

Bill No. 104 of 1952.

A BILL TO CO-OPERATE WITH THE GOVERNMENT  
OF CANADA AND OTHER PUBLIC AUTHORITIES  
IN THE PROVISION OF HOUSING.

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NOTE.

This Bill enacts a new Act to be cited as "*The Housing Act*".

Section 35 of *The National Housing Act, 1944* (Canada) permits the Central Mortgage and Housing Corporation, pursuant to agreements made between the Government of Canada and the government of a province, to undertake jointly with the Government of the Province or an agency of the Province, projects for the acquisition and development of lands for housing purposes and for the construction of houses for sale or for rent. An agreement made between the Government of Canada and the government of a province must provide that the capital cost of the project and profits or losses thereon shall be shared seventy-five per cent by the Central Mortgage and Housing Corporation and twenty-five per cent by the Government of the Province. The agreement shall also contain such other provisions as are considered necessary or advisable to give effect to the purposes and provisions of section 35 of *The National Housing Act, 1944* (Canada) and shall be executed on behalf of the Government of Canada by the Minister charged with the administration of *The National Housing Act* with the approval of the Governor in Council.

When a city desires a housing project undertaken it may raise the money by ordinary borrowing or by borrowing under *The Self-Liquidating Projects Act* if the project can be shown to be a self-liquidating project within the meaning of that Act.

A fund to be known as the Housing Fund shall be established into which may be deposited the money a city wishes to make available for a housing project.

Upon a city depositing money in the Housing Fund the Government of Alberta may enter into an agreement with the Government of Canada for the purpose of undertaking a joint housing project in that city. The capital cost of the project is limited by the amount deposited by the city which is to be twenty-five per cent of the capital cost.

The Province may expend the deposit in the Fund under an agreement as the Province's share of the capital cost.

The Lieutenant Governor in Council may vest in a city or a board or agency of a city such powers and duties as may be necessary to carry out a housing agreement.

The moneys received by the Province as a profit on the housing project are to be returned to the city, and any losses incurred are to be borne by the city.

The city is given certain powers to facilitate the completion of a housing project undertaken by the city.

The Lieutenant Governor in Council may make regulations for the purpose of supplying any deficiencies in the Act, and such regulations shall, upon publication, have the same force and effect as if enacted by this Act.

The Minister of Economic Affairs is the Minister charged with the administration of this Act.

This Bill comes into force upon assent.

J. W. RYAN,  
*Acting Legislative Counsel.*

*(This note does not form any part of the Bill but is offered in explanation of its provisions.)*

# BILL

No. 104 of 1952.

An Act to Co-operate with the Government of Canada and  
Other Public Authorities in the Provision of Housing.

(Assented to , 1952.)

**H**ER MAJESTY, by and with the advice and consent of  
the Legislative Assembly of the Province of Alberta,  
enacts as follows:

## Short Title.

1. This Act may be cited as "*The Housing Act*". Short title

## Interpretation.

2. In this Act, unless the context otherwise requires,— Interpreta-  
tion
- (a) "housing project" means a joint project for the acquisition and development of land for housing purposes and for the construction of houses for sale or for rent; "housing  
project"
- (b) "Minister" means the Minister of Economic Affairs. "Minister"

## Purpose of Act.

3. The purpose of this Act is to provide means whereby low cost housing may be made available in the cities of the Province and for the accomplishment of this purpose to provide,— Purpose  
of Act

- (a) for the execution of agreements between the Government of Canada and the Government of Alberta;
- (b) for the acquisition and development of land for housing purposes;
- (c) for the construction of houses for sale or rent.

4. Where a city desires a housing project to be undertaken wholly or partly within its limits, with the assent of proprietary electors pursuant to the provisions of *The City Act* and the approval of the Board of Public Utility Commissioners, it may raise money therefor,— Debenture  
borrowing

- (a) by the issue and sale of debentures;
- (b) by the delivery of debentures as security for borrowing pursuant to *The Self-Liquidating Projects Act* if the housing project can be shown to be a self-liquidating project within the meaning of that Act.

Housing  
Fund

**5.** (1) The Provincial Treasurer shall establish a fund to be known as the "Housing Fund".

(2) A city may pay into the Housing Fund such amount as it desires to make available for a housing fund.

Agreement  
for housing  
project

**6.** (1) Upon a city depositing an amount in the Housing Fund pursuant to subsection (2) of section 5, the Government of Alberta may enter into an agreement with the Government of Canada pursuant to section 7 for a housing project, the capital cost of which shall not exceed four times the amount deposited by the city in the Housing Fund.

Expenditures  
from Hous-  
ing Fund

(2) The amount deposited by the city in the Housing Fund may be expended by the Province under any agreement pursuant to section 35 of *The National Housing Act 1944* (Canada) and shall be deemed to be the twenty-five per cent share of the capital cost of the housing project required to be borne by the Province under subsection (2) of section 35 of *The National Housing Act, 1944* (Canada).

## Agreements

**7.** The Minister, on behalf of the Government of Alberta and with the approval of the Lieutenant Governor in Council may make agreements pursuant to the provisions of and for the purposes specified in subsections (1) and (2) of section 35 of *The National Housing Act, 1944* (Canada) with,—

- (a) the Government of Canada;
- (b) any agency of the Government of Canada, including the Central Mortgage and Housing Corporation established by *The Central Mortgage and Housing Corporation Act* (Canada);
- (c) a city;
- (d) any combination of the authorities mentioned in clauses (a), (b) and (c);

respecting housing projects as contemplated in section 35 of *The National Housing Act, 1944* (Canada);

Management  
of housing  
project

**8.** The Lieutenant Governor in Council by order may vest in a city or a board or agency of a city such powers and duties as may be deemed expedient to carry out the terms of an agreement made under section 7, including,—

- (a) power to plan, construct and manage a housing project undertaken under any such agreement; and
- (b) power to acquire and dispose of land in its own name for the housing project.

## Profits

**9.** Any moneys received by the Province as a profit pursuant to an agreement under section 35 of *The National Housing Act, 1944* (Canada) shall be paid by the Provincial Treasurer to the city which made the deposit in the Housing Fund for the purposes of the said agreement.

## Losses

**10.** (1) Any loss required to be paid by the Province pursuant to an agreement under section 35 of *The National*

*Housing Act, 1944* (Canada) shall be paid by the city which made the deposit in the Housing Fund for the purposes of the said agreement.

(2) In the event of the failure of a city to pay the amount of any loss required to be paid by the Province under the said agreement, the Provincial Treasurer shall retain from the grants payable to that city under any Act of the Province an amount equal to the amount of any loss which is required to be paid by the Province.

**11.** Notwithstanding any other Act, the Lieutenant Governor in Council may authorize a city in which a housing project is wholly or partly undertaken pursuant to this Act to do or not to do such acts or things as may be deemed expedient in order to avoid undue delay in the development of any such project, including the furnishing of municipal services. Delay in development of housing project

**12.** Subject to the regulations made under this Act and notwithstanding the provisions of any other Act of the Legislature, the council of a city, without the assent of the electors, may do all things necessary or conducive to the effective carrying out of a housing project commenced under this Act, and without thereby limiting the general powers of this section conferred, a council of a city may,— Joint housing project

- (a) enter into an agreement with,—
  - (i) the Government of Canada;
  - (ii) an agency of the Government of Canada, including the Central Mortgage and Housing Corporation;
  - (iii) the Government of the Province; for the joint undertaking of housing projects contemplated by this Act;
- (b) in accordance with an agreement, appropriate moneys from the general revenue of the city to defray the city's portion of the annual loss by which the rentals may fail to meet the full cost of a housing project constructed under the terms of this Act;
- (c) acquire, expropriate and take possession of land within the city, for any or all of the purposes of this Act.

#### General Provisions.

**13.** The Lieutenant Governor in Council may make such regulations as are considered necessary or advisable for the purpose of carrying into effect the provisions of this Act according to their true intent and of supplying any deficiency therein, and such regulations, upon publication in *The Alberta Gazette*, shall have the same force and effect as if enacted by this Act. Regulations

**14.** This Act shall come into force on the day upon which it is assented to. Coming into force

No. 104.

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FIFTH SESSION  
ELEVENTH LEGISLATURE

1 Elizabeth II

1952

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**BILL**

An Act to Co-operate with the Gov-  
ernment of Canada and other  
Public Authorities in the  
Provision of Housing.

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Received and read the

First time .....

Second time.....

Third time.....

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HON. MR. HOOKE.

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