

9.2.2 Demonstration projects

CMHC plays a major role in developing and demonstrating concepts that improve the housing and community environments. The objective of the corporation's demonstration program is to test new designs and concepts of accommodation and communities, and to encourage the application of those that prove successful. The corporation relies on the participation of the development industry as a partner in the advancement and marketing of the projects in which the new concepts are incorporated.

CMHC co-operates closely with provincial and local authorities within whose jurisdiction the projects are situated. During 1978 projects were at the construction stage in Charlottetown, PEI, Ottawa, Ont. and Revelstoke, BC. The Maryfield demonstration community in Charlottetown, PEI was planned as a medium-density development of affordable houses designed to conserve land and energy in contrast to the sprawl of bungalows on large lots, with 56 houses completed by year end and another 21 under way. LeBreton Flats, a new community in the Ottawa inner city, was designed to house families of mixed incomes. In the spring of 1978, eight experimental townhouses were available. At Revelstoke, BC, a demonstration community where both home-ownership and rental accommodation will be available, 160 housing units were completed in 1978 and another 40 units were planned to complete the site. Innovations of this community include a road system that minimizes snow clearance for the municipality and a technique for reducing heating requirements.

Planning and site preparation also progressed during 1978 for projects in Ottawa, Montreal, Quebec City and in Saint John, NB. The Woodroffe demonstration community in Ottawa will provide a variety of housing types and preserve the traditional advantages of suburban living while increasing land-use efficiency and improving access to shops and other services. The Vieux Port in Montreal comprises 200 ha (hectares) of land stretching west from the historic area adjacent to old Montreal. The purpose of the project is to recycle and revitalize federal land and buildings on the river front which have not been utilized to maximum potential. The Vieux Port redevelopment project in Quebec City covers land around the Bassin Louis at the foot of the old city. Replanning this federal land would consequently improve the urban environment and encourage conservation in the surrounding area. The market square city centre development project in Saint John would revitalize the city centre through a joint public and private approach in creating a development to serve diverse needs on historic market square.

9.3 Loans and investments

A 1978 capital budget of \$1.3 billion was approved by the government for CMHC loans and commitments under the National Housing Act. During 1978, commitments amounted to \$1.2 billion, compared to \$1.4 billion in 1977 and \$1.6 billion in 1976. The decline in 1978 was accompanied by an increase in cash advances of \$34.2 million. The contrast between this increase and the decline in new loan and investment commitments reflects the substantial volume of undisbursed commitments.

The net growth in the assets of the corporation, 2.7% in 1978, resulted in a total of \$10.1 billion surpassing the \$10 billion mark for the first time. The corporation borrows its investment funds from the Bank of Canada. In 1978, these borrowings rose to \$9.9 billion from \$9.7 billion in the previous year.

Acting as the agent of the federal government, as distinct from its role as a financial institution, the corporation during 1978 advanced \$694.1 million in subsidies, grants and contribution provisions of the NHA. This was 33% more than the \$524 million in 1977. These funds provided financing for public housing subsidies, grants to non-profit corporations, co-operatives and home owners, and for the forgiveness of interest payments under AHOP and ARP. The corporation's net income for 1978, after tax, was \$6.4 million, compared to \$10.8 million in the preceding year.

9.4 Census and survey data on housing

Since 1941 decennial censuses of Canada have provided a comprehensive inventory of the nation's dwelling stock in a complete housing census taken in conjunction with the