since it wasn't expended before; what is slowing it up? In the following paragraph, there is a question of proceeding with four log structures in Carcross as a demonstration project. Is this related to the Rural and Remote Housing Program?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, this is the present plan in relation to the Rural and Remote Housing Program, is to start in Carcross with four log structures and see how it works out and see how people take to the concept. Other communities can have a look at it and see if it is advisable to build them in their particular communities and whether or not the money will be expended remains to be seen.

It is just a case of getting the program off to a start and I am just saying that probably all the money that is voted here probably will not be expended totally. I can't estimate just exactly how much will be expended but it

is a start in the right direction and we will see how it works out.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Mr. Chairman, just a general question; last year, when we were discussing the estimates, we talked and we heard a lot about the Assisted Home Ownership Program in Yukon, and I am just wondering if, possibly, one of the witnesses could give us a general rundown of just how successful it was and just what is the status of it today.

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** The take-up on the Assisted Home Ownership Program in the Yukon, to my knowledge, hasn't met the budgeting estimates of C.M.H.C.

The Corporation, in its part and in using the Assisted Home Ownership Program, built 28 semi-detached units in Riverdale for sale. We acted as a spec builder in that with the hope that this would be a demonstration to the local building market trade, that spec building was a viable industry in the Yukon.

Also, we used the Assisted Home Ownership Program in the sale of rental purchase housing and, where applicable, I would assume that staff housing, if a sale is taken up, would also, to some extent, fall under that program.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** Just a general question about the corporation. Are there any plans for future expansion? Is there research being done on housing now in the Yukon and what our future needs will be? Is there any definite sort of steps that we are taking in that direction?

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** Mr. Chairman, the corporation is undergoing, as was indicated in the introductory paper, a review of housing and the housing stock and the housing market.

The Board of Directors of the Corporation feel that it's responsible to not only physically provide housing but to stimulate a viable market and this is the direction that our existing research and programming is going in.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Mr. Chairman, a question on the sale of staff housing: are there any special terms available to these people, other than the normal terms. Are there special considerations?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, the Corporation is presently looking at the concept of making staff housing available to the staff, and once they have come up with a policy that has been approved by the Executive Committee then we will proceed with it.

**Mr. Chairman:** Mr. Fleming?



**Mr. Fleming:** I have a question that I want answered. Am I to understand that, under the Sale of Rental Purchase Housing, is this in certain areas or does this cover the whole Yukon in anywhere there's staff housing such as DPW and anything like this; does it cover all areas of this? Is this in the municipalities or in Whitehorse or where? Is it everywhere?

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, this is a point where -- in relation to our policies, having them available for public purchase if we're ready to go ahead with the policy in relation to staff housing.

**Mr. Chairman:** Mr. Fleming.

**Mr. Fleming:** In this case, I'll use an instance - Teslin, and the Department of Public Works Housing - and you buy the home, and what happens to the property? Do you buy the property also or just the home and then some sort of a lease? What sort of terms and conditions are you going to have as far as the land is concerned?

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, possibly Mr. Owens can clarify this if I'm wrong, but my understanding is that if you buy the home you buy the land.

**Mr. Chairman:** Mr. Owens.

**Mr. Owens:** Mr. Chairman, I will just point out to the Member that we are not in control of federal government housing. The DPW housing as such in Teslin, doesn't come under our control although the housing units that are being used by Highway and other Departments in Teslin, for example, are under our control. The land would be titled and sold.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Mr. Chairman, back to the General Survey of Housing in Yukon. Is there going to be any special emphasis on senior citizens and any definite plans made towards accommodating senior citizens in Yukon Housing Corporation housing?

**Mr. Chairman:** Mr. Owens.

**Mr. Owens:** The Housing Corporation, along with other departments concerned with the welfare of senior citizens or the general question of housing the elderly, is developing -- attempting to develop -- a program, a total concept. Although it appears to be a fairly simple question of giving units to elderly people, the whole concept of care and health care is going to be given, how much, what type of housing, and, of course, there's other areas in terms of assisting elderly people possibly to maintain their existing dwellings, as the Minister of Welfare pointed out. You know, there's just a whole gamut of possible assistance in encouragement to the elderly and it just isn't a general overall program and that's what we have to try to develop.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Mr. Chairman, just to clarify that, then, we can expect that the Housing Corporation is definitely looking into senior's housing and developing a plan towards that end.

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, in all deference to the Yukon Housing Corporation, we must find out just how many people we're talking about and what their needs are. This is, as I said in my opening remarks, this is what we'll be attempting to do in all communities, to find out, talking to the various municipal councils, talking to various band councils, this kind of thing, throughout the Territory, just to find out what the needs are in relation to housing the elderly so we can proceed. It would be completely ludicrous of us if we just went and started building houses without knowing what target, how many people, we're talking about and what their needs are.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Just supplementary. When can we expect some results from that investigation? Six months? A year?

**Mr. Chairman:** Mrs. Whyard.

**Hon. Mrs. Whyard:** If I could interject. As the Honourable Member knows, we already circulated an information paper on the survey that Welfare Branch Geriatrics Division is doing, an individual, person-by-person canvass of all senior citizens throughout the Yukon, and have already completed that stage in Dawson and Old Crow. And they will be proceeding to complete this in the next few weeks and I'm very hopeful that, by this summer, we will have at last got an up-to-date report on the number of senior citizens who will require care and/or housing within one year, two years, five years, ten years. And also, we will have their ideas on what kind of housing and what kind of care they want.

As we have said in our information paper, Mr. Chairman, we are asking them and we are going to do what they want rather than going by a city manager or a territorial government department or somebody else's idea of what they should have. In direct answer to her question, I hope that we will have this information within the next month or so.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Mr. Chairman, I am very grateful for the work that the Welfare Department is doing in this. However, I would certainly like some reassurance that the Housing Corporation is going to respond to the work that the Welfare Branch is doing.

**Mr. Chairman:** Mrs. Whyard.

**Hon. Mrs. Whyard:** Mr. Chairman, the housing people may not have to respond at all. We may find that most of these people can be kept in their own homes, with a home visiting and a meals-on-wheels service and some kind of subsidy for utilities. I hope that is the way it is going to work out.



**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** Mr. Chairman, I would like to go back to the rental purchase housing. I would like to ask somebody how successful this program was because it started last year already and we have talked about it for quite a while already. Particularly, we would like to know how successful the program was in the Dawson City area?

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** Mr. Chairman, from our point of view, the program, we considered it quite successful. I wouldn't say totally successful, but there hasn't been problems. The program initiated in 1972 on a three-year program to build housing and to put a large number of units into the Yukon. It was the first Housing Program undertaken by the Government of the Yukon Territory.

The sales mechanism of the program is slow in take-up, although I think it will come around in the next two to three years. In terms of the rental mechanism, our program here is recognized across Canada as probably being the most beneficial program to the client group. In those terms, we feel that the program has been successful. We feel that it is our responsibility now to emphasize the sale program. So far, we have only sold one housing unit; there is six applications from the total territory that have come through for the purchase of rental purchase housing.

**Mr. Chairman:** Mr. Berger.

**Mr. Berger:** Mr. Chairman, I didn't get the full answer to the last part of my question — how successful was this program in Dawson City. But my suggestion would be, and it is the same suggestion that I had the last Budget Session and the one previous to that, is that I would like to see the standard upgraded on those units built by the Yukon Housing Corporation because, under present conditions, if somebody purchased them things on a rental purchase plan, there is nobody that is going to be able to keep that thing up because they are going to take a mortgage out for about twenty, twenty-five years; by that time, he has no house left because those houses — I wouldn't buy a house of those things. The Yukon Housing Corporation put in five units in Dawson last year and in the middle of the winter they decided they needed ventilation in the roof because the water is leaking all over the house, in the bedrooms. The walls are separating. This is again the same complaint I had last year. For God's sake, upgrade the construction standards; don't purchase the cheapest thing you can buy on the market.

I think it's high time that the Yukon Housing Corporation is going to look at local built housing and I commend them for that, because the junk that was in the market the past few years is not worth buying.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Yes, Mr. Chairman, getting away from that subject for the minute — this is specifically with Establishment 1800 and it's with respect to the increase in salaries and the positions and we've been told, we've been given a description of where the seven

man years, the additional seven man years, what they're for. And my question is, if the remaining twelve man years are in the same make-up as they were last year, in other words, have those positions changed any, of the twelve? Have we still got the same classifications for employees with respect to the twelve?

Thank you, Mr. Chairman.

**Mr. Chairman:** Mr. Schneider.

**Mr. Schneider:** Mr. Chairman, the structure of the Housing Corporation's staff is the same again this year. The only change that we're looking at is the upgrading of a custodial worker's position to an administrative officer and that's currently in process at the moment. Other than that, there is no further changes.

**Mr. Chairman:** Mr. Taylor.

**Hon. Mr. Taylor:** Yes, Mr. Chairman, I'm wondering, another general question under 1800: I'm wondering what our relations are between the Yukon Housing Corporation and, for instance, the federal agencies, Indian Affairs and Northern Development, the Crown corporations of the federal government — do we have agreements or arrangements of any nature with them for the provision of staff housing? Are we in any way at all related to them?

**Mr. Chairman:** Mr. Owens.

**Mr. Owens:** Mr. Chairman, the relationships with the federal government vary quite a bit. In terms of staff housing in particular, the staff housing has been built on capital budgeting from Yukon Territorial Government and does not have any participation from the federal levels in it. The programs that have been built, other than staff housing, by the Yukon Housing Corporation, have all had agreements and cost-sharing as well as capital sharing from the — from, primarily, Central Mortgage and Housing Corporation.

Indian Affairs conducts its own housing program on designated lands and the Housing Corporation — the Housing Corporation's own relationship to Indian Affairs is that the department provides a gross amount to the Yukon Housing Corporation to cover Indian, status Indian, persons living in Corporation housing.

**Mr. Chairman:** Mr. McCall.

**Mr. McCall:** Thank you, Mr. Chairman. I would like to go back for a second to the Rental Purchase Housing Program. A recent government publication in December mentioned a little bit about the background as to when these programs started in 1972.

It goes on to say that there was 145 single family units involved in this Rental Purchase Housing Program. They have 20 houses in Ross River — I don't know if that is the total housing they have in Ross River that is on this Rental Purchase Program or that comes under it. If that is the case, has there been anybody interested in purchasing any of those 20 homes?

The next question I would have for the Minister would be, why is Faro not included? Is it because we don't have any permanent constructed homes?

To go further, the Yukon Housing Corporation de-



veloped a comprehensive policy pertaining to this type of program, and it goes on to say that in areas where a viable market doesn't exist, the value is determined on the basis of current replacement value minus depreciation. Recent appraisals of Whitehorse units, using the market approach, placed a value of \$41,000.00. I guess it is in reference to certain housing.

I have a curious question here. When you are considering appraising a constructed home, how do you go about appraising a trailer type home when, from the moment it has been put on site, it is depreciating. How do you make a comparison to a trailer type home which we have in Faro for the government employees, i.e. teachers, et cetera? How do you appraise the value of a trailer type home as to a permanent constructed home, and isn't there some miscalculations going on?

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, the Honourable Member has covered a lot of ground in those three specific questions. In relation to Ross River and to the concept of being able to purchase the rental purchase housing, that policy came into effect here not too long ago and I understand that we have had four or five people interested, that have made inquiries and are in the process of seeing whether or not they can get the proper financial backing in order to make the purchase.

In relation to the Faro situation as it relates to the rental purchase housing program, as I think as Members are aware, the mining company supplies most of the housing program for their employees and in relation to the territorial government employees we supply staff housing, so that would not come under rental purchase.

At the present time, we are working on a policy to make staff housing available to people who want to purchase a home, so subsequently, once that policy has been approved, they will be made available to staff members in Faro just like it would anywhere else in the Yukon.

In relations to your comparative market rent, the basic concept was to take Whitehorse as a base in relation to setting a standard for a particular home. For example, in Whitehorse with a double-wide modular house of roughly 1,344 square feet, in Whitehorse that particular unit would rent for \$400-500.00 per month, plus utilities. Subsequently with, for example, in Faro there was a location adjustment depreciation and this kind of thing taken into effect, you come up with comparative market rent applicable to April 1976 of \$281.00 plus utilities.

So, I think, in all fairness to the basic policy in relation to people paying for their lights and heat, I think it is fairly equitable across the Territory. I think also, at the same time, you have to take an area like Teslin for an example, where you have a modular house the size of 896 square feet, that particular unit in Whitehorse would rent for approximately \$290.00 a month plus utilities, and in view of the age and location and this type of thing in relation to where it is situated, for example, in Teslin, that particular unit would rent for in the area of \$117.00 a month plus utilities.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I wish to thank the Minister for some of

the answers to my questions. What I am concerned about is, in considering comparative market rents, and you look at a town like Faro, and as the Minister made reference to the mining industry putting in its own housing, when you consider comparative rents, I would think there's a slight deterioration in calculation as to where YHC sits in the Town of Faro, when one considers the depreciation of the housing that they have presented the employees in Faro, at comparative rents. Comparative rents as to where, Whitehorse? Not in Faro.

If it was comparative rents in Faro, you would be in the region of about \$150.00 for one of your more newer trailer homes you may have out there. Not \$300.00, \$400.00. If you're polling the principle of comparative rents, Mr. Chairman, and I think there's a lot of concern, even if you tried to sell parts of these homes, the depreciation which is instantaneous in a trailer home, in comparison to, shall we say, permanent constructed homes. I think that the Minister should look very very carefully at the comparative rent principle, because I think he's on very, very weak ground, with all due respect.

If you are to make a comparison with similar housing, whether it be viable or otherwise, whether it can be resold or otherwise, and I -- i.e. a town like Faro, I strongly suggest that the rents being charged by Yukon Housing to the homes in the town of Faro for government employees is not comparative rent value, unless we keep using the principle of the Whitehorse comparative rent structure and you cannot because you cannot resell it as quickly in Faro as you could in Whitehorse.

So the vast depreciation going on in, i.e., the town of Faro, is a little different scale than what you're using at the present time. All I am saying is that I hope that the Minister looks at that very, very carefully.

Thank you, Mr. Chairman.

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, I'd just like to make one comment and I don't think that the public is aware. In relation to the rental purchase housing, the rent charged is geared to income. Presently, in relation to the old policy, the old housing policy in relation to staff housing, as compared to what people are being charged in rental-purchase as geared to their income, in many cases, an individual in a rental-purchase home is paying more and a lot more, than what an individual is in relation to living in staff housing under the old housing policy.

For an example, a widow with four or five kids who is working and trying to pay the bills pays geared to income. In many cases, compared to say, for an example, in the same community, an individual who has been there for quite a few years, who is in the housing provided under the old policy, is paying less, because what they're paying is all inclusive. His heat, light, fuel and rent and that's all in one charge to the renter, whereas in the rental purchase that's geared to income, where subsequently could be 20 or 23 per cent of the income coming in.

So I think this has to be taken into account and I think in all fairness to the modular units that have been placed in various communities, and also, I may add, Mr. Chairman, a lot of them are being placed in Whitehorse for private people who have chosen to build a home of this



nature rather than build a stick built, I think they're pretty nice units. And when you can get a unit with 1364 square feet, at \$280.00 a month, plus utilities, in relation to Whitehorse where you would pay \$405.00 plus utilities, I don't think it's that bad a deal.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** In all due respect, Mr. Chairman, what the Minister has just stated we are now saying that we have parallel policies going with Yukon Housing. A moment ago the Minister pointed out that is geared to income and yet on one side we are saying comparative market rent values and appraise the value of properties and now you are saying that it is geared to the income of individuals who are involved in this type of housing. No sir, you cannot use two separate policies to make an adjustment upwards as far as making individuals pay a higher rent or try and adjust and appraise a piece of property subject of the income of the individual living in that property in order for him to be in a position to purchase it. You cannot do that. You either establish one policy or you don't establish two separate policies like you are playing with now.

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, I have only one more comment to make in relation to the Rental Purchase Housing Program, the low rental family housing program. This is under agreement with CMHC in the relation to the policy set down in relation to how a person pays and the provisions are geared to income. In relation to the staff accommodation, that is strictly Territorial Government. As the chairman of the Yukon Housing Corporation has pointed out, that is the responsibility of this government and we are in no agreement with the federal government in relation to providing staff housing.

**Mr. Chairman:** Mr. Fleming?

**Mr. Fleming:** Mr. Chairman, I have to thank the Honourable Member from Faro and the Honourable Member from Dawson because they saved me a lot of words. That is exactly my own opinion. Plus I am wondering, when they say they are gearing some of this to, in other words, wages, how much you make and how much you don't make when they are renting of course, the rental purchase housing -- of course you have to watch that you don't get into the other one -- or into the wrong one. The rental purchase housing are gearing that to the wages and how much money you make.

However, now they are coming up with the policy where they are going to sell rental purchase housing, hopefully, to some young fellow or somebody and I wonder if anybody sat down and thought just about how it is going to effect his income when he buys it. I have a question or two; I am wondering, for instance, a home and we can't take an exact figure because every home is different, but I have to go to say a double wide in the Teslin area. A person who is now paying a \$117.00 as rent plus utilities and we have here, it is in 1802 but it doesn't effect this paper if they sell, what he has to pay for more or less for power and for what he is paying for -- or what the government is paying for him, in fuel costs and so

on.

You add these together, the cost of the home 28,000 - 30,000 over a period mortgaged or say it would take at least twenty-five years possibly, we will say 25 years, \$30,000.00. I think you're getting in the middle of the housing somewhere - over a 25 year period, a \$30,000.00 home at what interest and how much is that going to cost him in 25 years? What is the total price going to be in 25 years? Then we can sit down and figure out how much he is going to be paying a year. Also, how much a year it is going to cost him in taxes, also how much a year is it going to cost him in fuel; also how much a year is it going to cost him in electricity and I am wondering if any person can even think of buying a home unless he is way up in the 35,000 or \$45,000.00 range in wages.

One answer, I would like to know what a \$30,000.00 home would cost in the period you would mortgage it through housing, just the total and how much the interest will be?

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** Mr. Chairman, the approximate value of the house at current, or payments, total payments for a 25 year mortgage at the current interest rates from CMHC would come out to, I say, approximately four times the assessed value of the unit. That would be the total money that you would pay over a 25 year period.

**Mr. Chairman:** Mr. Fleming?

**Mr. Fleming:** Mr. Chairman, the assessed value of the unit is not really what I'm interested in. I'm interested in what they would be selling the unit for and I'm saying, if they sold it for \$30,000.00 if that's the appraised value, okay. But if they sold it for \$30,000.00, I could say that in 25 years, on the mortgage, you would pay \$120,000.00 for the home then, would that be correct?

**Mr. Owens:** Yes, Mr. Chairman.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** Mr. Chairman, I was very curious to learn that in the Housing Corporation in buildings in Dawson, there are seven single seniors and one couple, one senior couple. That's far more than are in the MacDonald Lodge and I'm wondering were these people not encouraged to go into the MacDonald Lodge since that's available? Or did they simply decide that that's not the route they wanted to go?

**Mr. Owens:** Mr. Chairman, the Housing Corporation and the allocation of units is done by a local authority, or a local group. Just to explain it, they do it on the basis of need. The rationale for the seven people, particularly in Dawson, I have no explanation for it other than the fact that the local group of people who were allocating housing units felt that those seven people were in the group of greatest need. And where they came from or what else was available to them, we can only assume as a Corporation, that they took that into account. The Housing Corporation Board of Directors has never reviewed individual allocations.



**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** In other words, we can assume that there's no, there's no cooperative effort to utilize government housing that's available. There's no communication and decision-making on the local level, but that casing to assessment what's there and what's the most expedient thing. Keeping in the back of my mind that there was a great staff reduction at MacDonald Lodge, and I presume that's partly because there aren't that many tenants, there is no policy then of cooperative planning for things like this.

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** The policy is from maximum utilization facilities from our point of view. If we have five units sitting vacant, we are going to encourage the local people, the local committee to fill them. If there is other government accommodation available, that the people would be better served in, we can only assume as a Corporation that they're taking that into account.

No, we don't direct people to go to another department because they might get another house some place. If they apply to us, our local committee, evaluates the application on its own value.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** Well, Mr. Chairman, I might suggest that that might be taken into consideration in the future because I know, as a matter of fact, that there are applications of families waiting for housing in Dawson. It seems a shame that there are single housing available for seniors in Dawson that's not being utilized and housing that should be available for family units is being filled by those same people. I think that that's a kind of cooperative effort that we should certainly look for in the future between the Corporation and other government bodies.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** Yes, Mr. Chairman, I'd just like to ask the Minister that's responsible how many policies, rental policies are in effect, to date, in the Yukon Housing Corporation?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, if you look into your Estimates and there's a page delineating the various programs offered by the Yukon Housing Corporation, you have your rental-purchase housing, your low rental family housing, and you have your rent supplements, senior citizens housing and welfare housing. These are all subject to the cost-sharing with the federal government in the National Housing Act under CMHC, under Section 40, 43 and 44. Section 40 gives you a cost-sharing of 75 per cent by the federal government, 25 per cent by the Yukon Housing Corporation in relation to capital, as well as operation and maintenance of homes. Section 43 and 44 allows for a 90 per cent, 10 per cent split in relation to capital investments for buildings and at the same time, there's a fifty/fifty cost-sharing between the Yukon Housing Corporation and the CMHC in order to

pick up the deficit left where the rents do not cover the operation and maintenance costs of those particular facilities.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** Just again, Mr. Chairman, I only received a part of an answer because the Minister forgot to my knowledge, about three different policies in effect on staff accommodation.

And while I'm on the subject, I would like to know if the comparative market rents, the ones currently in use on rental purchase housing --

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, I want to make it very clear that the rental purchase program has nothing to do with staff accommodation. The staff accommodation that this government provides is the responsibility of this government and there is no cost-sharing with the federal government in relation to the provisions of staff accommodation.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** Thank you, Mr. Chairman. I'd like to go back to the remarks that the Minister made at the beginning of this debate. He mentions, on page 4, of these goodies, that plans to replace the housing unit in Pelly Crossing and provide additional units at Faro, subject to land being available, and staff requirements in the new school term. I am taking it that the staff requirements the Minister is referring to is not only teachers, but custodial work, the workers et cetera, et cetera.

My question, Mr. Chairman, is that subject to land being available, is the Minister aware that the government has on hand now, a number of lots on which they are holding for a rainy day, if that's the way to put it, and if the Minister found out how many lots there were available at this point in time, is the YHC prepared to build, and I say build, not put on a trailer, but to build these additional units to cover off the increase of government employees in Faro this summer?

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, in my introduction, I made it quite clear that we were going to be looking at Faro in relation to constructing more housing there if the need is there. Once we get an evaluation of the need, then subsequently there would be a decision whether or not we would go ahead.

**Mr. Chairman:** Mr. McCall.

**Mr. McCall:** In the answer, Mr. Chairman, I take it that the Minister is saying that the available lots -- they are going to build on them this summer?

**Hon. Mr. Lang:** Mr. Chairman, I have no idea how many lots are available or anything. It is a case of need in relation to the complement of staff that the Territorial Government has in the particular vicinity of Faro and at that point then we will have to make a decision whether or not we are going to build another home



there.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I don't want to belabour this, but I think that the Minister is being very evasive, Mr. Chairman. I am asking for a direct straight answer to the question, are you going to build additional units in Faro on the lots the government already has? That is the question.

**Mr. Chairman:** Mr. McKinnon?

**Hon. Mr. McKinnon:** Mr. Chairman, the lots that the government has that have been reappraised will be up for sale to the general public on a first come, first served basis, number one. Secondly, they will be available to the Yukon Housing Corporation as a government housing agency after the public has been given first crack at the available lots in the Faro area.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I would -- Thank you, Mr. Chairman -- I would like the Minister from Local Government to jump into this mishmash argument. This was stated on many occasions in the past where the government have held lots for a number of years, even when they had them only temporarily and then, as the Minister just pointed out, they are suddenly going to put them up for sale because they don't want to be confronted in having to put in permanent structured buildings in Faro on lots they have been holding for many, many years. Now, you are saying, with all due respect, you are going to put those lots up for sale to the public. Why didn't you build at the time you have been holding these lots for x number of years, temporary or otherwise?

**Mr. Chairman:** Mr. McKinnon?

**Hon. Mr. McKinnon:** Mr. Chairman, I made the commitment when I got into the Department of Local Government that all the land that government was holding would be put into the hands of the public on a first come, first served basis, and I have made that promise good in every community in the Yukon Territory. Where all government agencies were holding land, they were told to turn that land back into the hands of the Department of Local Government. We had it reappraised and put it back on sale for the public.

I cannot answer for what government policy was prior to that.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I find that rather strange, Mr. Chairman, because it wasn't too long ago that I enquired about a certain piece of property in Faro for one of my constituents and the value of that particular piece of property at the time, when it was investigated, was approximately just over \$7,000.00. The same cost of that particular piece of property is now \$13,000.00 in less than a year. Who has appraised what and who is ripping who off?

**Mr. Chairman:** Mr. McKinnon?

**Hon. Mr. McKinnon:** I only hope that the Honourable Member will agree with me when I come in with the new Lands Ordinance and will support me, because I happen to agree with the Honourable Member.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** This is the name of the game really, and our little old Temporary Town of Faro where everything is so transient that even the buildings that YHC puts in there are all transient as well -- they move them from one lot to another if they find themselves in a particular predicament as to what is underneath that particular building. I don't want to go into detail on that; we all know what it was. The point is that I am concerned about, Mr. Chairman, is that I am getting fed up of listening to explanations as to when lots are becoming available, why lots are being held for x number of years, why the YHC or the Government itself is not building houses. I say "building", not putting ticky-tack boxes in there, I say "building", where they can be assessed properly on the market for resale.

I would like to know from the Minister at this point if I may, just what the cost was of putting a double-wide mobile trailer home on a lot in Faro was in 1975 and what its appraised value is at this point in time if it was in a position to be resold?

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, I don't know if the General Manager has those statistics. I really don't have those statistics with me.

**Mr. Chairman:** Mr. Schneider.

**Mr. Schneider:** Mr. Chairman, the units that we built or moved in in 1975, I supposed, may be really referring to the most current ones which were moved into Faro in 1976, the overall cost, I'm not too sure on. I know that we got them for \$22,000.00 per unit. That was from Calgary. Then we had site preparation and, in addition to that of course, we had transportation costs and so forth. So I imagine that we're looking in the area of anywhere from \$40,000.00 and up for the total costs.

I would just also mention, by way of clarification on this point, in previous discussion, that presently in Faro we have two units that are being leased to people in the private sector. Therefore, in any future building programs in Faro, of course, we have to look to the fact that we do have two units that could be conceivably made available to staff, territorial staff, in the forthcoming summer.

**Mr. Chairman:** Mr. McCall.

**Mr. McCall:** There's a slight correction there. The double-wide units I'm talking about were \$41,000.00, not \$22,000.00. What is the appraised value of that?

**Mr. Chairman:** Mr. Schneider.

**Mr. Schneider:** The appraised value in a community such as Faro, where there isn't an active real estate market, is very difficult to determine. There are two methods in which you can determine the actual value --



actually, one in Faro. That would be taking the current replacement cost of that unit and then discounting that price for depreciation. That's the method which we would employ to establish prices for the sale of rental purchase housing in communities where there isn't an active real estate market and that is also the same technique we would be considering to establish sale prices for staff housing in the outlying communities.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Yes, part of my question has been answered by some of the comments and the answers given by the Member from Pelly.

But I'd like to follow up on a little about what he was asking. If, in Faro for instance, individuals do not purchase the lots that are going to come up for sale, I would ask the Minister if, then, Yukon Housing Corporation would have plans to build on those lots?

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, as I said earlier, and as the General Manager has pointed out, we have two particular units in Faro at the present time leased to people working in private enterprises that have actually been allocated for staff housing. And I would suggest that it's a question of need. If we need the lots and we need to build, we'll build.

I'd like to point out, Mr. Chairman, at the same time while I'm standing, is that we do have a territorial buy-back scheme in relation to territorial employees. If they want to build their own home, this government has said that they're prepared to purchase them once they leave. So there's another available avenue for a territorial employee in relation to staff accommodation.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Just on that subject, how is the buy-back scheme going? How many houses have we bought back and what's the situation there?

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, it's my understanding that there were six units purchased by this government and four units sold and two in the process of being sold.

**Mr. Chairman:** Mr. Berger.

**Mr. Berger:** Yes, Mr. Chairman, I would like to go back to the rental-purchase scheme and the comparative market rents. And the rental-purchase scheme was supposed to, plan, was supposed to apply eventually to staff accommodation. My question was, before, and I'd like to ask it again, what kind of rent will be applied to the rental purchase plan on staff accommodation? Will the comparative market rates prevail or will some other plan come up?

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, as I stated earlier in relation to the purchasing of staff accommodation, that

policy is being worked on at the present time and I could not make a statement in relation to that particular policy right now.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** Mr. Chairman, I'd like to comment further on the remarks from the Member from Pelly concerning building units instead of replacing trailers over and over. I notice that on page 4 it says 'replacing the housing unit at Pelly Crossing'. I believe that must be the teacherage which couldn't be more than ten years old.

Since Dawson has recently received about six of these trailer-type, ATCO type units, can we expect that they will have to be replaced in another ten years? Isn't it much more economical to build in the first place, and certainly it's much more appealing to buy something like that rather than a trailer unit that may not even be adaptable to this country. Are we going to continue on buying these ATCO units and replacing them, and in particular I'd like to know what's happening with the one at Pelly Crossing and how does that relate to the units that are now in Dawson?

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, the units that we just bought recently in the last couple of years from ATCO Structures in Calgary meet all the requirements of the National Building Code. And with relation to the replacement of the housing unit in Pelly Crossing, it isn't our intention to replace that unit with modular type housing. We will explore the possibilities of building, stick building, or using pre-fab as another alternative; however, the whole decision will probably be predicated to a large extent on the actual cost, the end cost. But it's our intention to definitely start looking at other forms of housing, stick building or pre-fab.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Then what is the life expectancy of the buildings that have been put in Dawson recently?

**Mr. Schneider:** I would suggest, Mr. Chairman, that the life expectancy would probably exceed the mortgage period, if and when these particular units are mortgaged.

**Mr. Chairman:** Mr. Fleming. Oh, I'm sorry — Ms. Millard?

**Ms. Millard:** Just a supplementary to that, sorry. I am still not clear about the number of years that involves. They are ATCO type units at Dawson I'm talking about, not the rental purchase housing, the staff housing that's there now. Can we anticipate having to replace those in ten or fifteen years?

**Mr. Chairman:** Mr. Schneider.

**Mr. Schneider:** Mr. Chairman, we're looking at a life expectancy of 25 years and if proper maintenance was done, that life expectancy should in fact be increased for possibly another 25 years.



**Mr. Chairman:** Mr. Fleming.

**Mr. Fleming:** Yes, Mr. Chairman, I have a question, too, something like before, like what I have said before: I was speaking of a \$30,000.00 home. Thirty thousand dollars today is nothing, \$30,000.00 is just a shack. From the time that any person goes under this here piece of paper or whatever you call it, Yukon Housing Main Estimates, and this rental purchase and if they do purchase the home, there is no way that anybody could pay his way and have anything left over because he's going to start out with at least \$400.00 a month and more than that. Thirty thousand dollars, I'm talking about, not a home that's \$50,000.00, which most of them would be now.

By the time that he pays that and he pays his taxes and he pays for his water and he pays for his power and he pays for his fuel and he pays for his air brake course, which I must remember, they are little things but they amount to a lot, and then he pays for his medical to be able to drive to work and his licensing, and he carries on and on, and that -- of course, that list could go on and on and on and on and you would never get to the end of it and they will continue in the next 25 years to develop some more expenses, so wages must go up with it, I guess.

However, there's no way that any person in a \$20,000.00, \$25,000.00 bracket can even bother to look at the home because he couldn't feed himself. There's no way you just add up the things, you can't do it. So I would say that they scrap that entirely because it's absolutely out of the picture. As far as the rental is concerned, I don't think the rentals are fair across the board. It is, it will be a long argument and I won't even argue with it. I have all the prices here that they claim they're charging now and they're not balanced out as far as I'm concerned.

There are people who are renting homes now and are not paying for utilities and getting homes very cheaply, I will say, however, they may be a different type of people that could -- I am not going to say who they are but they are definitely getting homes now and they are working in this Territory and they are just human beings like anybody else. They are getting their homes and they are getting their utilities paid for and their rent is 80, 74, 80 dollars -- I don't know what kind of a home it is, it doesn't matter. I know, because I have been there in those homes.

The other is \$117.00 plus utilities; you add all that into there and then you look down at the utilities that it is costing the government, roughly eight homes, \$12,000.00 for electrical. I can see a hundred and some dollars a month for electrical, I don't think that the thing is balanced out fairly. There is also some employees whom I think are older employees who have moved out of a home which is getting a different rate again because I think they haven't moved but if they do move then they will have a different rate, which I don't agree on. Whether they move or don't move, it is still the same person or the same type of people. Everybody should be classed the same. I don't agree with it at all. So I think you should shelve that too.

However, I would ask -- the Member from Pelly wanted to know about the appraisal value. You did say that it would be appraised and so forth and that the depreciation would be taken off and then you would take

the replacement price. What is your depreciation per year on those homes? Ten per cent, twelve per cent?

**Mr. Schneider:** Mr. Chairman, the schedule for depreciation exactly, if it is a straight line schedule, and of course it increases as the house life increases and it depends on what year you look at it -- it's a simple table that is used by appraisors throughout Canada.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Mr. Chairman, just a number of questions -- the six ATCO units that were purchased, the most recent ones, I wonder if we could have a cost breakdown of the six ATCO units by the actual supply of them. In other words, to supply them to the Territorial Government and the transportation costs. I am a little bit alarmed, Mr. Chairman, that I saw where people bidding on these units actually bid on the supply and without providing the transportation, and I think that when you put those two costs together you are going to find some rather interesting figures. Anyway, I would like to get those figures.

The other thing is, if we are talking on page 4 and we were talking about capital, I would save my question until we got into capital, but it says that the largest part of capital spending for staff housing will be directed towards major renovation of housing in Beaver Creek, Swift River and Ross River. I want to know what constitutes the major renovation, exactly what it is, to these specific units and what the estimates are.

And then I would like to ask the Minister responsible for Yukon Housing if in fact or if the Government have ever thought of a policy that would just say "no purchase of any type of prefabricated or pre-ready or pre-built house outside of the Yukon Territory." In other words, really should this Yukon Housing Corporation not be the vehicle to encourage local builders, not only in Whitehorse but every other community that we have in the Territory and to encourage if in fact we are going to foster some building market or a building industry that would suggest that prefabricated houses or ready built houses could be constructed within the territory by territorial people. I would like to know if the government has thought of a policy like this and if they haven't, why not?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, I would just like to make a couple of comments in relation to the estimates, we seem to be wandering all over, I am wondering if we could start to go through it -- establishment by establishment as it relates to the estimates itself.

Also at the same time, in relation to the questions asked, I gather we could get a breakdown in relation to the prices of the modular units that were purchased in relation to the home building as opposed to modular units being purchased. It is my understanding it is all predicated upon price. We only have so many dollars in relation to purchasing or contracting homes out, I know that the Housing Corporation tries to get it out to private enterprise if possible in the Yukon but at the same time, the Housing Corporation has to look at the monies they have and the units they need and in relation to that, look at the various prices given to them in relation to modu-



lar units as opposed to stick building units.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Mr. Chairman, I would add to that, certainly I realize this but I also say that if you added up the amount of maintenance that is required to keep these modular units in existence and I -- the next question I would ask and it would be a followup to Mr. Berger's questions earlier, are -- we certainly talked about this last year and we got into rather an interesting debate but specifically, what has the Corporation been doing to make sure that the standards of the type of housing that they are either purchasing, bringing into the territory or building have been upgraded? What is the difference, what have they been doing?

They assured us a year ago, Mr. Chairman, that this in fact would happen. Can they indicate to me today, in the area of purchasing homes from out of the territory, in other words, if you want to talk about double lines and this type of thing, what have they done to buy or provide a better standard of home? What has happened?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, in relation to modular homes, my understanding is it follows the Canadian Building Code, just like you would in relation to building a home. In relation to the upkeep of the modular unit, I happen to live in one and I have to take care of it myself and I don't expect other people to pay the lights or the heat or whatever, I pay it myself. And the upkeep depends on the individual living in it. If you own it, well then I guess you're going to take better care of it.

**Mr. Lengerke:** A follow-up to that Mr. Chairman--

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** I would request that the Manager probably provide me with an answer there because I'm sure he realizes as well as I do that, you know, a modular unit can have a stamp on it that says it's up to certain standards, but there are others that are built in a much better quality, with respect to insulation and types of windows and what have you, and this is certainly, you know, you can get a bare bones unit or you can get something better. You know, I would hope the Manager, or the Corporation would indicate to us that, in fact, they have tried to buy better units.

**Mr. Schneider:** Mr. Chairman, the Corporation is bound by certain, not necessarily local policies or even territorial government policies. We can't demand, without coming up with specific design factors and whatnot for a building and that's going to send your price right over the top, we can't demand that a builder build beyond the National Building Code. It has been done in the territory and there's examples of housing that are built for twice and three times what we are building, that we are providing housing at.

The policy of the Housing Corporation has been to go with the lowest bidder unless there's specific reasons that we suspect that the builder can't provide the right standard. Certainly, it would have to be a policy statement or directive, I feel, before the Board of Directors

could feel itself free to go into housing units which, in probability are going to raise the costs of housing in the territory, double and three times the going rate. The Corporation, the Board of Directors, doesn't feel that it's empowered to put in design factors that are going to do that.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Just to follow up on that, certainly, Mr. Owens, you know is providing the right answer here, I think. But I'd like to ask him if, and he doesn't have to answer this if he doesn't want to, but I'll put the question to him anyway. Do you think, in the Corporation's standpoint, that the government should be looking at a different policy to give you some direction in that regard as you see the housing industry today?

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** I would like to see the Housing Corporation encourage an industry, a housing industry that would provide to the total population, an economic, northern built and designed house. That's going to cost some bucks. There's been all sorts of departments that have been spending a good deal of time at it for years. To bring all that information together and to bring those design factors in and to encourage an industry, the local building industry to build to them and not to continually read the National Building Code back to us. You know, you're not only asking for a policy directive from government, you're asking for a major public relation education program.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** Yes, Mr. Chairman, I have to agree with what Mr. Owens has said, but I have a different question related to the National Building Code. I often see as a standard, the minimum standard of the National Building Code. And I would like to know what the minimum standard is. Is the minimum standard of the National Building Code just on the structure of a building or does it include the insulation and how much insulation is the minimum standard of the National Building Code is required in the walls, in the ceiling, and in the floors?

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, in the National Building Code, there's a part of that code that's applicable to the construction of residential dwellings as contained in the Canadian Code for Residential Construction and it outlines the various requirements in great detail. A minimum standard acceptable for mortgage financing with CMHC is, I believe, an R-12 rating in the walls, and an R-20, I believe, in the ceilings, which translates into conventional frame construction that we're all familiar with.

**Mr. Berger?**

**Mr. Berger:** I'm a little puzzled here. I have directly to specific examples. In Dawson City, the



private enterprise that purchased a mobile double wide trailer unit, installed it in a place, there's no ice build up on the roof, nothing. Yukon Housing Corporation puts two units up on the same street, and it's just fortunate for Yukon Housing Corporation it was a mild winter, because they never would have found that house, because the ice build up on the roof was so thick that there can't be any insulation in the ceiling as far as I'm concerned. How is it possible, Mr. Chairman?

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Yes, Mr. Chairman, again the Honourable Member brings up a good point. It's a very small matter, maybe we can get an answer. Does the Corporation -- here's an area that, as I mentioned earlier, that they could make certain specifications that would be over and above to meet the northern problem. Certainly the insulation, do you specifically say four inches of insulation? In your double wide units, do you call for some type of roof venting, other than the normal type? Do you call for a double roof system, because of the icing problems and the snow problems? These are things that the people living in the north, having lived in these type of units, can recognize. They've been through it.

I was wondering why, again, the Corporation, who are in the business, should be the experts, are not making this kind of provision. They may be, I'd like to hear that. I realize it costs money, Mr. Chairman.

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** In the proposal calls that came in for double wide units, the specific design factors were, of course, included by the builder. They weren't required by our call for proposal. We haven't then, I guess in answer to your question, we haven't made in our request, although we have at times received proposals on it.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** Back to this particular subject, who is going to pay for the repairs necessary on those units in Dawson now?

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** The supplier of the housing unit is going to be paying for the repair of those units in Dawson.

**Mr. Chairman:** Committee will recess until 1:30.

(Recess)

**Mr. Chairman:** I call this Committee to order. We are considering Establishment 1800. Mr. Fleming?

**Mr. Fleming:** Mr. Chairman, this might be the wrong time to bring up questions, questions on this paper that they brought in.

**Mr. Chairman:** It's rather difficult because he's, in such an address, it opens up the whole field and it would

be better if you could confine your comments to 1800, although it might be difficult.

**Mr. Fleming:** But, Mr. Chairman, this will come up somewhere else in here?

**Mr. Chairman:** I don't know what you're referring to, Mr. Fleming.

**Mr. Fleming:** This paper that says Main Estimates, you know, rental-purchase.

**Mr. Chairman:** What are you referring to in the --

**Mr. Fleming:** I'm referring to rental-purchases, right now. No, I'm referring to capital spending for staff housing directed towards major renovation of housing in Beaver Creek, Swift River, and Ross River area.

**Mr. Chairman:** Yes, we will be getting into capital, we will consider it there, okay?

**Mr. Fleming:** Okay.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I had thought, Mr. Chairman, that in past votes that we were going to be allowed general discussion when the Minister made his statement, prior to the vote. Are you circumventing that now, or what?

**Mr. Chairman:** That's the difficulty with the new approach that the Ministers have taken, that they are not confining their remarks -- they're doing the whole vote at once when they bring in such a mini-budget speech. I admit it's very difficult for Committee to deal with.

Mr. McCall?

**Mr. McCall:** We are assuming that -- we have no objections actually, to the statements that are made by the Ministers as to introduction to any particular vote and I think it was yourself that allowed general discussion before we went our item by item discussion. I think that that should be considered at this point, seeing that we've already adopted that line of program of discussion.

**Mr. Chairman:** I am at Committee's disposal. Mr. McKinnon?

**Hon. Mr. McKinnon:** Mr. Chairman, I think that if we make a general policy statement that it's only fair for all the Members to ask questions on that general policy statement; however, when we get into specified items, and the Honourable Member from Hootalinqua wants to talk about comparative market rents, it would seem to me that obviously the place that you would talk comparative market rents is in the recovery section of the Yukon Housing Corporation, which shows a recovery for those rents for staff housing rentals and for rental purchase housing subsidies and for CMHC operating subsidy, rather than getting into the nitty-gritty of the specifics on that in a general debate.

**Mr. Chairman:** Mr. Lengerke?



**Mr. Lengerke:** I think Mr. Chairman, my problem will be somewhat the same, but just before we adjourned for lunch I had asked a number of questions and one was with respect to the top of page 4 and I was asking what constitutes major renovations for the Beaver Creek, Swift River and Ross River situations and it's the same thing again, I'll have to wait, Mr. Chairman.

**Mr. Berger:** Yes, Mr. Chairman, on the general policy, I wonder if there's a policy. Nova Scotia has a policy of assisting homeowners in insulating their homes and they also have an infra-red camera purchased there to determine which home needs insulation. And I was wondering if it's in the policy or will be in the policy if the Yukon Housing Corporation do start a similar program in the Yukon?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, in relation to that particular program, we are just investigating the possibilities of it being available in the Yukon. Up to this point I haven't had any response in relation to that particular program.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** Mr. Chairman, that investigation could take a real long time. Is there any time limit set on that when that program will be turned down or accepted, or something similar like that?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, it will depend on whether or not the federal government is prepared to recognize the Yukon like they have the Maritimes. And that will take time in relation to discussing it with the federal government.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** I have a question, I would like to know how many housing associations, these are local type housing associations, and also housing authorities, or are they one and the same, in existence today under the Yukon Housing Corporation framework.

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** There is only one housing authority as constituted under the National Housing Act and it exists in Whitehorse which requires federal/territorial and municipal agreement. The other communities all have -- I will perhaps point out that there are seven community authorities, associations, is the way we treat them, who have the mandate to allocate units, provide for local maintenance and supervision of the housing in each community.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Of the -- so we have one authority and seven associations, is that correct?

**Mr. Owens:** That is correct.

**Mr. Lengerke:** Under that, do the people that serve on those, do they get paid? Are they like for instance in the case of a manager, are they full time and in the case of the people that serve on that board or that association, do they get paid?

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** Yes, Mr. Chairman, the people on the association or the Whitehorse Housing Authority do not get paid. In a number of the communities, we have local managers who are employed on a part time basis.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** In a number of communities, a part time basis, part time employed by the association and why would this only be a number of them? Why wouldn't the same prevail for all of them?

**Mr. Owens:** Mr. Chairman, the deciding factor in the main is the number of units that the association would be responsible for. In some communities there is only, say, six units and it wouldn't require the time of a full time employee and normally in that case, the maintenance supervision is carried on by our own staff.

**Mr. Chairman:** Mr. Schneider?  
Mr. Berger?

**Mr. Berger:** Yes, Mr. Chairman, I didn't get--either I didn't listen to it or I didn't hear the answer properly. Is there negotiations going on between the Federal Government and the Territorial Government in trying to get assistance for Yukon home owners?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, we have made inquiries in relation to the insulation program that is available to the Maritimers

Mr. Chairman, if it is Committee's wish, maybe we could possibly get into discussing each establishment, if that is possible at this time.

**Mr. Chairman:** We are. We are just--

**Hon. Mr. Lang:** Well, in relation to Establishment 1800, you will see that we have an increase of seven man years, and that's the information that's been given to you on that information paper and there's been an increase on relation to special and professional services and that's also been given in the introductory paper in relation to Establishment 1800.

That's roughly what this particular establishment comprises of, it's roughly the same as it was last year.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Mr. Chairman, that's fine. I think we did get some of those answers but I'd also like to ask if you want to get specific on Establishment 1800, vote 18, primary 20, the \$15,000.00 for professional services. Can you tell me how you arrived at \$15,000.00 to be the figure



and how that is broken up for pre-design, appraisal engineering, and technical services.

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, the \$15,000.00 is a \$5,000.00 increase, of course, from last year and we found that last year the \$10,000.00 wasn't quite sufficient to do the number of things that we had embarked upon last year, so we increased that budget by \$5,000.00 which we feel will be ample to cover most of the things we hope to do under that establishment.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I'd like to ask the Minister, Mr. Chairman, do you have any man years covering maintenance of the building. Is it in the item 1800, or are they operating a maintenance of government housing?

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, on permanent staff, we have a maintenance supervisor who is in charge of the...has the responsibility of supervising the maintenance throughout the Territory. Within each community we endeavor to employ with a possible local maintenance personnel on a part time basis. Their costs and wages, and so forth, are included in the individual project budgets, particularly under 1801, and if you talk staff housing, it's under 1802, and it's at an estimated cost of \$90,000.00.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** It is nice to see, Mr. Chairman, that we have a maintenance supervisor but I take it to say that we have no maintenance established employees for the housing.

**Mr. Schneider:** Mr. Chairman, on staff full time, we only have the maintenance supervisor.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** What is a supervisor, Mr. Chairman?

**Mr. Schneider:** He is supervising the activities of various part time maintenance people in the communities.

**Mr. Chairman:** Mr. McCall: These part time employees, are they under contract or are they paid by the hour by the government or what?

**Mr. Schneider:** Mr. Chairman, in most cases, these people are on contract. There are cases where we need emergency maintenance work and then of course it is anyone that is available in the community that can do that type of work at the time required.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I would like to know, Mr. Chairman, just how many maintenance inspections are done in each community per year, apart from the emergencies.

**Mr. Schneider:** The frequency of inspections are really predicated on two things, that is the availability of our maintenance supervisor to get into that community and the condition and the maintenance work that might be underway at the time.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** One further question on 1800-primary 60 and that is rental of land and buildings. And to clarify in my own mind, what is the rental--what buildings do we rent there under this?

**Mr. Owens:** Mr. Chairman, primary rental is the offices of the Housing Corporation themselves.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Supplementary to that, this is a rather significant increase. What happened, did we sign a new contract?

**Mr. Owens:** The Housing Corporation, Mr. Chairman, took over a larger area in the same building which increased the overall rent.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** One the subject of that rent, is there any anticipation of renting other buildings in other communities?

**Mr. Owens:** Mr. Chairman, in most communities the housing corporation is able to use existing government facilities such as in Haines Junction, Watson Lake and this is normally the procedure we would take. We haven't initiated a program of setting up formal offices in any communities.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Yes, just a question to follow-up on the rent and I'll direct this to the Minister, because I think it's somewhat of a policy or could -- Why was a decision made to go with larger office space or floor space for the Corporation when, in fact, and I should-- maybe I'll ask the question, if at that time when you sign the new contract, did we not have the Lynn Building at our disposal and did we not have those facilities available to us at the very time you signed the new agreement or made provision for it?

**Mr. Chairman:** Mr. Owens.

**Mr. Owens:** The Lynn Building was not vacant at the time the new lease was drawn up for the Housing Corporation. The reason for expansion of the floor area was the additional man years and the takeover of such programs as the Education and other administrative areas that we had in additional man years. This was indicated--we needed the additional space.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** I don't begrudge the Housing Corporation the extra space, that isn't what I was getting at, I



was just trying to figure out why we hadn't utilized some space that we already had been paying for or had paid for?

**Mr. Chairman:** Mr. Fleming.

**Mr. Fleming:** Yes, Mr. Chairman, a question on the man years, there's 19 man years here and where you draw your expertise from for problems you have, is there in this man years here, a Committee of some sort where you go to when you have problems, to discuss them and get some advice? Or do you draw from outside sources? Where do you, in other words, where do you get the expertise if you have a real problem in a community somewhere? We do, what do you draw on to find out what the problem is to repair it and so forth and so on?

**Mr. Owens:** Mr. Chairman, normally our, we hire resources outside the Corporation for, particularly engineering, or design or any questions of that sort.

**Mr. Chairman:** Eighteen Hundred. Are we clear?

**Some Members:** Clear.

**Mr. Chairman:** Eighteen oh one. Operating Subsidy, \$1,133,900.00.

**Mr. Lengerke?**

**Mr. Lengerke:** Just a general question on procedure, Mr. Chairman. We did ask for certain information that will be coming to us, even in view of the fact that we are clearing 1800?

**Mr. Chairman:** You want information regarding breakdown of costs of the ATCO units, that sort of thing?

**Mr. Lengerke:** That's correct.

**Mr. Chairman:** Yes, that will be undertaken

**Mr. Lengerke:** Thank you.

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** The request, I don't believe applies to 1800.

**Mr. Lengerke:** Wherever it would apply.

**Mr. Chairman:** Mr. McCall.

**Mr. McCall:** I wonder if the Minister could give us a full breakdown of Primary 90, Mr. Chairman.

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, if the Honourable Member goes forward two more pages, he will see a complete breakdown by program in relation to the operation and maintenance of the various programs that we do offer through the Yukon Housing Corporation.

**Mr. McCall:** I just thought that the Minister would be on the ball, being it's a new portfolio to his many.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Yes, with respect to that particular Establishment then, I would ask the question what is the \$48,500.00 deficit and other.

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, that represents projects that we anticipate to have underway in 1977-78. Specifically under the rent supplement program, we're looking at getting into an arrangement under that program in Watson Lake and possibly Haines Junction. In addition to that, that's the deficit cost that would be attributable to the operation of the Rural and Remote Program once the four units are built in Carcross.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** How can we be assured that these programs are going to go ahead, Mr. Chairman? We talked about remote housing last year and we had quite a discussion about it. We even had, I think, some witnesses come in and tell us great and glorious things of what was going to happen and nothing happened. What's going to happen this time?

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** Mr. Chairman, the real remote housing program in particular is one where the delivery mechanism does not totally lie with the Housing Corporation. It involves a management committee composed of Central Mortgage and Housing Corporation and the native organizations as well as our Housing Corporation. For this reason, the strike-up of the management committee and the decision making on programs where it was going to go and what not has been delayed for well over a year since the original agreement was struck with Central Mortgage and Housing Corporation. It is hoped this year that we can, through the Carcross demonstration project, initiate this and test the effectiveness that it's going to have on the housing of people in the Yukon.

**Mr. Chairman:** Mr. Taylor?

**Hon. Mr. Taylor:** Mr. Chairman, I'd like to ask some questions somewhere here about that Carcross demonstration project. Would this be the appropriate time or could we deal with this over capital?

**Mr. Chairman:** Carry on, Mr. Taylor.

**Hon. Mr. Taylor:** Yes, my first question is, I notice in the budget address by the Minister, that there are plans to proceed with log structures in Carcross as a demonstration project and I'm wondering first of all, what is envisaged as a log structure. Is this a round log type proposition, is this a two-sided milled log proposition, or is this a three-sided log proposition?

**Mr. Owens:** Mr. Chairman, the project as it is presently laid out is to build three to four housing units in Carcross under the supervision of this management committee that I just mentioned. The design is still



preliminary and it is presently using a log that has been slabbed on three sides.

**Hon. Mr. Taylor:** This is my problem. Obviously this must be to make the building look nice, but not to make it necessarily warm. This is what my concern was is that, perhaps it would be as cheap in as much as you have to insulate and stud a three sided log building to keep it warm, then would it not be better to build frame buildings? In other words, is this a proposition that we should maybe be embarking upon.

**Mr. Owens:** Mr. Chairman, the great deal of pressure over a number of years, not only in the design of stick-built housing, but also in general design of housing in the Yukon has been to use local materials. The design that we have come up with or that we are proposing is such that we are not proposing to stud and cover the inside of the housing unit, therefore it will not require extra insulation.

**Hon. Mr. Taylor:** Mr. Chairman, unless you have a rounded log inside like you have outside, the log has no ability to retain the heat and if you put a three-sided log wall up, you are going to have a flat side and you are going to have to panel it with something and the minute you put a panel on it, you might as well be living in a cardboard box. That is what I am getting at. You have to stud it. And is it not a waste to have six or eight inches of wood, native product as it be, rather than a one inch board or a piece of plywood up front.

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, we have gained some information from the University of Alaska, Extension Division, and they have proven in some studies that they have done that a six inch log that is cut three sides is comparable to two-by-four construction with three and one half inches of insulation and this is the type of rationale that we used on C.M.H.C. and apparently they are willing to go along with us in the Carcross area as a demonstration project.

**Hon. Mr. Taylor:** Mr. Chairman, I find no fault in what the witness has stated and this is okay unless you try to cover that wall, which you are going to have to do, put some panelling in. You are not going to leave a rough flat wall of slab log, obviously you are going to put a panel on it. The minute you put the panel on it, the building log is inhibited from its ability to absorb or disseminate heat and you are living in a cardboard box. You might as well have a one-by-six board out there.

It nullifies the work of your log and that is what brought me to the question. What kind of a log house are you going to build?

And I can see nothing but waste coming out of this; a nice looking piece of utter waste. The reason why I am concerned about it is that someday you are going to go to somebody and say, "We want you to buy this house." I have got to agree with the Members or with the Honourable Member from Klondike's suggestion this morning that we paid a lot of money for sub-grade housing in the Yukon.

If this is the case, why do we perpetuate it by building something that nobody could ever afford to live in or

could afford to heat in this case. Why do we go this route?

**Mr. Chairman:** Mr. Schneider.

**Mr. Schneider:** Mr. Chairman, the plans that we have come up with to this point in time have been shown and discussed with our clients, or the prospective clients, and the indications that I have received anyway, it would indicate that the people would find this quite acceptable as a lifestyle. If it -- however, if it does in fact in the future require us to do some inside work, as you have indicated, then we would probably only limit it to the living room and maybe the kitchen area, but the bedrooms and the utility areas we wouldn't probably apply it over.

**Mr. Chairman:** Mr. Taylor?

**Hon. Mr. Taylor:** Mr. Chairman, I am certainly going to watch this one with interest because, as I have said many times before in the House, there are two ways of doing things in the Yukon: there is the government way and the right way and this sounds to me like perhaps another example of doing it the government way instead of the right way. But I will watch it with great interest because what has been the type of construction, Mr. Chairman, as described by the witnesses, I just can't see how you can make it work.

You could never afford to heat it, that is for sure.

**Mr. Chairman:** Mr. McCall.

**Mr. McCall:** Mr. Chairman, I have two questions for the Minister, on this operating subsidy and program, if that is what it is called -- under rental purchase housing, I see nothing in there about Faro. Maybe we are written off again, I suppose. And under Ross River, you have \$11,000.00 maintenance. Just what figures have you got as far as maintenance in Faro, if any? And why are they not in these particular operating subsidies?

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, the Honourable Member is on the wrong establishment. I think he's possibly referring to 802, which is comprised of Staff Accommodation.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Yes, Mr. Chairman, the question has gone by; it was with respect to the log cabin project, and I was wondering if the witnesses could tell me what size the structures are to be? Are they going to be full three-bedroom houses on foundations, or what, just exactly that way? And I understood them to say that the inside walls were not going to be clad, that it was going to be rough, the rough log finish, and Mr. Schneider's response, I was just kind of wondering if really they had made up their minds as to this or not, because there seems to be some question -- there's nothing wrong with it if they are not going to be clad.

**Mr. Schneider:** Mr. Chairman, the program is one of involving the client group and the proposal, as it has



been, has gone before the client group and as they have accepted it to date does not call for cladding the inside walls.

The size of the unit is 22 by 34, approximately.

**Mr. Lengerke:** All, Mr. Chairman, all the conveniences, all the full-blown plumbing and the rest of it, I presume?

**Mr. Schneider:** Yes, I would -- yes, we are anticipating putting full modern facilities in.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Mr. Chairman, any estimate of cost per unit?

**Mr. Chairman:** Mr. Schneider.

**Mr. Schneider:** Mr. Chairman, this is a storey and a half structure. As was indicated, the overall size would be around 22 by 34. It has a sleeping loft involved above the kitchen area, I believe. This makes very good utilization of space. Overall cost projections would be -- well, we've set a maximum of \$30,000.00 but we expect it to come well under that. In fact, later this week, there'll be an ad in the paper requesting interested people building in log to come forward to preview the plans with us and discuss the technique and so forth so that we can shake down our plans with the contractors, any person interested in building.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Mr. Chairman, do I understand then that these units will be put up, completed, totally with the plumbing and everything else, for under \$30,000.00? That's materials and labour.

**Mr. Schneider:** Mr. Chairman, that's the objective of the exercise under Rural Remote Housing Program. It is basic housing at a very modest cost.

**Mr. Chairman:** Mr. Fleming.

**Mr. Fleming:** Yes, Mr. Chairman, I hope I'm in the right Establishment. However, we have been talking about Carcross and I guess we are. I have a question on the same thing I wanted a few minutes ago. However, before I say that, I'm going to say something about the Carcross project. I hope it never gets under way. Sincerely, I hope that it never gets started underneath and under the rules of Yukon Housing Corporation. If somebody wants to build himself a log house, let him do a good job of it -- however, when they tell me that they get the expertise of this possibly from the State of Alaska, from a bunch of college students somewhere, I can't go along with that sort of thing. That's why I asked the question a while ago, Mr. Chairman, as to where they found out how to do any of their problems. Apparently, they don't get it from the sources that are well known in this Territory, from people who build these houses.

I only hope that if they do get underway, which they plan on, I guess, out there, that they do realize that there are some things in a log house that is not just like slapping up a bunch of boards. In the first place, they're

going to shrink, those logs are going to shrink two inches approximately in every eight feet and you've got to remember and the Honourable Member from Watson can say, you want to put studding inside and nail it on and put on boards, and when you do, the wall will have cracks in it that large if it's nailed there in a year or so. If you don't do that, you must leave the house empty and let it settle for a year before you put any material inside. Your partitions must be lower, enough to accommodate for that. A log house just isn't thrown up because it looks like it can be stuck together in a day. It's as hard to build as anything else and, as I say, I hope it never gets underway with the government running it because it would be another foul-up like we have already with some of the homes that we have throughout the Territory.

The other question I had, and I think it's appropriate at this time, although I'm not sure, but it's in here that Beaver Creek, Swift River, the capital spending for staff housing directed towards major renovations. Can I bring this up at this time or is it somewhere else in here, because I can't find it anywhere.

**Mr. Chairman:** Is that one under capital, Mr. Lang?

**Hon. Mr. Lang:** That will be under 1802, Primary 70.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** Yes, Mr. Chairman, I'm a little confused here. We're dealing with 1801, right? Operating subsidy.

**Mr. Chairman:** Yes.

**Mr. McCall:** It makes reference to 198 and when I asked the Minister for a breakdown of Primary 90, I take it the operating subsidy on 198 is enclosed, all of it, right?

I'm talking about operator maintenance, administration, right? That's 1801, right? That's the same question I just asked a moment ago, under maintenance. That's under your operating subsidy, am I correct?

**Hon. Mr. Lang:** Mr. Chairman?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** 1801 relates to two pages over in relation to the various programs other than staff accommodation. Rental purchase, low rental family, low rental housing, rent supplement, senior citizen housing, then you'll see the operating cost, the maintenance cost, capital, amortization, administration of these various programs and what it cost the Yukon Housing Corporation, and then it's further broken down in relation to the deficit and what we recover from C.M.H.C. In relation to the maintenance, the staff accommodations, that'll be under 1802.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** I'm confused, Mr. Chairman, but I'll try to ask at least one question anyway. I'm curious about that Carcross project. According to my calculations, they are going to be 748 square feet. Is this ac-



commodation just for single people or is this a family housing project?

**Mr. Owens:** Mr. Chairman, it's both family housing, the calculation of 22 by 34 is the floor area of the living space on the main floor, and there's a storey and a half structure which then provides additional living space.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** Mr. Chairman, I'm glad to announce that I have found where we should be discussing Rural Remote Housing, so I'll save my questions until we get to capital, page 200, on Rural and Remote Housing.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Yes, with respect to 1801, page 198, Rental Purchase Housing, I'm wondering if the witnesses could give me the number of units that are involved at Carcross, Carmacks, Dawson City, Haines Junction, Mayo, Pelly Crossing, Ross River, Teslin, Watson Lake, Whitehorse, please?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, the number of rental purchase housing units that we have is twenty in Haines Junction, twenty in Ross River, ten in Teslin, twenty in Dawson City, fifteen in Carmacks, five in Pelly, three in Carcross, fifteen in Mayo, twenty in Watson Lake and seventeen in Whitehorse.

**Mr. Lengerke:** Excuse me, Mr. Chairman, how many are there in Mayo?

**Mr. Chairman:** Fifteen.

**Mr. Lengerke:** The reason I asked that, Mr. Chairman, is that I want to do some calculations here just to find out how these costs all compare.

**Hon. Mr. McKinnon:** I don't think Honourable Members have to do that exercise. I think that information is available to Committee if they so desire. I am sure that they have it broken down on a per unit basis across the Yukon, what the actual subsidy is.

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, I think it was last year that this particular document was tabled, Yukon Housing Corporation '75-76 Annual Report. There is a whole breakdown of the various programs and just what it consists of. I think that all Members have one.

**Mr. Berger:** Mr. Chairman, I am going to try it anyway. Under operating subsidy 198, Low Rental Housing, family housing in Dawson City, capital there is \$35,000.00 there, the amount there. I was wondering if this particular \$35,000.00 is earmarked for repair of one particular unit in Dawson? If that is so, couldn't that \$35,000.00 not be recovered from the Department of Indian Affairs?

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, that \$35,000.00 is earmarked to do foundation work to a public housing unit or low rental family housing unit in Dawson City. The foundation is subsidizing. This is a housing project that is owned 75 per cent by CMHC and we own the remaining 25 per cent; however, our share isn't sinking. But jointly, of course, we will engage or go forward on this to rehabilitate that unit and put it on a firm foundation.

**Mr. Chairman:** Mr. Berger.

**Mr. Berger:** Mr. Chairman, I agree that the foundation needs repairing on that particular piece of property but the inside of that particular place needs a major overhaul and this is the amount of money that I am talking about. Couldn't that not be recovered from the Department of Indian Affairs since that particular person received a brand new house through the Department of Indian Affairs.

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, it wouldn't be our intention to go after the Department of Indian Affairs for those damages done to that particular housing unit.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** Mr. Chairman, I find it really curious, why not? Maybe it would be an example for other people, not only in the Dawson City area but in other areas, to look after low rental housing, if they have the privilege to live in the low rental housing unit.

**Mr. Schneider:** Mr. Chairman, it is the policy of the Housing Corporation that the repairs would be recoverable from the individuals involved regardless of whether they come under Indian Affairs or not.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** Mr. Chairman, is there any attempts made to recover the amount of money needed to repair that unit from this particular individual?

**Mr. Schneider:** Mr. Chairman, yes, under normal procedures we would be taking action against the individuals.

**Mr. Chairman:** Mr. Berger.

**Mr. Berger:** Mr. Chairman, this particular individual hasn't any fundings and they are funded under the Department of Indian Affairs. Isn't the Department of Indian Affairs responsible partially for that individual?

**Mr. Schneider:** Mr. Chairman, we come into the same difficulty if we are dealing with a welfare recipient under the Yukon Territorial Government. At some point, the Corporation has to make a value judgment as to whether it is worthwhile to take suit against the Department of Welfare or the Department of Indian Affairs or whether you write the unhappy situation off.



**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** On the same subject, Mr. Chairman, I think it would be worthwhile, like I said before, just to make an example of the people, because I think it's a privilege for people to live in the low-cost housing units in the Yukon. And the amount of rent they pay does not cover any amount of maintenance on this particular building. I think some departments should be responsible for the individual people living in there, for some of those people are not responsible.

**Mr. Chairman:** Do you have a question for the witnesses, Mr. Berger?

**Ms. Millard?**

**Ms. Millard:** I'm curious about the operating subsidy list on Page 198, under Welfare Housing. The total is 25.2 and the revenues 12.4. Seemingly leaving a deficit of 12.8 in the next line and there's no CMHC subsidy, how is this all—if I could have some explanation of how Welfare Housing is administered.

**Mr. Owens:** The Welfare Housing was transferred to us from the department of Welfare and was not under federal-territorial agreement, therefore any subsidy in its operation has to be picked up totally by the Housing Corporation.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Yes, my question, the same, with respect to 198. Maintenance, the Maintenance column under there, is that the amount of money that is spent by the Corporation in maintaining those particular units like under Rental-purchase housing, maintenance column.

**Mr. Owens:** That is correct, Mr. Chairman.

**Mr. Lengerke:** Would I be correct in saying that, can you tell me in fact how much you would spend per unit, say in, oh, in Mayo—no, pardon me, Ross River, let's take Ross River, per unit for maintenance? Five hundred dollars a year, would that be a figure that you would spend per unit?

**Mr. Owens:** Yes, Mr. Chairman, that would be conceivable that this would be, although in the example the Honourable Member chose, there is also \$10,000.00 in extraordinary expenses required in Ross River.

**Mr. Lengerke:** I won't be, Mr. Chairman, I wasn't counting the \$10,000.00 extraordinary, I was taking the Maintenance figure and thinking of \$8,500.00. I would up that figure considerably.

I'm just wondering, I heard the Honourable Member from Pelly questioning the Ross River situation. I was wondering, do you agree that \$500.00 would be a reasonable figure to spend on maintenance of those homes per year? Or is it being spent?

**Mr. McCall:** No, it wouldn't, Mr. Chairman.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Mr. Chairman, again on the Welfare Housing, two or three questions. Number of units involved and is there any subsidy provided by the Welfare Branch and is there any anticipation in the future of expanding the number of units or are we just carrying these from past involvements?

**Mr. Owens:** Mr. Chairman, there's five housing units involved, two in Whitehorse, one in Mayo, one in Carcross and one in Beaver Creek. It would not be anticipated by the Housing Corporation that additional units would be built under that system. These people would be dealt with under Public Housing.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** And another section of those questions was about the welfare branch involvement. Is there any involvement financially by them? And, also, along that line, I thought there was some housing units in Dawson that were Welfare housing. There certainly was some bought in the past by the Welfare Branch. Were they not passed over to the Housing Corporation?

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, there's no participation by the Department of Social Welfare in the deficit sharing if that's the reference being made. In Dawson City, we do have one housing unit that was transferred from the Department of Welfare; however, it's beyond repair and it's not inhabited. There might be some other properties, but that is the only one that I recall.

**Mr. Chairman:** 1801, are we clear?

**Some Members:** Clear.

**Mr. Chairman:** 1802, Staff Accommodation, \$611,000.00. I refer you to your Appendix, page 27. Ms. Millard?

**Ms. Millard:** A couple of questions on the rental of land and buildings in the Appendix. Which house is it in Dawson City that requires \$1,500.00 subsidy of rent? Where does Kon-Tiki Coconut Limited keep its office? Who is it we are paying rent for to the tune of \$60,000.00 on Asek? I guess that must be in Riverdale.

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairma, in Dawson City we lease from a Federal Government Department, a house which in turn is occupied by the local doctor, we provide accommodation for that individual. The Kon-Tiki Coconut Limited is a Whitehorse company and we rent apartment space from this particular company as well as Asek Holdings.

**Mr. Chairman:** Mr. Fleming?

**Mr. Fleming:** Mr. Chairman, how many apartments?

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, we currently rent, I



believe, eighteen units in Whitehorse.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** Primary 70, 1802 Repair and Maintenance, I'd like a breakdown please, if I may.

**Hon. Mr. Lang:** Primary 70, Mr. Chairman?

**Mr. Chairman:** Yes, Mr. Lang.

**Hon. Mr. Lang:** I don't have the breakdown here with me. Possibly, the General Manager has it.

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, it hasn't been our practice to break that down as per community. It's rather difficult, as you can imagine, if there are emergency repairs to be done, of course, and that would consume a good part of the budget. It's an overall figure. That coupled with \$11,000.00 for appliance repair is available for the maintenance of staff housing throughout the Territory.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I was just wondering Mr. Chairman, if the Minister would provide us with a breakdown of \$90,000.00 and as to how much is spent on maintaining a house in each community. I would like to know just what are we spending, if we are spending it, and what are we spending it on?

**Hon. Mr. Lang:** Mr. Chairman, I don't have the figures with me, I don't know if it's possible to get a specific breakdown. As the General Manager said, it all depends on, in relation to where the maintenance is needed. So there could be problems in this coming year in relation to staff accommodation in Beaver Creek, whereas in the past maybe there hasn't been. It all depends on the job that has to be done. Is that not correct?

**Mr. Chairman:** The answer is yes, Mr. Schneider?

**Mr. Schneider:** Yes, it is, Mr. Chairman.

**Mr. Chairman:** Mr. McCall.

**Mr. McCall:** I'm still not satisfied, Mr. Chairman. I want to know why we are budgeting \$90,000.00 and where it is going? I want a complete breakdown of that \$90,000.00. That's what I'm asking for. I want an explanation, Mr. Chairman.

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, I guess we can get a breakdown from last year, but it's like I said earlier, it all depends on where the problems are, where they arise and subsequently we'd have to amend the situation, as we are the landlord.

**Mr. Chairman:** Mr. Berger.

**Mr. Berger:** Yes, Mr. Chairman, in the same Prim-

ary 70, I was wondering if the threatened repair in the John Korbo Apartments is included in that or is it--where can a person find that amount?

**Mr. Schneider:** Mr. Chairman, I believe in the Supplementaries, we asked for additional funding to cover off the foundationwork we're doing to the Korbo Apartments presently.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Yes, Mr. Chairman, with respect to the \$90,000.00 in Primary 70 and maybe we could get at it this way. The previous year, did we, we had also estimated \$90,000.00. Did we spend the total \$90,000.00 or did we go over or did we go under and could we maybe get a breakdown from that?

**Mr. Schneider:** Mr. Chairman, I think our only solution is, would be to bring down a statement of the \$90,000.00 from previous year. We don't have it with us.

**Mr. Lengerke:** Well, Mr. Chairman, do they know generally if they went over or under?

**Mr. Chairman:** Mr. Schneider.

**Mr. Schneider:** Mr. Chairman, last year I believe we over extended our Maintenance budget by about \$10,000.00.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Mr. Chairman, it would follow then that if you over extended it by 10, that would be 100, and you're probably going to embark on a much better maintenance program this year, why is this estimate not up to about \$120,000.00 or 130,000.00.

**Mr. Schneider:** Mr. Chairman, at the time the estimates were prepared, we thought the \$90,000.00 would be adequate for the purposes of maintaining the staff housing. We are in the process of developing a rather comprehensive maintenance schedule and as soon as that's prepared, we're probably going to be in a much better position to give you an actual breakdown of the projected expenditures in the forthcoming fiscal year.

**Mr. Chairman:** Mr. Berger.

**Mr. Berger:** Yes, just a supplementary question with the John Korbo Apartment in Dawson City, would that be under Primary 70 too, the repairs to the foundation?

**Mr. Schneider:** Yes, Mr. Chairman, it would be.

**Mr. Chairman:** Mr. Fleming.

**Mr. Fleming:** Mr. Chairman, under Major Renovations, Beaver Creek, Swift River and Ross River, could I have an explanation as to what those major renovations are in each area? Especially Swift River?

**Mr. Schneider:** Mr. Chairman, major renovations, we hope to do rather major renovations using capital money and if you so wish, we can go into it at that time or



presently.

**Mr. Chairman:** I think we'll go into it later.  
Mr. McCall.

**Mr. McCall:** I'd like to get back on this Primary 70. It seems to me that we're being given a snow job here, with this \$90,000.00, because I don't see a substantial amount of money available for the so-called Maintenance Services that has supposedly been provided since the inception of the Yukon Housing Corporation. And I am curious, Mr. Lengerke brought up a very valid point, that if we went over budget in the last year, I can foresee if the maintenance is done properly, that the figure we have been displayed here of \$90,000.00 is only 50 per cent of what we really need, in order to conduct a proper maintenance service to the housing that we have. I think somebody's giving us a snow job and I'm hoping the Minister will look into it because this is a very, very false figure.

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, as the general manager tabled earlier, it was thought that when they were doing the program forecasting here, three or four months ago that \$90,000.00 would be sufficient but it turns out that we overspent in the last couple of months in relation to the '76-77 budget. So subsequently, this may be enough but it depends upon the problems we are confronted with in the forthcoming year. It is just that simple. It is basically this, we are the landlord and if something goes wrong we have the onus of correcting the situation. So subsequently we have to come in for a supplementary by \$10,000.00 if this happens. We may be under, it remains to be seen.

A lot of our housing is getting upgraded. For an example as the Honourable Member from Hootalinqua raised the issue in relation to the renovations for Beaver Creek/Swift River for renovations and once these houses are renovated, I would suggest that this would take some pressure off in relation to the maintenance of these houses if they are fixed properly.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** From what the Minister has just said then, could he explain to me what renovations are going to be done with the junk they have in Faro. It is going to cost more than \$60,000.00 and you have only got \$90,000.00 budgeted here. What renovations are you going to do out there with some of those old trailers?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, I think we are getting a little carried away here in relation to the accommodations that we are providing in the Faro area. If I remember correctly, there was a great deal of discussion in relation to our ability and to deliver new housing in that particular area for the beginning of the last school year. Prior to lunch we were discussing the concept of stick-building as it relates to modular units and in that particular case we had no choice. We wanted to get the accommodation in there and the way I understand it, the new accommodation that has come in there

is very nice.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I am not disputing that, Mr. Chairman. What I am disputing is that it is nice to put a brand new building in a particular location but what are you spending to maintain them? \$90,000.00 is not going to go very far, with all due respect. I want to know just what games are being played. It is nice to put a \$40,000.00 home on a lot, most of them are modular or prefabricated or trailer type, but that is not the end all. Just what are you spending as far as --

I know for a fact, Mr. Chairman, that there is no maintenance being done properly in Faro with those new buildings that you have out there and I would say, that in a couple of years time we are going to be spending a small fortune on maintenance simply because it is not being carried through. It is nice to budget x number of dollars to put a new building up, it doesn't stop there. I want to know where you are putting that \$90,000.00 because it is not enough. You could spend that amount of money just here in Whitehorse alone on proper, normal maintenance Mr. Chairman, on the buildings you have here and I want a proper explanation because it is completely unsatisfactory as far as I am concerned.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** Mr. Chairman, to get away from Faro for a moment. I am still curious about the rental of land and buildings in the appendix. I have worked it out that Kon-tiki Coconut Limited, whoever they are, and Alsek make a total, quite a total and if we have only eighteen apartment units in that total we are paying out about \$500.00 per month per unit for those apartments. I am hoping that we are receiving that from the people that are living in those units, the \$500.00 per month per unit. Is this true?

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, the reason for the apparent discrepancy is that the time that this budget was struck, we had more than 18 units, I am saying that at the moment, this is the situation, that we have 34 houses in Takhini and 18 apartments in Whitehorse and at the time the budget was struck I believe that the number of apartments was considerably higher or the situation is such that we rent to the tenants basically what it costs, well in most cases, exactly what it costs to rent it from the landlord, so it is virtually a break-even proposition.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** So I have your assurance that we are not giving anybody any other advantages than they would receive under normal staff accommodation in our own housing?

**Mr. Schneider:** Mr. Chairman, none whatsoever.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Thank you Mr. Chairman. Ms. Mil-



lard asked one of the questions or pointed out one of the things that I wanted to do but I will get back to the comments of the Minister where he says, "I hope we are not getting carried away with the Faro situation." I just want to assure you that I am not getting carried away with the Faro situation. I am asking a question with respect to primary 70 again, the \$90,000.00 - what concerns me, Mr. Chairman, is that if you do have a maintenance program, that you should have some specific schedules for it. And it appears to me, Mr. Chairman, that the Minister had told us that this \$90,000.00 is there for emergency purposes only. In other words, if something unforeseen happens, that is what it is for.

Now, we went through a very comprehensive high-ways budget here the other day and they had a very good maintenance program lined up or at least they are embarking on a system that may make some sense. I asked the question if they had some money for a contingency or for unforeseen circumstances that would appear and they said no, and that they would certainly be able to accommodate that by some supplementary type of financing or request, and it makes sense.

Now, here you are, you've got \$90,000.00 and what concerns me, as I said earlier, and the Member from Pelly said the same thing and well, \$90,000.00 maybe not enough, but it may be too much too if, in fact, we haven't got a proper program scheduled. So I'd like to know, you know, for as many units as you've got, does it take you, do you make a trip there every month, or what do you do? It should be -- your money should be estimated on the basis of the man time involved.

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, in the capital side of the budget, we have provisions to renovate three different areas where there is old housing, in Beaver Creek, in Swift River and Ross River. This is accommodation that may be five or ten years old to upgrade and renovate. So subsequently, hopefully, we will have to do that much maintenance in the next year or two years after it's finished. So hypothetically, we'll have more money to put in the other areas in relation to upgrading maintenance on older homes. They have not been renovated and upgraded this year. It's a new program that we're embarking on in relation to the older facilities to upgrade them so that they are up to 1976/77 standards.

It only follows that if you have brand new facilities, I would suggest that your maintenance on those particular facilities should be next to negligible for the first couple of years.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** Yes, Mr. Chairman, on Primary 70, and major renovations of housing, Beaver Creek, Swift River and Ross River, I'm kind of disappointed I don't see Haines Junction in there. It was brought to my attention that a person living in staff accommodation or in a Yukon Housing house, this person was told that she can't park her car within twenty feet of the house because the foundation was likely to cave in. I was wondering if the Yukon Housing Corporation has in mind to repair those types of things or does the person have to wait for ten years to bring it up to standard also.

**Mr. Chairman:** Mr. Schneider?

**Mr. Schneider:** Mr. Chairman, I believe the situation that's being referred to has to do with wooden foundations and if you park a vehicle beside a wooden foundation consistently, there's a good possibility that the foundation system may fracture. There are designated driveways for these new houses and we are just asking the people to park in the designated driveways rather than driving up and parking large vehicles right next to the house.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I was just wondering, how the witness came to that assumption, Mr. Chairman?

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** We have buildings in Faro with wooden constructed basements and foundations and they park right next door to the building. What's going on?

**Mr. Schneider:** Mr. Chairman, this was the advice we got from the supplier of the system.

**Mr. Chairman:** Mr. Fleming?

**Mr. Fleming:** Yes, Mr. Chairman, staff accommodation, page 27, Swift River, Ross River, Teslin, all these areas, units, what's 7.5 and 5.5 is that -- I just quite don't get the drift of it - half a unit 7.5, is that without house or without outhouse?

**Mr. Schneider:** Mr. Chairman, I can only think that it's possibly a typographical error.

**Mr. Chairman:** Mr. Fleming?

**Mr. Fleming:** Mr. Chairman, this brings me to a further point which I think is the same thing. How do you come by the figures that you have under electrical and how do you come by the figures that you have under fuel costs? And before I get the answer, Mr. Chairman, I might say at this time that I don't believe any of these figures, that I happen to live and see what goes into the stoves and how much they burn and how much electricity is used and so forth. As far as I'm concerned, that all is a typographical error. However, I would like to know how you come to those figures, too.

**Mr. Schneider:** Mr. Chairman, in developing these particular figures, we had some difficulty because previously all the utility costs were being coded into one area for a particular house. We are unable to break out an actual consumption on both fuel and electricity. So it was based, in part, on a recent experience where we're breaking out the two utilities separately. Consumption varies greatly with the individual living in the housing unit and so forth.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** While we're on this particular subject, I notice in Ross River there, you get 7.5 units, in electrical 11.4. In Faro you've got 11 units, electrical 70. What,



can we have an explanation on that? It seems to be more expensive to run less - a smaller number of houses in Ross than it is in Faro. What is the explanation on that?

**Mr. Schneider:** Mr. Chairman, the only way I could answer that in definitive terms would be to go back to the working papers and just see how the calculation was made. I can only suggest that in part, that's been our experience although it may not look consistent.

**Mr. Chairman:** 1802. Are you clear?

**Some Members:** Clear.

**Mr. Chairman:** Expenditure Recoveries. On page 200, Establishment 2180.

**Hon. Mr. McKinnon:** Unless Mr. Fleming has a question on comparative market rent.

**Mr. Fleming:** Mr. Chairman, I'm going to ask the question now about the major renovations at Beaver Creek, Swift River and Ross River. Could I have those figures and what the job is to be?

**Mr. Schneider:** What we're considering in those three communities are major renovations and this would include the upgrading of the heating system, possibly the electrical system and possibly the plumbing system and also an upgrading of the insulation, a probable replacement of the windows and doors. Maybe the roofing if so required and so forth, a very substantial undertaking. An estimate, and this is a ball park figure at this point in time, we're estimating anywhere from \$10,000.00 to \$15,000.00 per unit.

**Mr. Fleming:** Mr. Chairman, yes, I'm glad they say probably in some cases. Some of this renovating has been done already, such as the windows in Swift River has been done. And when they do the other ones, if they probably are going to do them, they say, which they probably, is another myth again. However, if they do happen to do them they're going to be doing the same thing over again that they did a couple of years ago so we'll pay for it twice. And I would say, Mr. Chairman, if they start tearing those houses down, probably the plumbing, probably the wiring, probably the sewer, when they get finished, they may as well just wipe her out and build a new one.

**Mr. Schneider:** Mr. Chairman, this is the possibility of us replacing those units with brand new units is a very real possibility and it will be predicated to a large extent, of course, on the repair costs that we do get in at the time we tender this work. But in Beaver Creek, the housing units in that particular community are structurally very substantial and sound. And the other two communities, the units aren't nearly as quite structurally sound and the option might be to replace, if it comes down to that.

**Mr. Chairman:** Mr. Fleming?

**Mr. Fleming:** Mr. Chairman, I must make one more comment, due to the fact there is a possibility that they may, rather than try to renovate one of those buildings,

take them down, which brings us right back to the area I've always said in which the Honourable Member from Dawson has spoken about, the house is 25 years old, when it's to be paid for, when you happen to buy one of these type houses or something, you wouldn't have one left because those houses are not that old yet and there's a possibility they may be just too old to do anything with at 10 or 12 years.

**Mr. Chairman:** Establishment 2180, are we clear?

**Some Members:** Clear.

**Mr. Chairman:** 2182, \$500,000.00, Public Housing. Mr. Berger?

**Mr. Berger:** That's quite a substantial amount and I was wondering if we could have a breakdown on what these different projects are and where the construction of new -- the acquisition of new housing units are going to take place. I mean, it's \$500,000.00 and I think it's fair enough to ask for a breakdown on the figure.

**Mr. Chairman:** Mr. Owens?

**Mr. Owens:** Mr. Chairman, the normal procedure that has taken place with Yukon Housing Corporation board, is that having put forward a projected budget, it assesses the various demands of various communities and government departments and then allocates the money as best it can to answer the demands that exist throughout the Territory.

There is no breakdown at the present moment, community by community, as to where the proposed units are going to go.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** Why not, Mr. Chairman?

**Mr. Owens:** Because the departments have not come forward with their -- I'm sorry, we're speaking on public housing; the method of establishing public housing is to discuss with the communities, with the LID's and with the local authorities or organizations there, the housing demand, the relative utilization of existing dwellings, and to attempt to see what we can do to answer the demands. Such things as rental of apartment units, because there may be in Watson Lake, two or three people who require apartment type dwellings, these things are met at the time of need. It's not thought to be economical for the Corporation to go ahead and designate twelve housing units in Watson Lake until the need is assessed.

The Corporation takes on the responsibility of coupling the need in the Territory to the budget that is allocated.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** Mr. Chairman, is that done on a first-come first-served basis or do you wait until all the communities and LID's and other interested organizations come forward with their demands?

**Mr. Owens:** It is normally done by assessing the



total demand throughout the Territory and trying to assess it. We are presently entering into a new system, to some extent, as in Dawson City where we have been meeting with the City Council and they have struck a housing, what they call a Housing Association, and I don't think that's the formal name for it, but they have struck a housing association which has representatives of various community groups, including the City Council on it. This process is one that we are trying to encourage. They have now come forward with a request to, for specific types of housing. This is the process that the Corporation is trying to establish in terms of building public housing units.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** Supplementary to this, I realize that the City Council of Dawson requested you to do a certain amount of housing units. Now, do they have to wait until you get assessments or requests from all other communities or do you deal with them right there?

**Mr. Owens:** Not necessarily, we would attempt to deal with them in terms of the assessment -- our ongoing assessment of conditions throughout the Territory.

**Mr. Chairman:** Mr. Lengerke?

**Mr. Lengerke:** Yes, Mr. Chairman, I may not be clear on what Mr. Owens is saying, it concerns me a bit, certainly on public housing. It appears that what is happening is that we sit back and we wait again for a need to arise and then somebody is going to set the priorities. I don't know who that person is that's going to set those priorities and it appears to me that it's the Housing Corporation that, all of a sudden, identify the areas where those things should be done.

I'm just going back again, to my experience with a number of housing corporations as well, provincially, where they put forth a program for public housing in a number of areas across the particular province and then they gave enough time for the people of that province to react and certainly, the people of those certain communities to react if they indeed wanted that kind of housing or not, or what the changes were to be or if it did meet their needs and it came back through the democratic process, Mr. Chairman.

I'm a bit concerned here. I am and as I said, I may not totally understand, but it does appear to me that you know, that we have a Corporation just setting the priorities and the final analysis and it sort of is, well, maybe those priorities are going to be set at the tail end of the year to get the program going, whereas in fact they should be in the hands of the communities right now and giving some indication if, in fact, they want the types of housing they're proposing.

**Mr. Chairman:** Mr. Owens.

**Mr. Owens:** Mr. Chairman, it's an on-going process to determine from any community what sort of housing, what the demand is. It is not something that is done at the end of the year or at the beginning of any given year. I believe the Honourable Member refers to a situation in provincial jurisdictions. I think it's normal process in provincial jurisdictions that a Provincial Housing Cor-

poration would not take any initiative in terms of establishing areas where housing was going to be built but would rely totally on the municipal structure to do that and to apply for it.

Certainly, our Corporation has not received any great praise for the times when it went ahead and determined the housing units were going to be built in communities and put them there. Therefore, our present motive of operation is one whereby we have an on-going relationship with the communities. We have continual discussion with them. We are continually up-dating our information in terms of the need and demand in the communities. We, as a Corporation, and I think Sir, that we're operating totally under the legislation as it was put before us, having presented a budget and had it accepted and allocate, according to the cost of units, how many and where they're going to go.

**Mr. Chairman:** Mr. Fleming.

**Mr. Fleming:** Yes, Mr. Chairman. I, as probably you well know from the times I've been here and the meetings and so forth, I'm not prepared to vote any money to Yukon Housing Corporation at any time. I don't care how anybody takes it, but that's the way it is. I was against this system when it first was started and I'm still against it and will always be against.

I think, until it is proven to me that they're there for the purpose that I'd like to see them there for and that is to help everybody who is in need of help and the concerns are for the poor people, the middle class people, not for the rich people, I'm sure, which is what we are getting to gradually there, again, in the same old system. We're coming up to where a person that has money to burn and doesn't need it is, they're going to end up being able to buy something and have something lovely and, it's beautiful. And the bum on the street that doesn't want to work is going to be able to have something which he has today. And walk in and have a house anywhere almost he wants it, whether he pays or not. If he's on UIC all winter, that's taken off of his rental situation where he pays 25 per cent of his wages. That is not considered money.

However, the poor fellow who works all winter and ends up with the same amount of money although he works for it, it is considered as all wages and 25 per cent of it goes to a certain point. Therefore, if you're poor enough, and really don't have anything, you might be able to get a nice home. I don't disagree with this part. But when I come to a person who is actually working for a living and has a fair wage, but has no way of obtaining a home of any kind, then this is exactly what they're doing when they come up with the rental situation that they have, that's what happens and when they come up with the selling of homes, this is what happened, because a fellow at the bottom won't buy it anyway, he's going to have a free one, pretty well. The fellow in the middle can't afford it and if you're at the top you've got lots of money anyway. And I just can't go along with the program. I never did and never will, so, therefore, I can't--myself, I'll be against any vote for any money for Yukon Housing Corporation.

**Mr. Chairman:** Mr. Lang.

**Hon. Mr. Lang:** Mr. Chairman, I'm sorry to hear the



Honourable Member speaking this way. I think that the Yukon Housing Corporation, in relation to many of the projects it's gone into in the last four or five years has proven itself and it has been an integral part of the Yukon and I think one only has to look at Dawson City and with the inception of the Housing programs in Dawson City, the truancy rate improved by 90 per cent, which I think speaks for itself in relation to the ability to provide housing to people who do not have the economic means to pay for a unit.

At the same time, I think you've got to understand, Mr. Chairman, that the Yukon Housing Corporation doesn't set the interest rates for C.M.H.C. It doesn't control the banks, it has to work within the monetary system that is set down by the Government of Canada. So subsequently, I think we're all having trouble paying for our homes. No matter what kind of jobs you have, no matter what you in this day and age, it's a very, very expensive exercise to go through, to purchase or build your own home. But at the same time, I think that the Corporation for an example, looking at the concept of a program, a co-operative building program to get people that are building their own homes, to give them some guidance in relation to building their own homes so they don't have to pay \$40,000.00 for a home, maybe \$28,000.00, it may cost them, is a step in the right direction.

I am not saying that all the programs have been totally successful, but overall, I think that it has been a plus for the Yukon.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Mr. Chairman, I must really rise too because I certainly don't agree with the Member from Hootalinqua or certainly the statements that he made about the corporation. That certainly does concern me. Just because we are asking some questions, and I would hope that the Minister and all Members—we are asking many questions that doesn't mean a pure reflection on the fact that we don't want a housing corporation because I would think that since the housing corporation inception, I think in 1972, I am sure that we have seen a lot of projects come up onstream, that had it not been for them, we would still be suffering a great deal, Mr. Chairman, with a lack of housing and that is why I had to rise.

This corporation has a very prime concern and it has a -- we have need of it in Yukon and I want to see it continue to go and I want to see it continue to improve its programs and, Mr. Chairman, as I say, I hope that by some of the questions, we are not casting some kind of shadow that ways, or is leading to say, that we don't want the Corporation because that is certainly not what is in my mind.

**Mr. Chairman:** Mr. Fleming.

**Mr. Fleming:** Mr. Chairman, with all respects to the people in the Yukon Housing Corporation there is no offence meant there. I just tell it like it is as far as corporations are concerned.

*(Laugh)*

**Mr. Chairman:** Mr. McCall.

**Mr. McCall:** I would tend to support Mr. Fleming substantially, I think, on his position. As far as I am concerned, there should be a complete reassessment of Yukon Housing Corporation as a Corporation, because I think it has lost its priorities somewhere and when we start spending dollars the way we are in the Yukon Housing Corporation, we are not getting the value of those dollars, whether it be by purchasing replacement homes or whether we are just going into the business of supplying dollars to the portable mobile home industry in some province.

What I am concerned about is, I have yet to see in the last four years in the outlying communities and I use Faro as a good example because I come from Faro, where you have put in a permanently structured home. All you have put in are ticky-tack boxes and we all know how long they last. We all know how long and how much it costs to maintain those over a period of time, when your frames start warping and it costs a small fortune, we have to replace them when they burn out because of poor standards, electrically and otherwise. I don't support the Yukon Housing and I never will under its present system. I am advising the Minister that he should take a complete reassessment of the whole priority and the values of the Yukon Housing at this present point in time.

**Mr. Chairman:** Spoken like a true capitalist Mr. McCall.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Yes, Mr. Chairman, I am very curious to hear the Members opinions on just how are we going to meet the housing problems in the Yukon. Maybe we could have some positive comments instead of some downgrading of our Corporation.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** Mr. Chairman, if I had the portfolio, maybe I would take that reassessment but I do not have that portfolio.

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, I think that perhaps the Honourable Members should read the objectives of the Corporation in relation to their 1975-76 financial statement. It states very specifically, the objective of the corporation is the development, maintenance, and management of home ownership is the development, maintenance, and management of home ownership and rental housing programs and administration of Territorial Government employee accommodation.

I take offence to the Honourable Member's statements in relation to the area in which he comes from because I think the Housing Corporation did the best they could to accommodate the need that was out there last summer and I think that the corporation has done a good job of fulfilling that need in relation to staff housing. The only way we were able to provide that need was to go to a modular type of construction, in order to have it there on time. I think we had better look back in memory and just review just exactly what did happen.



**Mr. Chairman:** Mr. McCall.

**Mr. McCall:** Just exactly what did happen, Mr. Chairman? I believe that in 1973-74, we were supposed to have an apartment block built in Faro. There was money provided in the budget at the time but it was reappropriated to something else. Where are they? The questions were asked at that point in time. I asked a moment ago, Mr. Chairman, for the Minister to give me an explanation about the \$90,000.00 on Maintenance. He still hasn't given me a specific explanation. I mean, don't try and hoodwink me. You may be able to hoodwink the public.

**Mr. Chairman:** Mr. Berger.

**Mr. Berger:** Yes, Mr. Chairman. I don't want to run the Yukon Housing Corporation down into the ground all the way, but partially I do agree, but I do agree with the basic principle of the Yukon Housing Corporation and their objective. But I think by accepting the responsibility of housing, I think you're also accepting a lot of other things and I disagree with the Honourable Minister responsible for Yukon Housing specifically when he mentions Dawson City. Because you created nothing but a slum area as far as I'm concerned. You're going to find out in a few years, that is what you are going to have because public housing is something far further from what you're creating in Dawson City. You created housing units, specifically forty units in Dawson, of 835 square feet, which is way too small for large families. You have no public playgrounds around those units. You have absolutely nothing there. Kids right now are vandalizing people, the property next door to them. They have to play on the streets, but I think that this is all the responsibility of Yukon Housing. If you want to accept housing for the public, you go one step further, accept the responsibility for what goes with the Housing, recreation facilities and everything else.

**Mr. Chairman:** Mr. Fleming.

**Mr. Fleming:** Yes, Mr. Chairman. The Member on my left wanted to know why I'm so against these things, saying supply some information as to what might help. Well, I'm just saying that the money that is voted here is the taxpayers' dollar and if she wants to know, I haven't got any large estimates I could give her, but I have my own area as some other Members have, and in that area, I'm saying that Yukon Housing Corporation is not looking after their responsibilities in a responsible manner when they have a problem and they don't. I don't know where they get their expertise to fix the problem, but they certainly don't come to the people and ask any questions.

There was a job last spring and the Members in this House all remember what happened, with the sewage in Teslin, for an instance, and that's just one little example. When they built the homes they wouldn't listen to anybody. When the problem arose, they still wouldn't listen to anybody, but they came down and did their job as it happened and I don't know how much, but I'm sure they know the figure and the Minister knows the figure that was spent there last spring to repair the job which lasted approximately 30 days and was back to the same state it was in again. And this is taxpayers'

money going down the drain and when we see it, we wonder just what's going on. The problem is there today and has been all this winter yet and as it has been ever since and, you know, this is only the one small detail but I can bring up lots more. I don't have to look far at all.

**Mr. Chairman:** Mr. Berger.

**Mr. Berger:** Yes, Mr. Chairman, just sort of a curious fact here. The duplex situation in Dawson City and some of them in Whitehorse here, it's exactly the same design and construction as you find in Nova Scotia. I wonder how much connection the Yukon Housing Corporation has with the Corporation in Nova Scotia.

**Mr. Chairman:** Mr. Owens.

**Mr. Owens:** Mr. Chairman, very little connection with the Nova Scotia Housing Corporation, direct or indirect. The duplex units that were put into Dawson City, Mayo and Whitehorse and also Watson Lake, were designed and built by the Central Mortgage and Housing Corporation. The Yukon Housing Corporation and the municipalities involved, came into them only as partners in a subsidy agreement.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** On the same question again, Mr. Chairman, were those duplex units upgraded to Yukon environmental conditions, to the weather conditions, to the cold weather that we have in the Yukon? Was the roof structures strengthened in the duplexes because most of the roofs blew off in Nova Scotia when they had a hurricane.

**Mr. Owens:** The design of those, I believe the only change in design from Nova Scotia to Dawson City was the installation of a Franklin fireplace in each living room.

**Mr. Chairman:** Mr. Berger?

**Mr. Berger:** I don't want to stay on this subject, but I think this is what the Member is criticizing in this House, and this is the frustration that the Yukon Housing Corporation brings to the Members. How does housing being created, public money being spent which is -- there's nothing wrong with it, but the design of the housing is wrong. Most of those housing units are not really fit for the weather in the Yukon. They are not really suitable for the large families who need public housing and I think that this is what the Member is really criticizing in this House.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** While we're on this subject, Mr. Chairman, I know there is a particular matter before adjudication over a particular problem. I don't want to really get into it, but what I am mainly concerned about is setting aside the cost of the rental of houses which belongs to the Government of the Yukon. I want to know if YHC is considering assisting these people who will have to pay extremely high utility costs for the junk they



have to live in, which they call a mobile home.

I'm talking about putting in further insulation and looking at every unit we have belonging to the Government of the Yukon in order to bring the cost of those utilities down, irrespective of the rent problem.

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, as I said earlier, we are making provisions; it will be an ongoing program in relation to buildings that are five to ten years old that have to be looked at and possibly renovated. In relation to the newer, modular units and that kind of thing, I would suspect that they should be good for a couple of years.

I don't know what the Honourable Member is talking about, to be quite frank, Mr. Chairman. I live in a trailer myself and I would just as soon not have the Honourable Member call it junk. I happen to own it, and I pay the heat and I pay the fuel and I pay the lights. I don't expect anybody else to do it for me. I just object to that, Mr. Chairman, because I think there's a lot of Yukoners in the Yukon who have their own home, are paying their own bills and they expect their colleagues, whoever they may be, whether they be working or they be working for the Territorial Government or the Federal Government or whatever, they should be doing the same thing. That is a very basic premise.

I think that what we're looking at, as mentioned earlier in the Session, was the fact that we are looking at the concept of equalization. We know that's going to run out within a year; hopefully, we can get some money and put it in that particular program because that'll help everybody, not just one segment of the population.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I respect the Minister's own personal home; I wasn't referring to yours as being junk; I mean, that's your own opinion. What I'm concerned about is, and I take my question as answered, that you are considering the alleviation of high utility costs by looking at the structure of these mobile homes as far as bringing those utility costs down, like they do in other parts of the country.

**Mr. Chairman:** Mrs. Whyard?

**Hon. Mrs. Whyard:** Mr. Chairman, I raised my hand some time back and I'm afraid we've passed the point I wish to discuss. I was going to ask if the Honourable Members who are concerned about these matters have in fact discussed them with the housing association committees in their own jurisdictions? Are they aware of the members on those committees; do they work closely with them when such problems occur in their own constituencies? Are we hearing today through these members the views of those housing associations or are these the views of the members? It seems to me, Mr. Chairman, that the housing corporation has committees of citizens in each of the major areas where such housing is provided and they are the channel through which such complaints and/or suggestions for improvements should be made.

I would appreciate knowing how many such committees there are. I was of the opinion that Honourable

Members were consulted regarding the appointment of members to those committees at various times. Is there a communication going? Should there be a committee everywhere there are, say, ten or twelve units so that you have direct input at the community level so that they can work with the Member in that constituency?

**Mr. Chairman:** Mr. Fleming?

**Mr. Fleming:** Yes, Mr. Chairman, if the Minister wishes answers, yes, there is committees. However, the committees are possibly doing what they can to a certain extent; however, also, you must remember that the Yukon Housing Corporation is another octopus, and if you have people in outlying districts more or less working, if there's any pay involved in it, now this is just a fact of life, it's not a myth; if there is any pay involved when you work for an octopus and somebody wants to know something that's going on in there, if you step on him you're going to get the other tentacle around your neck, so they don't come in and report everything that's going on.

The committees that are giving their time freely of themselves, those committees, I think, are very much in the same sense trying to do the things that the Honourable Member from Pelly and more of us here are trying to do; however, they are just small little committees that are supposed to find out if somebody is wrecking his house and report back to here and so forth and things like that; I think you'll find that's right. They do, I think, probably advise the Yukon Housing Corporation. So far they, in many cases, haven't seen any of the results from what they have been reported in. That is the problem.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** Yes, I would like to know where these committees are, Mr. Chairman, as the Minister says.

**Mr. Owens:** Mr. Chairman, there isn't one in Faro. There is one in Ross River, one in Watson Lake, Teslin, Haines Junction, none in Carcross, one in Carmacks, Mayo, Dawson City and I believe that is all, and then the Housing Authority in Whitehorse. The normal method of appointing these, Mr. Chairman, is that the L.I.D. and some person from the community requested to do so by the Housing Corporation, nominates people both from the residents and from the community at large. These nominations are put before the Board of the Yukon Housing Corporation and, upon the Corporation's recommendation, the appointments are normally processed by the Commissioner.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** Well, I would like to be enlightened why I was not apprised as to the community committee in Ross River by the Yukon Housing and they are pretty good at communication, with all due respects. My next question would be, why we don't have one in Faro, being the second largest community in the Yukon? I find it rather ironic.

**Mr. Chairman:** Mr. Owens.



**Mr. Owens:** The housing committee in Ross River has been active since 1973. I don't assume, as Chairman of the Board of Directors, the responsibility of informing the Member that there is such a thing. The reason that there isn't one in Faro is that there is no public housing in Faro.

**Mr. McCall:** Oh. Okay. Fantastic.

**Mr. Chairman:** Mr. Fleming?

**Mr. Fleming:** Mr. Chairman, I won't belabour the subject for too long; however, I understood the witness to say that, Mr. Chairman, that these committees were from all of the communities more or less. I was under the impression that they came from the people who were living in the housing at that time, not from the individuals outside the Housing Corporation, more or less. I understood you to say that they come from all of the communities through the L.I.D.

**Mr. Owens:** That is right.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** Well, I am not at a loss for words, but I find it very fascinating that Faro doesn't have a community dealing with housing simply because we don't have public housing. I find that it answers a lot of questions just to where priorities lie with YHC and that until we get some sort of public housing in Faro, we can forget about any lines of communications unless we go direct.

**Mr. Owens:** Mr. Chairman, the normal process for establishing public housing in any jurisdiction is that it is generally activated by a municipal government, a local interest group or some such group of people within the community. What the Honourable Member is asking us to do is to enforce upon Faro the existence of a housing association simply because, for some reason, we want one in every community, and I don't understand the rationale. When we get accused of dropping houses in communities where they are not wanted, where they are poorly designed, where they are substandard, and at the same time we're being accused of not forcing a community to form some kind of an artificial association.

**Mr. Chairman:** Mr. McCall, I hope you're not going to enter further debate with the witness.  
**Mr. Berger?**

**Mr. Berger:** Just a question on the forming of this housing association. Wasn't it the practice in the beginning that it was only the members in the low cost housing structures who formed the housing association?

**Mr. Chairman:** Mr. Owens.

**Mr. Owens:** Mr. Chairman, under the original directives -- under the original legislation, I believe, for the rental purchase housing program, Mr. Berger is correct. It was defined that the Associations were struck from tenants or prospective tenants. That has since been changed and I don't believe there's any

communities in the Yukon where there isn't representatives that have been appointed with the assistance of the L.I.D.

**Mr. Chairman:** Twenty-one eighty-two, are we clear?

**Some Members:** Clear.

**Mr. Chairman:** Twenty-one eight three, Rural and Remote Housing Programs. \$400,000.00.  
**Ms. Millard?**

**Ms. Millard:** Mr. Chairman, I guess what I'm looking for is a definition of rural and remote, because in our paper here we have related four log structures in Carcross to this Rural Remote Housing Program. These houses will be fully plumbed and electricity and everything else. I was under the impression that rural and remote housing was actually very -- well, what would be called substandard as far as being within the city limits, or something like that, but that it was going to give the person the ability to build something away from a community which may not have plumbing, may not have electricity, but would give him the impetus to go on and build this kind of housing.

**Mr. Chairman:** Mr. Owens.

**Mr. Owens:** The definition of Rural and Remote Housing is provided for under the Federal-Territorial Agreement. It is housing that would take place in any community under a population of 2,400 people.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Well, then, why have rural and remote housing, because if you have housing already available in communities of that size under other programs, why have a separate program?

**Mr. Owens:** This program is struck by Central Mortgage and Housing Corporation, Mr. Chairman, and was to provide housing of very basic accommodation. Hopefully not substandard. The target group was primarily those people in isolated areas or in remote communities. It does provide for accommodation where you don't have municipal facilities. Units can be built where they don't have all the modern amenities. The definition of the type of structure to be built or the objective is, as Mr. Schneider pointed out, is the unit that is below \$30,000.00. And that is the maximum under the agreement.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Yes, under the Rural and Remote Housing then, if the units are to be under \$30,000.00, what percentage of that is funded under this? In other words, what does the individual have to put down or carry? Is there a mortgage; what's the mortgage structure?

**Mr. Owens:** There is no down payment required under the program. The mortgage is held by Central Mortgage and Housing Corporation. The payments re-



quired by the individual are 25 per cent of income exclusive of utilities.

**Mr. Chairman:** Mr. Lengerke.

**Mr. Lengerke:** Is there an income level in order to qualify for this? In other words, if a fellow was making \$45,000.00 a year and he wanted to live in a Rural and Remote Housing situation, can he be eligible?

**Mr. Chairman:** Mr. Schneider.

**Mr. Schneider:** Mr. Chairman, possibly if I can explain in some detail the program so there isn't any misunderstanding of the program. This is a C.M.H.C. program that's available across Canada and it's meeting with various degrees of success across Canada, but in Yukon, when we took a look at this program initially, we had some concerns about it simply because of the fact it provided home ownership in 25 per cent of the person's income, but had no provision whatsoever for utilities. Knowing the high cost of utilities, we said that the program will not work in the Yukon because if you do some quick calculations it is obvious that people on a low income would be spending from maybe fifty to seventy per cent of their income on housing alone.

So, through the management committee, what we did do is that we suggested that we use the rental purchase arrangement, since rental purchase is no longer a program, an active program, use that type of mechanism applied to the Rural and Remote Housing Program so that people could occupy the unit initially on a rental basis and then, when their income improves, they could move into a home ownership situation with assistance available under the AHOP program.

There are no top income limits under this program; however, I think that the first allocations would obviously be made to people in the greatest need and then possibly, later on, the program can be expanded to look at individuals with family incomes higher than those people that we try to service at the beginning.

**Mr. Chairman:** Mr. Berger.

**Mr. Berger:** Mr. Chairman, under this particular program, Rural and Remote Housing Program, can one utilize round logs? The reason I am asking this question — just recently there was an article in the paper where a round log structure would require a certain size, a minimum size of logs in the Northwest Territories, and I wonder if this is required over here also?

**Mr. Schneider:** Mr. Chairman, there is no reason that you couldn't utilize round logs; in fact, we would prefer to do that. But of course, using round logs requires a great deal more labour and our costs would grow correspondingly, so this gives us some concern. The reference to the size of the logs — CMHC would normally require ten-inch logs and it is for that reason that they shut down the log operation that the NWT Housing Corporation had under way and it is for that reason that they shut that down and they had to sell the system out at the time.

Under the Rural and Remote Housing Program, CMHC is so committed to this program that they are prepared to go with six-inch logs, cut three sides. We

have built log in the past and we have three log structures down in Carcross at this moment and I believe those are cut at two sides. They are just normal Yukon logs. It is interesting to note that our heating costs for those three units are appreciably less than any other housing unit. As well, maintenance costs are considerably less.

**Mr. Chairman:** Mr. Fleming?

**Mr. Fleming:** Mr. Chairman, is this in regards to what the witness said, and I have been through this once before and I got an answer to the same thing, I think it was last year. It wasn't quite clear in my mind after I realized what I had gotten for an answer as to how this could really happen.

You say that, and I am going to give you an example of a person who isn't making any money and on welfare or whatever, and I am paying \$5.00 a month for this home and I am in it for five years and then, all of a sudden, I am really lucky — I got a job as Minister of Local Government and then have a big payroll; and then what happens?

You say of course that my wages are over -- and I think I have the figures somewhere in the papers — \$270.00, \$300.00, or something — so therefore I can no longer rent the home. I must buy the home now. But my payments apparently, and this is what I understand, the payments that have been made to the home can go against the cost of it.

I am going to ask you, do the payments of the total that you demand for that home, from the government or somebody, I don't care where you get it, but it is 270 or 300 or around there, do I get the benefit of all those payments or will I get the benefit of my \$5.00 a month over the last 5 years?

**Mr. Schneider:** Mr. Chairman, the mechanism under which an individual can buy a particular housing unit has changed considerably since the initial information was released some years ago. The arrangement is such that a person can now buy a rental purchase housing unit and under this program, rural and remote housing unit, when 35 per cent of their family income equates to the principle interest and taxes and utility costs, and the reason for that is so we won't find families in a situation where they can't afford to make the mortgage payments and foreclosure action takes place and the inevitable result is that they lose their house.

What we are simply saying is that, when you can afford to buy the house, then of course you can make application and there is some further assistance available under the Assisted Home Ownership Program.

If your income increases substantially through a windfall of some sort, you still can continue to rent, the purchase option is yours.

It's not mandatory that you move out or buy; however, if you continue to rent, obviously the cost of renting is going to be higher in some cases than the cost of home ownership.

**Mr. Fleming:** Mr. Chairman, I still didn't get my answer, really, I still do I pay \$30,000.00 for the home when I decide to buy it, or do I pay \$30,000.00 less what is in the home from month rental which could be 2 or \$300.00 or is it the actual money I put in there?



**Mr. Schneider:** Mr. Chairman, as part of the mechanism for sale of rental-purchase housing, we've developed a credit arrangement where people can accrue credits, particularly those people that are paying or making the higher rental payment. The amount that they can accrue is up to the 5 per cent standard down payment that is normally required. The price of the house will be appraised at the time based on current replacement less depreciation, or if it is in a community where there's an active real estate market, it would be based on current sales in that community.

**Mr. Chairman:** 2183, are we clear?

**Some Members:** Clear.

**Mr. Chairman:** Vote 20, are we clear?

**Some Members:** Clear.

**Mr. Chairman:** Vote 18 - are we clear?

**Some Members:** Clear.

**Mr. Chairman:** I now declare a brief recess.

*(Recess)*

**Mr. Chairman:** I now call this committee to order. We will proceed with the consideration of project capital, page 201, Treasury Department. 2201, Furniture and Office Equipment, \$75,000.00. 2201, are we clear?

**Some Members:** Clear.

**Mr. Chairman:** 2202, Liquor Control Equipment, \$38,000.00. Ms. Millard?

**Ms. Millard:** Mr. Chairman, I don't know if this is the right place to bring this up, but I can't see anywhere else where liquor is mentioned. Maybe I've missed the boat here somewhere in the estimates. I'd like to ask some questions about Territorial agents who also act as liquor vendors. Where will be the proper place to bring it up? This is the first time I've come across anything that even mentions liquor.

**Hon. Mr. McKinnon:** We could've taken it up in the Liquor Ordinance.

**Mr. Chairman:** Carry on, Ms. Millard.

**Ms. Millard:** Is that all right?

**Mr. Chairman:** Yes.

**Ms. Millard:** I asked for a definition of Territorial agent quite a while ago, mainly because I've been receiving complaints from Territorial agents, I won't name anyone specifically, and I won't even say the place because it's been over a period of years that I've heard the same thing, that they are expected to do an awful lot of general work for the Territorial Government as well as carry on their vending problems.

I'm wondering if this has ever really been looked into by the Government and whether or not there's a defini-

tion of the job, beyond the definition that I've received, but kind of a general sort of implication of the job so that the general public can know what a Territorial agent is and so the person himself can know. It seems to change from community to community. There doesn't seem to be a general philosophy of Territorial agent-ism. How's that?

**Mr. Chairman:** Mr. Gillespie?

**Mr. Gillespie:** Mr. Chairman, I've heard similar comments in the past about lack of definition that crop up from time to time. These are being dealt with both on an individual basis with the Territorial agents involved where there is some lack of understanding between that agent and his superiors in Territorial Secretary's office. It's also a matter of discussion each time there are annual--at each annual meeting of the Territorial Agents and Liquor Vendors and indeed, at a recent meeting this did come up here in Whitehorse when they all got together regarding precisely what their duties are and I think now that they have a pretty good understanding if they did not before.

Beyond that, it's a matter for the Territorial Secretary to inform them on an ongoing basis of what is expected of them. As to what the public expects of them, there may be room for improvement there. I'm not too sure about that. I think internally the matter is fairly well handled at this point in time but the public may not in fact be fully aware of all the duties that are expected of them.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Yes, I think that really is the case. I wonder, how long ago was this meeting? Is there a regular sort of set-up yearly meeting of Territorial agents so that they can be apprised of the various duties? I've been given a list here, one man has told me that he's responsible for property tax, business licences, marriage licences rental for senior citizens homes. In the spring, he's exceptionally busy with motor vehicles and the game department in the fall.

It seems to be an awful lot of qualifications that the poor person has to have, as well as selling all our licences, has to be able to cope with. Is there an on-going training program? Is there some kind of time set aside for these people to be able to communicate with each other and with the government so that they know what they're doing? I notice as well, I know I used to use the Territorial agent in Mayo as a welfare agent as well. Is that still being done? Those kind of things.

**Mr. Gillespie:** The Territorial Agent at Mayo is not still being used as a Welfare Officer, I can assure the member of at least that much. Beyond that, most of these matters that have been listed are matters of procedure for which there are procedural manuals and directives available to indicate how they're handled. It's a matter of issuing licences and receiving cash and accounting for it. I'm not aware of finding the time to perform these duties or of knowing precisely what it is that they should do. There have been instances of that in the past, but as they occur, procedural directives have been written up and distributed so that there is guidance for the Territorial Agents at this point in time over most



matters, but inevitably, new ones crop up and as they do, new directives are issued.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Mr. Chairman, to repeat, I know my questions sound very scattered because I feel very scattered about the position. Is there any on-going training program? Is there some support that... My understanding is that they feel that they're not being paid for the kind of responsibility they get. That may be a matter of opinion, but I feel that if they were given more support and more general knowledge of the working of the government, they would feel that their responsibility was being recognized within the government. And maybe, with an annual meeting of some sort, this could be done.

**Mr. Gillespie:** I think that part of the problem the Member has put her finger on it, as being the lack of a continuing meeting and there was one held in late February this year which was very highly successful, according to the reports I had of it. I think that cleared up a lot of loose ends and misunderstandings. These haven't been held for a few years, at least they weren't held last year and this is partly a cause for the problem. Matters of pay, of course, come up throughout the government and these are dealt with by the Public Service Commission. It's strictly up to the Public Service Commission, in relation to the individuals and the positions involved. They have been reviewed recently. The outcome of that, in detail, I wouldn't want to discuss now, but they are, they have been, as I say, reviewed by the Public Service Commission.

As far as an on-going training program is concerned, no there has not been that other than, as I say, this meeting which has occurred just recently.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Just one other comment. I really see it as a managerial problem, because I know a turn over in Dawson has been tremendous in the liquor vendors-territorial agents areas and every one of them has been dissatisfied, that I've talked to. So I see it as a kind of, a problem where the management should be looking into the satisfaction of the employee. It's the only government job I've seen where they feel really unsupported and kind of lost out in the field especially since their responsibilities seem to cover such a number of areas. I really appreciate the fact that there has been a meeting and I hope that the government is looking into further things like that.

**Mr. Chairman:** Mr. Taylor?

**Hon. Mr. Taylor:** Mr. Chairman, on this question, this is something that I've always expressed concern about, and that is that the liquor vendors are generally territorial agents in the outlying communities and I speak more particularly, of course, Mr. Chairman, of Watson Lake, where the duties of both functions have become pretty onerous. I've said on many occasions in this House that the time had long ago come when perhaps the two positions should be separated. And it really causes real difficulties. More responsibilities are added to these people in the liquor business, for instance,

we've thrown upon them in the outlying districts, bottle collection and this has meant additions to liquor stores, it's meant additional work, headaches for the person who has the responsibility of inventorying and dispensing and selling liquor and collecting bottles and doing all the things that a liquor agent does.

On the other side of the stick, your territorial agent, your territorial agent, Mr. Chairman, is responsible for the issuance of licences and this type of thing. I'll just give you one example, in that our liquor stores, or certainly the one in Watson Lake, shuts down on a Monday and, inasmuch as we are a major entrance point to the Territory, perhaps the volume of business of the territorial agent is greater than it would be in other centres in the Yukon. But people coming into Watson Lake after Saturday night have to wait till the following Tuesday morning, for instance, to get licences which they may require, especially motor vehicle licences, to continue their way through the Territory, for whatever purpose they are here for. That seems to me a long time from a Saturday night to a Tuesday morning till the liquor store opens to get you know, totally unrelated things, such as licenses, et cetera, et cetera. The problem is probably more severe today than it has been in the past and I certainly feel and I'm sure that there are others who feel the same way, that no longer should this situation occur.

Separate the function of the liquor vendor of Watson Lake from this position of Territorial Agent and get those offices open on a Monday morning so that people can conduct business with this Government without having to spend another day in Watson Lake. I'd like to hear some comments from Mr. Gillespie on this, Mr. Chairman, and I'd also like to know if they would really seriously consider this in this fiscal year?

**Mr. Chairman:** Mr. Gillespie?

**Mr. Gillespie:** Mr. Chairman, I agree with the comments of the Honourable Members, both with regard to the fact that the liquor agent, at least the Territorial agent is not available to provide services to the public on Monday, and also with regard to the additional work loads that our liquor agents and Territorial agents have been asked to bear over the last couple of years.

These are both very true, however, our agents, including Watson Lake, have been able to handle the job and handle it well. I believe, that, if my memory serves me correct, we added an additional clerical position at Watson Lake over the last year.

The question about whether we have examined the possibility of separating the two functions, yes, we have and there are many very desirable attributes to doing so. However, it is a costly matter and with our current budgetary constraints, we did not consider this as the time to do that. But it is something we are very aware of as a prospect for the future.

**Mr. Chairman:** Mr. Taylor?

**Hon. Mr. Taylor:** Yes, Mr. Chairman, while I well appreciate the remarks and reply from the witness, it still seems to me that, you know, you can't just look at the cost of this, you've got to say well, are we going to provide a level of services to the public of the Yukon? And in this case, to those who are coming to the Yukon and wishing to do business with this Government and it



seems to me that there's got to be some way that this can be done and the only way I can see that it can be done, is to separate, at this point in time, those two functions.

Perhaps as the witness has said, there's been an added clerical position down there last year, this does not yet though relieve the man, or the agent, of the responsibilities. The responsibilities are still there. We still haven't solved the problem of getting those doors open and this should appear to me anyway to be the time, the logical argument, the logical rationale for separating the two. I mean, I don't see that we are doing that volume of business down there that we don't open those doors on Monday. And that's the only way that I can see to do it.

**Mr. Gillespie:** I have no--the only way I can respond is simply to say that I agree with the sentiments and the logic of what has been said, but in going through our priorities and allocating the funds that are available this year, we just didn't see our way clear to do so. It is something we are conscious of, and it is something we are going to be looking at again in the future and it becomes a priorities exercise and when the funds aren't there, they are not there. But it will be looked at again for next year undoubtedly.

**Hon. Mr. Taylor:** Mr. Chairman, I can only say, it's been looked at every year. This is the standard reply number 37, I believe it is. 38 I'm sorry. This is the standard reply 38 that I get every year and we don't seem to be getting anywhere. I think it's high time that the Government, especially when you are talking about a revenue gain type of operation, that the Government take cognizance of this fact. It's admitted that yes, it's desirable. Obviously, there must be some way within this budget to provide for the services that I suggest.

**Mr. Chairman:** Mr. McIntyre?

**Mr. McIntyre:** Mr. Chairman, in view of the setting up of the Yukon Liquor Corporation, it seems to me that the liquor vendor will now be in an employee of the Liquor Corporation and not of the Territorial Government, therefore the Territorial Government shouldn't expect him to act as Liquor Vendor. And it would be quite improper, after the first of April for the Territorial agent to also be the liquor vendor, so it seems to me that the decision should be made right now, that after the first of April the liquor vendors will not be Territorial agents.

**Mr. Gillespie:** Mr. Chairman, the liquor agents, after April 1, will still be public servants and in this instance will be required to wear two hats. They were aware of this, we are aware of this anomaly, and that is what it is, but we don't find that sufficient reason in itself, to split the function and incur the additional cost that would be required. The fact of the matter is that we don't have the monies budgeted for in our estimates and we are not in a position, even though, in theory, the two positions should be separated as the Member suggests, we are in no position to do so this April 1st.

**Mr. Chairman:** Mr. McIntyre?

**Mr. McIntyre:** Then Mr. Chairman, what was the

purpose of setting up the Yukon Liquor Corporation if nothing is being changed.

**Mr. Gillespie:** The change is not in the way the liquor agents carry out their functions. The change has affect particularly at the decision-making level regarding the issuances of licences and this sort of thing, whereas before, the Liquor Board was answerable to the Commissioner and the government. Now, for those sorts of politically or quasi potentially political positions they have now an independence which keeps them one step removed from the government and not subject to any political interference in the performance of their duties, in issuances of licences and things of that sort.

This does not affect the day to day operations of the liquor agents themselves.

**Mr. Chairman:** Mrs. Whyard?

**Hon. Mrs. Whyard:** Mr. Chairman, I was wondering if I could ask the assistance of the Honourable Member from Watson Lake and bow to his superior knowledge of the local situation. I realize that there are a number of government offices upstairs, in the office building in Watson Lake, I am not familiar with all of them, I am familiar with the Social Welfare Branch and there is a court room and there are two or three other government offices. I wonder if he could suggest which one he thinks would be the most suitable to handle the sale of licences?

**Mr. Chairman:** Mr. Taylor?

**Hon. Mr. Taylor:** Mr. Chairman, one would have to review the occupancy of the building because there is everybody from LID to game, to court, to many things in that building; but I would think that provision could be made somewhere in the building for a place where the agent can conduct his business on behalf of the people of the territory. I see no problem there.

One thing that does bother me though, is the witness in his recent remarks, seems to be talking about "they" as a categorical thing and I am speaking about one particular operation which seems to be peculiar to the other territorial agent operations inasmuch as its volumes and its difference by being at that point where people enter the territory. I am specifically speaking of Watson Lake, perhaps recognizing that the other areas of the Yukon, may be the same volumes and the same problems don't exist, but I wouldn't want it understood as a class thing.

**Mr. Gillespie:** Mr. Chairman, we are aware of the differences that Watson Lake, when compared to some of the other communities however -- and we have looked at Watson Lake as a possibility for a place to initiate just what the Honourable Member has suggested and that is separate the two functions on an experimental basis. I think that if we were going to do so, the most logical place, from my point of view, is Watson Lake to start. But we haven't seen our way clear to doing that in this year.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** Mr. Chairman, maybe I can't see it



very clearly but I know in Dawson there is two employees now, why can't one be the liquor vendor and one be the territorial agent so that each is responsible for separate areas of work, instead of overlapping?

**Mr. Gillespie:** Mr. Chairman, you need at least two employees to run any liquor store operation. One of the employees, quite often, will be in the warehouse portion of the building or otherwise doing Territorial Agent's work, while the other one is operating the cash. For the liquor operation alone, you need to have two employees there at all times.

So, you can't make one exclusively a territorial agent and leave the other to operate the cash, to serve the customers otherwise, and to look after billing, requisitioning and also move materials around in the warehouse. So you need two people for the liquor operation alone. But because you have two people and because of the nature of the activity, there are times, free times when the liquor agents are able to perform other duties and that is when they do the work of the territorial agent. It makes good use of their time.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** Mr. Chairman, I am certainly not one for increasing man years but the work I see them doing in Dawson could really maintain three people. The statistics that I receive every month stating the total gone out, it is a far greater percentage in Dawson. It is not really something to be proud of, but per capita, we are spending more on liquor than in most places. Does that come into consideration, the amount of volume that they do? Is there a pro rata basis where there is a certain number of territorial liquor vendors compared to the amount of money being spent and is that equitable in Dawson?

**Mr. Gillespie:** There is a general guideline, Mr. Chairman, that is followed by our liquor control operation, with regard to the number of staff and the nature of their duties and it is related, in part, to the volume of sales, yes.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** Could we have an idea of just what that is, because I would find it interesting to know how the volume relates to the number of bodies in the shop, because I think we could even look at a half a man year or a casual at certain times of the year, especially in the spring or in the fall when the territorial agent is very busy with licence plates. I understand the Game Department is going to have someone at least, a clerk or someone in their office when he's out, which will certainly help matters, but I think it still could be rectified a little more.

**Mr. Gillespie:** Mr. Chairman, we do have a casual, a few casual man years in the liquor operation. These are used at peak periods. In addition, as the Member indicates, we are planning to relieve the game licensing load from the shoulders of the territorial agents during the peak periods. So I think that should help the situation, that combined with our ability to hire casuals during peak periods.

And in addition, I could bring some -- I don't have the information here, but I could bring to the Member the guidelines such as we have. I don't have them off the top of my head.

**Ms. Millard:** Yes, please, Mr. Chairman.

**Mr. Chairman:** Clear?

**Some Members:** Clear.

**Mr. Chairman:** 2203, Central Purchasing Equipment. Clear?

**Some Members:** Clear.

**Mr. Chairman:** 2204, Liquor Control Keg Cooler. Clear?

**Some Members:** Clear.

**Mr. Chairman:** 2205, Sign Paint Shop. Clear?

**Some Members:** Clear.

**Mr. Chairman:** Page 204, 2501, Northern Health Services Construction, \$20,000.00. What new facility was this?

**Hon. Mrs. Whyard:** Mr. Chairman, that's the planning for the new facility at Faro.

**Mr. Chairman:** Mr. Fleming?  
Mr. Taylor?

**Hon. Mr. Taylor:** Yes, Mr. Chairman, what is the new facility at Faro?

**Mr. Chairman:** Mrs. Whyard?

**Hon. Mrs. Whyard:** Mr. Chairman, I don't know yet because they haven't drawn the plans.

**Mr. Chairman:** Mr. Taylor?

**Hon. Mr. Taylor:** Mr. Chairman --

**Hon. Mrs. Whyard:** Mr. Chairman, I didn't mean to be facetious, but I really don't know what that facility will be there. Consultation is going on between the Faro Board of Health and the federal department with their planners and there are funds in there to provide for a survey of study in preparation of plans. The last time I had a bulletin, these had not held.

**Mr. Chairman:** Mr. Taylor?

**Hon. Mr. Taylor:** Mr. Chairman, if it can't be identified as to at least generally what type of facility is going to be built, is it going to be a house, a barn, what is it going to be? I don't think we ought to be voting money for it and perhaps we can get this information from Northern Health before we conclude deliberation of this budget.



**Hon. Mrs. Whyard:** Mr. Chairman, I would wish the Honourable Member luck, but I haven't been able to get any speedy information. It is a two-pronged approach by the Board of Health at Faro. They are looking at a two doctor situation in the coming months, with expansion, as they hope, of development in the area. They would like to have plans for a clinic for doctors, including lab and so forth in addition to some renovations and expansion of the Faro Nursing Centre, as I see it. And at this point, there is money in the budget for planning for the addition to the existing facility.

**Mr. Chairman:** Mr. Taylor?

**Hon. Mr. Taylor:** Mr. Chairman, could we have that information before clearing the budget?

**Hon. Mrs. Whyard:** Mr. Chairman, I don't think it's available.

**Mr. Chairman:** Mr. Taylor?

**Hon. Mr. Taylor:** Well then perhaps, Mr. Chairman, we should delete this money from the budget because I don't think it's good in anybody's business to propose the expenditure of public funds when you don't know what they are going to spend it on. That's what estimates are all about.

**Hon. Mrs. Whyard:** Mr. Chairman, the funds are there for planning. Mr. Chairman, I will obtain a letter from the Regional Director in the next ten days saying that the funds are there for planning if that is what the Honourable Member wishes. I can't tell the Honourable Member at this stage what the plans are going to be. I have said that, Mr. Chairman. Mr. Chairman, perhaps we could get the information from the Board of Health in Faro, which would be simpler.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I sympathize with the Minister in trying to give an explanation of something that's not actually created yet, but I hope she doesn't have to wait longer than I have as far as getting information from the Board of Health, with all due respect.

While we are on this particular subject, you mentioned that the Board of Health and other individuals are working on a two-pronged type of plan to cover off, correct me if I am wrong, a clinic which incorporates provisions for two doctors plus an expansion of the existing nurses station, is this correct?

**Hon. Mrs. Whyard:** Mr. Chairman, that was the information that was presented to us at a meeting in Faro last October and I've had nothing more recent. The wishes of the Board with whom we met last fall were to provide facilities for two doctors. They also foresaw extension to the present facility in the nursing station to accommodate increased population in Faro if development takes place as everyone hopes it will.

Now I have no further details of what is involved in their planning. Our advice to them at the time was that there was this money in the budget; that they should be obtaining the services of trained medical architectural types from the federal department who were available

to come and consult with them regarding what the community saw as its needs and they would then sit down and work out drawings. We have left that amount in the budget to do so.

If the Honourable Member wishes further information, I will try to obtain it from the people on the committee at Faro.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** No, I'm not really hung up on getting the information. I'll probably get it after the job has been completed. I wouldn't worry the Minister about that. What I am concerned about, it was my understanding that the project that the Board of Health and public parties should have been concerned with is the expansion of the nurses station itself and that is not only the medical facilities, but accommodation for our staff that we have out there, plus all sundries that are involved.

I am at a loss though Mr. Chairman, why they are now concentrating their efforts involved in this particular planning on a clinic, separate clinic for the two doctor principle. As far as my understanding is, that's a long way down the tube and there's a lot more money involved than what is actually being budgeted for this point in time. I'm not suggesting for one moment somebody's playing games, but my understanding was that the meetings that were held, that the prime consideration at this point in time, at the time of the planning, is strictly on the nursing station itself and its facilities as to what expansion has to take place as far as the planning.

I am at a loss why they are considering, as you pointed out, a two prong plan attack on the other vital important thing which, in my estimation, is not quite ready for us to look at budgeting money or even Northern Health Services, unless they are going to cough up maybe another million dollars to put in a clinic to carry, not only two doctors, but other sundries like drug outlet, et cetera. So I was under the impression that it would be just the case, the nurses station itself. Now you give us information that they seem to be going gung-ho on this other project as well which I find rather odd.

**Mr. Chairman:** Mrs. Whyard?

**Hon. Mrs. Whyard:** Mr. Chairman, I don't wish to give the impression that there is some group at Faro rushing off to build a clinic for two doctors. If I did so, I wish to correct that. The understanding that we were given last fall in discussion with the people at Faro who are involved in planning, was that not only are they discussing the extension to their present facility, but they are looking at that in terms of long-range planning for increased population and the future requirements for two doctors and all that that involves. And so our advice was -- you require the assistance of experts in this field, they are available in the federal department. There is money there to allow for this kind of consultation and planning.

Now, I'm sorry if I've confused Honourable Members, Mr. Chairman, but the \$20,000.00 there in the budget is for actual planning and I must apologize if I misled Members. It's planning for additions to the present facility, but, in light of future expansion of that whole community for new mining development. And



part of that will, of course, be where additional medical staff would fit in.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** If that's YTG's share, what is the total? Do we know that?

**Mr. Chairman:** Mr. Williams?

**Mr. Williams:** Mr. Chairman, YTG share in these expenditures is 70 per cent so the total would be not quite \$30,000.00. Or about \$25,000.00.

**Mr. Chairman:** Ms. Millard?

**Ms. Millard:** Mr. Chairman, just in passing, has our share always been 70 per cent and is it just because it's in planning, or is it just this job that's 70 per cent?

**Mr. Chairman:** Mr. Williams.

**Mr. Williams:** Mr. Chairman, it's--our share is 70 per cent of just about all the direct expenditures incurred by Northern Health Services. In Establishment 502, when we talk about General Health Services, our share is 70 per cent and in the related capital items our share is 70 per cent.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** So, I've heard some comments that the changeover of Northern Health Services to the Territorial Government so that's not really true, is it? If we're already paying 70 per cent, the expenses that are to come won't be that great.

**Mr. Chairman:** Mrs. Whyard.

**Hon. Mrs. Whyard:** This is one of those little known facts which seems very difficult to get across to general public and it seems odd that they won't believe us when we say that they are in fact paying the great bulk of all the health costs themselves now. And that is one reason why we would like to have control over what we are doing with those dollars instead of having to ask a federal department if it's all right if we ask them to spend it on this or this. It's our money.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Just in passing, I would say that we could use even now, 70 per cent influence on the decisions. Obviously we don't have much.

**Mr. Chairman:** Clear?

**Some Members:** Clear.

**Mr. Chairman:** Twenty-five oh two, Northern Health Services Equipment Replacement, \$34,500.00.  
Mr. Taylor.

**Hon. Mr. Taylor:** Yes, Mr. Chairman, perhaps we could know of what type of equipment replacement we're talking about for \$34,500.00.

**Mr. Chairman:** Mr. Williams.

**Mr. Williams:** A very rough breakdown, Mr. Chairman, \$14,000.00 is for replacement of vehicles and the remainder is for replacement of medical equipment, but I don't have a schedule. Once again, this expenditure is incurred by Northern Health Services and then they bill us for 70 per cent of their total expenditure.

**Mr. Chairman:** Mrs. Whyard?

**Hon. Mrs. Whyard:** Mr. Chairman, in my questions to the regional director regarding these matters, he assured me that this is an annual replacement of equipment in all the centres which, in turn, require perhaps new x-ray, technical new counters, new cupboards, whatever. I am sure that there are a number of Honourable Members here that have been very pleased to see replacement in some of these major pieces of equipment in their own areas.

It is their decision what centre gets what piece of equipment replaced or repaired annually and this is our share of that amount.

**Mr. Chairman:** Clear?

**Some Members:** Clear.

**Mr. Chairman:** 2506, Detox Centre Washing Machine \$500.00. What happened to the first one?

**Hon. Mrs. Whyard:** Mr. Chairman, we wash a lot of bedding in the Detox Centre.

**Mr. Chairman:** Clear?

**Some Members:** Clear.

**Mr. Chairman:** 2538, Equipment and Furnishings Welfare, \$12,000.00. Clear?

**Some Members:** Clear.

**Mr. Chairman:** 2552, Miscellaneous Equipment Corrections, \$10,000.00. Clear?

**Some Members:** Clear.

**Mr. Chairman:** 2553, Remand Centre \$50,000.00. Ms. Millard?

**Ms. Millard:** Will this mean additional adding to the building or will it just be renovating within the WCI.

**Mr. Chairman:** Mrs. Whyard?

**Hon. Mrs. Whyard:** Mr. Chairman, we are presently discussing with the DPW, the Director of Corrections and involved up the hill, how best to approach this problem. It is our hope that we can do this by utilizing one section of the present building with some minor renovations. But until they have made the final decision on it, I can't divulge exactly what it will be. That is the way in which we are proceeding, Mr. Chairman. We certainly don't want to have to go into a very costly addition to that building, if by reutilizing the purpose for which



every bit of space up there is used, we can establish a remand centre away from where it is at present.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** A couple of questions in passing on that, what percentage of the inmate population would be on remand at any given time and I am wondering if we shouldn't be thinking in terms now of expansion for things when, such as the pipeline comes through, we will certainly have more inmates in WCI, I would think. Is that being planned for, because in everything I have read, it is overcrowded already.

**Mr. Chairman:** Mrs. Whyard?

**Hon. Mrs. Whyard:** Mr. Chairman, I can give the Honourable Member the figures for the month of February. We had a total of 79 days on remand in that month. There would be an average daily count of people on remand of 2.8, so we are looking at a very small number per day.

Compared with 8.8 daily of who have been awaiting sentence and 34.1 in the dormitories which is 42, 43, about 45 people there.

**Mr. Chairman:** Ms. Millard.

**Ms. Millard:** Again are we actually making any tentative plans because I hope there isn't a pipeline but in the event of a catastrophe of a pipeline coming through Whitehorse, there will certainly be a need for greater facilities, a greater remand centre and a greater correctional institute, perhaps by even 20 per cent. Are plans being made in this direction at this time?

**Mr. Chairman:** Mr. Lang?

**Hon. Mr. Lang:** I would suggest that we put them to work on the pipeline if it comes through.

**Ms. Millard:** Mr. Chairman, they will be working on the pipeline and they will be having extra money with which to spend in the bars and get in trouble and end up in WCI.

**Mr. Chairman:** Mr. McCall?

**Mr. McCall:** I think the Minister has half answered the question and the other half should be that instead of planning there, we can always ask YHC for some used portable at the time we may need it.

**Mr. Chairman:** Mrs. Whyard?

**Hon. Mrs. Whyard:** Mr. Chairman, I know of no plans at the moment to expand the facility to await customers from the pipeline.

**Mr. Chairman:** Clear?  
Mrs. Whyard?

**Hon. Mrs. Whyard:** No, I'm sorry, I have an answer to a question here regarding the Detox Centre, but it was in another vote. I'll hold it.

**Mr. Chairman:** Clear?

**Some Members:** Clear.

**Mr. Chairman:** Page 18, we'll hold that until the Commissioner is available.

Do you want to consider Vote one further without the Commissioner being available?

So turn to page 30, 201, Information regarding Insurance Policies, Government Insurance Policies. This information is not in as yet. Mr. Gillespie, I see has vacated.

So perhaps we could -- Mr. Williams.

**Mr. Williams:** The question I recall is, do we tender insurance policies? Is that the question you were referring to?

**Mr. Chairman:** Yes.

**Mr. Williams:** Mr. Chairman, the answer is no, it's something that we'll take into consideration for next year, but it's never been the practice of the government to tender the insurance policies.

**Mr. Chairman:** I'm not sure that was the full question but, the Member querying it isn't here, we'll -- Shall we clear 201?

**Some Members:** Clear.

**Mr. Chairman:** Page 36, 204. Details of the Subsidy Program which have been transmitted.

**Mr. Fleming:** Mr. Chairman, to provide funds for the program to equalize the cost of domestic heating fuel throughout the Territory, this has been made -- this estimate's been made more or less on the assumption that the program will carry on as it has in the past and under the same criteria as it did before, eh?

**Mr. Chairman:** Mr. Sherlock?

**Mr. Sherlock:** Yes, Mr. Chairman, however, I think that Mr. Fleming asked us a question in the question period, which is really a supplementary question to one he raised on this before and the answer to that question was that, yes, we will look at the program. The program is five, I think four or five years old now and certainly, it needs to be looked at and we will look at it.

It was a specific question on the formula of it. I can't say that the formula is wrong or right, but we are prepared to look at it.

**Mr. Chairman:** Mr. Fleming?

**Mr. Fleming:** Yes, I'm very glad to hear that, Mr. Chairman. I do hope that they do come up with a program that is - so that everybody is equally reimbursed or whatever it is that the program is supposed to be. I have a feeling, the way it is now that basing it on the Whitehorse, on the price here, at Whitehorse is fine, but



they must keep well up on the books as to when the price of the fuel goes up at any given time and then not let it go beyond there when they pay off the bills.

In other words, if they pay the bills before the price of fuel rises, the program will be all right I think today, but they will just take that into consideration, I hope they do look into it.

**Mr. Chairman:** Mr. Sherlock?

**Mr. Sherlock:** We will do that, Mr. Chairman.

**Mr. Chairman:** Two oh four, clear?

**Some Members:** Clear.

**Mr. Chairman:** Vote 3, page 51, 306, we've already considered this information paper. Is there any further consideration before clearing this Establishment? Page 51, 306.

**Ms. Millard:** Mr. Chairman, it is really difficult to be able to say that we've gotten all the information we asked for on this hunk of paper that we just received half an hour ago. I would hate to clear the whole education vote at this time without knowing what's been brought back in here. I have a whole list of things for 300. For instance, Mr. Chairman, there was the question under 302 which I believe is answered in these papers but I haven't had a chance to look through it.

**Mr. Chairman:** 302 has actually been cleared.

**Ms. Millard:** Has it?

**Mr. Chairman:** How can you require information but you still cleared the Establishments. That may have been the case here. It has been cleared anyway, but we'll consider it. Mr. Lang?

**Hon. Mr. Lang:** Mr. Chairman, some of the information -- any questions that have been asked and weren't answered the last time we went through Vote 3, have been answered here, whether or not the Establishment was cleared. In relation to teacher training program, I don't have that much more to say in relation to this particular program. Mr. Thomas, I think, adequately explained it and if things go well, we'll begin the program hopefully in September.

**Mr. Chairman:** I think probably we should carry on further consideration of Vote 3 tomorrow. Mr. McCall?

**Mr. McCall:** Yes, Mr. Chairman, I would move that Mr. Speaker do now resume the Chair.

**Mr. Fleming:** I second that.

**Mr. Chairman:** It has been moved by Mr. McCall, seconded by Mr. Fleming, that Mr. Speaker do now resume the Chair. Are you ready for the question?

**Some Members:** Question.

**Mr. Chairman:** Are you agreed?

**Some Members:** Agreed.

**Mr. Chairman:** I shall declare the motion as carried.

*(Motion carried)*

*(Mr. Speaker resumes Chair)*

**Mr. Speaker:** I will now call the House to order. May we have a report from the Chairman of Committees?

**Mr. Hibberd:** Yes, Mr. Speaker, the Committee of the Whole have considered Bill number 2, First Appropriation Ordinance 1977/78 and directed me to report progress on same. The Committee have also directed me to ask leave to sit again.

**Mr. Speaker:** You have heard the report of the Chairman of Committees. Are you agreed?

**Some Members:** Agreed.

**Mr. Speaker:** Leave is so granted. May I have your further pleasure?

The Honourable Member from Whitehorse, Riverdale?

**Mr. Lengerke:** Mr. Speaker, I move that we do now call it five o'clock.

**Ms. Millard:** I second that motion, Mr. Speaker.

**Mr. Speaker:** It has been moved by the Honourable Member from Whitehorse, Riverdale, seconded by the Honourable Member from Ogilvie, that we do now call it five 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:** This House now stands adjourned until ten a.m. tomorrow morning.

*(ADJOURNED)*



**THE FOLLOWING SESSIONAL PAPERS WERE TABLED**

**77-1-26**  
Recreation Grants Regulations - Statement from Yukon Native Brotherhood  
(Mar. 21/77)

**77-1-27**  
Trophies or Meat Yukon Game Management 1896-1976  
(Mar. 21/77)

**77-1-28**  
Green Paper on Native Special Constable Program  
(Mar. 22/77)

**77-1-29**  
Green Paper on Bid Differentials for Northern Enterprises  
(Mar. 28/77)

**THE FOLLOWING LEGISLATIVE RETURNS WERE TABLED**

**77-1-10**  
Medical Profession Ordinance Enquiry  
(Written Question number 7)  
(Mar. 21/77)

**77-1-11**  
T.B.  
(Written Question number 11)  
(Mar. 21/77)

**77-1-12**  
Local Improvement Districts  
(Written Question number 10)  
(Mar. 23/77)

**77-1-13**  
Land Freeze - Federal  
(Oral Question - Page 56)  
(Mar. 23/77)

**77-1-14**  
Senior Citizens  
(Resolution number 3)  
(Mar. 24/77)

**77-1-15(a)**  
Strontium 90  
(Written Question number 32, 1976 3rd)  
(Mar. 28/77)

**77-1-15(b)**  
Salmon Harvest on Yukon River  
(Written Question number 33, 1976 3rd)  
(Mar. 28/77)

**77-1-15(c)**  
Lots Completed, number of  
(Oral Question - Page 476-7, 1976 3rd)  
(Mar. 28/77)

**77-1-15(d)**  
Cemeteries in Outlying Districts  
(Oral Question - Page 476, 1976 3rd)  
(Mar. 28/77)

**77-1-15(e)**  
Teslin Local Improvement District Boundaries  
(Oral Question - Page 409, 1976 3rd)  
(Mar. 28/77)

**77-1-15(f)**  
Mill Rates Lowering  
(Oral Question - Page 337, 1976 3rd)  
(Mar. 28/77)

**77-1-15(g)**  
Football Game Televising  
(Oral Question - Page 337, 1976 3rd)  
(Mar. 28/77)

**77-1-15(h)**  
Dawson Sewage and Disposal System Feasibility Study  
(Oral Question - Page 307, 1976 3rd)  
(Mar. 28/77)

**77-1-15(i)**  
Land Use Permits Issuing  
(Oral Question - Page 179-180, 1976 3rd)  
(Mar. 28/77)

**77-1-15(j)**  
Tagish Subdivision  
(Oral Question - Page 488, 1976 3rd)  
(Mar. 28/77)

**77-1-16**  
Acorn Lumber  
(Written Question number 12)  
(Mar. 28/77)



LEGISLATIVE RETURN # 15(a)  
(1976 THIRD Session)



Mr. Speaker,  
Members of the Assembly

On November 30, 1976, Mr. Berger asked the following question:

"What is the considered safe level of "Strontium 90" in the caribou for human consumption? Is the Game Department or any other national or international agency monitoring the level?"

The answer to the above question is as follows:

Arctic regions (60 - 70) degrees latitude) receive 1/2 to 1/4 the fallout of temperate regions, but because of the relative abundance of long-lived plants, specifically lichens, in which radionuclides concentrate, scientific interest has centered on this area. Of particular concern is the lichen-caribou-human and wolf food chain. It should be noted that we now know that caribou are not as dependent on lichens as was thought during the early and mid 1960 's when fallout concerns were highest.

Strontium 90 (<sup>90</sup>Sr) accumulates primarily in the bones of caribou, this effectively reduces its being concentrated to critical levels through the consumption of caribou meat, i.e. by humans or wolves. Note should be made that this is not meant to suggest that there is no impact on the caribou. We don't know that.

There is no rigid safe level of <sup>90</sup>Sr accumulation in the caribou. Its accumulation in people or animals that consume caribou or reindeer meat is a function of the level of <sup>90</sup>Sr in the meat and the period of time over which the meat is eaten. Experimental work in Alaska between 1961 and 1965 revealed that adult Eskimos, subsisting on spring-killed caribou consumed 11.2, 4.8, 24.0 and 15.2 picocuries (pCi) of <sup>90</sup>Sr per day for 4 to 5 months. The preceding numbers apply through 1961 to 1965.

When they changed to fall-killed caribou, intake declined to 16.8 and 11.2 pCi <sup>90</sup>Sr per day (1964 and 1965) respectively. The U. S. Federal Radiation Council apparently suggests that consumption of up to 20 pCi <sup>90</sup>Sr per day was no cause for concern under those circumstances.

The Game Branch does not monitor the <sup>90</sup>Sr levels in any component of the ecosystem.

However, the Federal Department of National Health and Welfare maintain two monitoring stations in the north, one at Whitehorse and one at Inuvik. The data are analysed once every month in the Nuclear Safety Division of the Radiation Protection Division of the Department. Strontium 90 is measured among other components of fallout.

Date Jan. 26 19 77

Signature [Handwritten Signature]

LEGISLATIVE RETURN # 15(b)  
(1976 THIRD Session)



Mr. Speaker,  
Members of the Assembly

On November 30, 1976 Mr. Berger asked the following question:

"What surveys have been done on the Yukon River and its tributaries between the Alaska Border and past Whitehorse to determine:

- a) The harvest capacity of the King and Chum salmon run; and
- b) The reason for the dramatic decline of both salmon runs this year.

Is it the intention of the Federal Fisheries Department to increase the salmon harvest by issuing more licences? Also, does the Department intend to station a quality inspector in Dawson so that some of the harvest could be exported out of the Yukon?"

The answer to the above question is as follows:

There have been no direct studies concerning the harvest capacity of King and Chum salmon in the Yukon River or its tributaries. In 1973 and 1974 a population study was begun on King and Chum salmon by a tag and recovery method in the Yukon River. This was an attempt to determine the status of their population with an eye toward determining the harvest capacity. Results so far have been inconclusive.

Possible explanations for the decline in the salmon runs may involve a) larger Alaskan catch; b) high seas fishing; c) oceanographic conditions; d) smolt mortality in local turbines; 3) natural fluctuations.

It is not Federal Fisheries intent to increase the salmon harvest by issuing more licences. As they cannot refuse a qualified applicant, they have very little control of the number of licences issued.

Federal Fisheries do not intend to have a fish quality inspector stationed in Dawson as the volume of catch would not warrant it.

Date Jan. 26 19 77

Signature [Handwritten Signature]



LEGISLATIVE RETURN # 15(c)  
(1976 Third Session)



Mr. Speaker,  
Members of the Assembly

On November 29, 1976, Mr. Lengerke asked the following question:

How many serviced lots will be available for sale next building season, particularly during June and July?  
Mr. Lengerke is particularly interested in the Riverdale area.

The answer to the above question is as follows:

Estimate of developed lots for sale in 1977 by Consultants.

SUBDIVISION	NUMBER OF LOTS	ESTIMATED DATE AVAILABLE
Riverdale:-		
Area A	46 single family	July 1st, 1977
Area B,C,H.	126 single family 7 acres multiple	August 15th, 1977
Porter Creek "A"	115 Residential	August 15th, 1977
McPherson	54 small holdings	June 1st, 1977

Dec. 7 1976  
Date

*J. McKeen*  
Signature

LEGISLATIVE RETURN # 15(d)  
(1976 Third Session)



Mr. Speaker,  
Members of the Assembly

On November 29, 1976, Mr. Fleming asked the following question:

Teslin and Carcross presently have native cemeteries.  
Are there any plans to open new burial areas in these communities?

The answer to the above question is as follows:

There are no plans at present to open new burial sites in either Teslin or Carcross.

The Community of Teslin, L.I.D. and Band are cooperating on the use of the existing site. Should a request be received from the L.I.D. and Band for a new site we would then consider a new location.

In the case of Carcross we hope that the community will follow Teslin's example of cooperation and continue to use the existing site for all residents. Should a request come from the Community Association (with confirmation by the Band in writing) that a new site be developed we will attempt to accommodate this request when a site be found and budget is available.

The Department certainly hopes that community cemeteries will remain available to all persons and that segregated sites do not have to be established in any community.

Dec. 7 1976  
Date

*J. McKeen*  
Signature

LEGISLATIVE RETURN # 15(e)  
(1976 THIRD Session)



Mr. Speaker,  
Members of the Assembly

On November 24, 1976, Mr. Fleming asked the following question:

Are the Lands within the Teslin L.I.D. still under the control of the Federal Government.

The answer to the above question is as follows:

Yukon Territorial Government has received a block land transfer in Teslin from the Federal Government which encompasses the lands within L.I.D. boundary. This transfer occurred in late 1974.

Dec. 7 1976  
Date

*J. McKeen*  
Signature



LEGISLATIVE RETURN # 15(9)  
(1976 Third Session)



Mr. Speaker,  
Members of the Assembly

On November 22nd, 1976, Mrs. Watson asked the following question:

- 1. In view of new assessments taking place, is the Territorial Government considering lowering the mill rate in the outlying areas?

The answer to the above question is as follows:

The general reassessment program is only occurring at the municipal level at this time. Property Assessments, are only a formula for distributing the tax burden equitably between a variety of tax payers. The extent of the tax burden is decided by Municipal Councils and YTC on the basis of required operational funding.

The Territorial Government who is the taxing authority in the outlying communities is not considering a reduced mill rate when the reassessment is adopted because of escalating costs and service demand. The facts relating to tax revenues vs expenditures in all communities excluding municipalities and the private townsite of Elsa and Clinton Creek are as follows:

Education tax 84,957.  
General Tax 197,523.

1976 total general and education taxes levied on the taxable properties in above areas----- 282,480

Department of Local Government direct expenditures to same communities (excluding municipalities and private townsite) in 1976 totals----- \$ 1,609,590.

Education costs in 1976 through Territory including municipalities--- \$ 13,285,000.

Total Education Tax Revenues from all communities including Municipalities (but excluding private towns)----- \$ 974,017.

Department of Local Government direct expenditures on all communities (including municipalities)----- \$ 5,609,786.

Nov. 30 1976  
Date

J. McInnon  
Signature

Dec. 29 1976  
Date

Ken  
Signature

LEGISLATIVE RETURN # 15(9)  
(1976 Session)



Mr. Speaker,  
Members of the Assembly

On November 22nd 1976, Mrs. Watson asked the following question:

- 2. Why did CBC TV not show Saturday's football game between Edmonton and Saskatchewan in Carmacks, Teslin and Haines Junction?

The answer to the above question is as follows:

This particular game was a C.T.V. production. C.B.C. had made special distribution arrangements with C.T.V. which required the use of channel D which is accomplished from the main control centre in Toronto.

Our stations are only equipped with one channel, namely channel C. The regular C.B.C. station facilities in the Yukon have 4 channels. Our stations can be equipped to accommodate switching agility which would almost double the capital cost for each additional channel.



November 1976  
LEGISLATIVE RETURN # 15(h)  
(1976 Third Session)



Mr. Speaker,  
Members of the Assembly

On November 18 1976, Mr. Berger asked the following question:

City of Dawson gave a deadline of 1980 for sewage treatment facilities -  
asked if there was more information available on the study done.

The answer to the above question is as follows:

The firm of Stanley Associates are presently conducting a study on the water and sewer system of Dawson which will include recommended sewage treatment system.

The report will be tabled with the Council of the City of Dawson and the Territorial Government who are funding it, as soon as it has completed. Anticipated completion time is January of 1977.

LEGISLATIVE RETURN #15(h)  
(1976 THIRD Session)



Mr. Speaker,  
Members of the Assembly

On November 15 1976, Mr. Berger asked the following question:

I was wondering if Mr. Commissioner could look into it and give us correct information on how a Land Use Permit is really issued and how much looking into it (the application) is really done."

The answer to the above question is as follows:

The following procedure has been adopted and will remain in effect until promulgation of the revised Territorial Land Use Regulations.

- 1) An application is received and accepted. Acceptance means that the application contains sufficient information on which to base a decision whether to issue a permit or not. If insufficient information is supplied the applicant must be advised within 14 days that more data is required.
- 2) The application is forwarded to members of the Land Use Advisory Committee for their evaluation and comments. (see Appendix A for membership).
- 3) The application is then discussed at a regular monthly meeting of the Land Use Advisory Committee. If there are no major environmental concerns a permit is issued within 30 days of acceptance of the application. Permits contain standard conditions that are particular to the type of operation and the area in which the work is to be performed. Discussion and concerns on the application by Advisory Committee members may also be reflected in the permit by special conditions unique to the operation.
- 4) Should the Land Use Advisory Committee consider that the operation will have serious environmental effects (that cannot be addressed by the standard or special operating conditions) the applicant may be required to provide more information. Depending upon the nature of the concern, this may be a simple requirement of new data or it may involve a request for an environmental impact report.

The decision of whether to issue the permit or not can then be delayed for up to 6 months pending the receipt of the information.

In addition to the above, all applications that are in areas of concern with respect to traditional pursuits are forwarded to the Council of Yukon Indians and the respective community, such as Old Crow, Aklavik and Ft. McPherson.

Dec. 7 1976  
Date

Signature

Dec. 17 1976  
Date

Signature



LEGISLATIVE RETURN # 156  
(1976 Session)



LEGISLATIVE RETURN # 16  
1977 First Session

Mr. Speaker,  
Members of the Assembly

Mr. Speaker,  
Members of the Assembly

On March 21 1977, Mr. Lengerke asked the following question:

On November 14th 1976 Mr. Fleming asked the following question:

- (1) How many lots have been sold from the recently developed recreational subdivision at Tagish?
- (2) Why were the roads in the Tagish recreational subdivision not maintained last summer?

What has the Territorial Government been doing to assure the utilization of the wood-products currently going to waste at the former Acorn Lumber mill site? Further, did the Agreement for the use of land, cutting rights, and to build access roads, etc., require the Acorn do any restoration work?

The answer to the above question is as follows:

The answer to the above question is as follows:

In reference to the Taku recreational subdivision

no lots have been sold. They are for lease only for 3 years, plus an automatic 27 year renewal provided all the covenants have been met.

Seventy-one lots were released in this subdivision in the fall of 1975. All the lots were leased shortly after being offered to the public.

The roads within the subdivision are not intended for high speed travel and therefore receive a low level of maintenance.

This summer the roads within the subdivision were not graded but the access road was graded several times.

Once constructed, the maintenance of the roads within the subdivisions are viewed as a responsibility of the Territorial Government.

The Land Lease between the Yukon Territorial Government and Acorn Timber Limited was for a term of five years commencing November 1st, 1973. The lease terms have been met and the lease is currently in good standing until November 1st, 1977.

The lease does not control the utilization of wood products stored on site although the Commissioner may set regulations that will minimize environmental damage to this property and the use of the land is subject to the Yukon Forest Protection Ordinance and other relevant Federal/Territorial regulations for use of Air, land and water.

Cutting rights, access roads, etc are under control of the Yukon Forest Service and we are informed that the company has discharged its responsibilities satisfactorily and the timber harvesting agreement is no longer in effect.

*Happy New Year !!!*

*Dec 21* 1976  
Date

*Ken*  
Signature

*24/3* 1977  
DATE

*J. W. Lingerke*  
SIGNATURE