

1967 Bill 57

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Fifth Session, 15th Legislature, 15 Elizabeth II

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THE LEGISLATIVE ASSEMBLY OF ALBERTA

**BILL 57**

**An Act to amend The Alberta Housing Act**

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THE MINISTER OF MUNICIPAL AFFAIRS

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First Reading .....

Second Reading .....

Third Reading .....

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Printed by L. S. Wall, Queen's Printer, Edmonton

# BILL 57

1967

An Act to amend The Alberta Housing Act

(Assented to \_\_\_\_\_, 1967)

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

1. *The Alberta Housing Act* is hereby amended.

2. Section 2 is struck out and the following section is substituted:

2. In this Act,

- (a) "co-operative housing project" means a housing project built by a co-operative association incorporated under the laws of Canada or of Alberta;
- (b) "Corporation" means the Central Mortgage and Housing Corporation established by the *Central Mortgage and Housing Corporation Act* (Canada);
- (c) "family of low income" means a family that receives a total family income that, in the opinion of the Province, is insufficient to permit it to rent housing accommodation adequate for its needs at the current rental market in the area in which the family lives;
- (d) "federal Act" means the *National Housing Act, 1954* (Canada) as amended from time to time;
- (e) "land assembly project" means a project for the acquisition, servicing and development of raw land for housing purposes and aimed at providing serviced land for sale;
- (f) "Minister" means the Minister of Municipal Affairs;
- (g) "municipality" means a city, town, village, county, municipal district, improvement district or special area;
- (h) "public housing project" means a project, together with the land upon which it is situated, consisting of housing units in the form of detached, semi-detached, row housing, apartments or of the hostel or dormitory type or any combination or form

## **Explanatory Notes**

- 1.** This Bill amends chapter 38 of the Statutes of Alberta, 1965.
- 2.** Section 2 is revised to add definitions of co-operative housing project, family of low income, land assembly project and public housing project.

thereof undertaken to provide decent, safe and sanitary housing accommodation in compliance with standards approved by the Province and to be leased to families of low income;  
and other words have the same meaning they have in the federal Act.

**3.** The following section is added after section 5:

**5a.** For the purpose of carrying out an agreement under subsection (2) of section 3 of this Act and section 35E of the federal Act, the Province may pay 15 per cent of the annual operating losses incurred by a municipality.

**4.** Section 6 is struck out and the following section is substituted:

**6.** (1) A municipality may, with the approval of the Province, undertake and carry to completion a land assembly project and undertake and carry to completion, maintain and operate a public housing project or public housing accommodation within the municipality.

(2) For the purposes of an approved project a municipality may, under the authority of a by-law,

- (a) acquire and develop land for public housing and land assembly purposes,
- (b) construct public housing projects or public housing accommodation, and
- (c) acquire, improve and convert existing buildings for a public housing project or public housing accommodation,

and may exercise any other power or do any other thing that may be required to be exercised or done for the purpose of an approved project.

**5.** Section 10, subsection (4) is amended by striking out the words "six months" and by substituting the words "one month".

**6.** Section 11 is amended

- (a) as to subsection (1) by striking out the words "pay up to three-fifths" and by substituting the words "require the municipality to bear up to two-fifths",
- (b) as to subsection (2) by striking out the words "up to three-fifths" and by substituting the words "in the same proportion as that provided for in subsection (1)".

**7.** Section 12 is amended by renumbering the section as subsection (1) and by adding the following subsection after the renumbered subsection (1):

**3.** A new section is added to authorize the Province to pay 15% of annual operating losses of a municipality entering into an agreement with CMHC, with the approval of the Province, for a public housing project.

**4.** Section 6 is revised to add references to land assembly projects.

**5.** Section 10 deals with the enforcement of housing standards and under subsection (4) notice can be given to an owner to repair his property within six months.

**6.** Section 11 is amended to give discretionary power to the Province in the share, if any, that a municipality must pay of an approved urban renewal scheme and to provide that any moneys received or land retained by the municipality shall be paid or credited to the Province in the same proportion.

**7.** Guarantee of municipal debentures.

(2) The Province may,  
(a) with the approval of, and  
(b) in the manner prescribed by  
the Lieutenant Governor in Council, guarantee any debentures issued by a municipality for its share of the cost of preparing and implementing an urban renewal scheme.

**8.** Section 13 is amended by adding the following subsection after subsection (2) :

(3) A municipality may delegate to a committee established by the council authority to enter into, on behalf of the council, agreements for the acquisition by purchase of any land within an approved urban renewal area.

**9.** Section 14 is struck out and the following section is substituted:

**14.** (1) The Province may borrow from the Corporation for any of the purposes mentioned in sections 16A, 23C, 35C, 35D, 36F, 40 and Part VI A of the federal Act, on such terms and conditions as the Lieutenant Governor in Council considers proper.

(2) A municipality, with the approval of the Province, may borrow money from the Corporation for any of the purposes mentioned in sections 23C, 35C, 35D and 36F of the federal Act on such terms and conditions as the Lieutenant Governor in Council considers proper.

(3) The Province and a municipality with the approval of the Province may receive any contributions available under section 35E of the federal Act.

**10.** Section 16, subsection (4) is amended by striking out the words "sections 6, 9, 10 and 13" and by substituting the words "this Act".

**11.** The following section is added immediately after section 16:

**16a.** (1) The Lieutenant Governor in Council may establish a corporation with the name of the Alberta Housing and Urban Renewal Corporation to carry out any of the duties and functions provided for by this Act and in addition such other duties and functions related to any Provincial program of housing or housing accommodation as may be assigned to it by the Lieutenant Governor in Council.

(2) The affairs of the Alberta Housing and Urban Renewal Corporation shall be conducted by a board of directors which shall consist of a chairman, vice-chairman and such other number of persons as is considered appropriate to be appointed by the Lieutenant Governor in Council to hold office during his pleasure.

**8.** A council is empowered to delegate its authority to purchase land in an urban renewal area.

**9.** Section 14 presently reads:

14. The Province may borrow money from the Corporation for any of the purposes mentioned in section 23C, 35C, 35D or 36F of the federal Act, on such terms and conditions as the Lieutenant Governor in Council considers proper.

**10.** Section 16 is amended to provide the Minister, on behalf of improvement districts and special areas, the same powers given to a municipality by this Act.

**11.** Establishment of the Alberta Housing and Urban Renewal Corporation.

(3) The Provincial Treasurer is hereby authorized to make, at the request of the Alberta Housing and Urban Renewal Corporation, advances of such sums out of the General Revenue Fund of the Province, as are required from time to time for the purpose of transacting the business of the corporation.

(4) The Province may guarantee any debentures issued by the Alberta Housing and Urban Renewal Corporation.

(5) Subject to *The Public Service Act, 1962*, the Lieutenant Governor in Council may appoint such officers, clerks and servants as are requisite for the conduct of the business of the Alberta Housing and Urban Renewal Corporation and may prescribe their duties and remuneration.

(6) The Alberta Housing and Urban Renewal Corporation, with the approval of the Lieutenant Governor in Council, may enter into any agreement that the Province or the Minister is authorized to enter into under this Act.

(7) In addition to the powers vested in a corporation by section 14 of *The Interpretation Act, 1958*, the Alberta Housing and Urban Renewal Corporation

- (a) may acquire, hold and alienate real property,
- (b) may borrow such moneys as are required for its purposes, and
- (c) may, to secure any moneys borrowed, issue debentures or mortgage any real property held for a housing project.

**12.** This Act comes into force on the day upon which it is assented to and upon so coming into force sections 2, 6 and 10 shall be deemed to have been in force at all times on and after January 1, 1967.



