

different provinces and communities. It contains some very useful suggestions and suggests a pattern of the things to come. I should like to remind the house that while Canada has had a great abundance of lumber, cement and other building materials, our housing achievements have been anything but spectacular.

Housing legislation in Great Britain dates back to 1851. The first legislation passed in that year was based on the findings in the Chadwick report. Apparently in those days in Great Britain it took some time to get things done. That report was tabled in 1838 and it took about thirteen years to get action, but by 1851 they had legislation on their statute books and had made a real start toward the clearing of their slums.

A start was made some years ago in the United States, and when I last discussed the question of housing I devoted a great deal of time to describing some of the housing projects I had seen in Boston and in the green belt in Maryland. I want to make it clear that they have not solved their housing problem in the United States. In all their large cities there are slum areas which are eyesores to the people who have to live in them. The cost of maintaining those slums is a very important factor in the taxation structures of the communities, but in Canada we have a very short history in the field of housing.

During the last war the government recognized that you could not have full production if men working in war factories had to travel many miles to and from work, or if three or more families had to live in crowded quarters. It was realized that an appropriation would have to be made to relieve the housing shortage. But following the war it was not until 1935 that the Dominion Housing Act was passed. The results of its first two years of operation were quite disappointing. By 1936 only 936 units were built, but the following year this number was doubled and some experience was acquired which convinced the people of the country that some improvement should be made in the act. Later, in 1938, the National Housing Act was passed. That act has made it possible for people in the higher income brackets to acquire a house at lower costs than previously prevailed. By advancing twenty per cent of the cost and only ten per cent for the lower price houses, people were able to acquire ownership of homes on monthly payments amortizing principal, interest, insurance and taxes which did not amount to much more than they would have had to pay for rent. But the National Housing Act has not relieved

[Mr. Nicholson.]

the situation in some areas. It has not made any appeal to the people in the lower income brackets. There are very few lower paid workers who are ever in a position to advance even the ten per cent necessary to get them started owning their own homes.

Since the war started we have had War-time Housing Limited, which has relieved the pressure in some of the larger industrial areas, but we cannot view that experiment as having solved anything. Many of the houses built under Wartime Housing were of a temporary nature. The undertaking was given that they would be demolished after the war, so that they would not become slum areas, but experience has proven that temporary houses are never demolished as long as less desirable houses are being occupied. With very few exceptions where these wartime houses have been built there is a shortage of permanent houses, and it is hardly conceivable that any administration will compel people to move out of these wartime houses into the public parks so that these hastily built houses may be demolished. They have not been built with a view to permanence, although the Minister of Munitions and Supply (Mr. Howe) indicated on occasions that basements for them would be constructed and some attempt made to have them become permanent houses.

When members consider the very large shifts in population that have taken place since the war started they will appreciate the immediate problem of having quarters available for our heroes when the war is over. Many of these young men got married just before enlisting and going overseas. Their brides stayed on with their families. It is not good enough to ask these young people to wait for four or five or six years after the husbands return before they will be able to get into quarters of their own.

In Halifax, for example, the number of employees in 1939 totalled something over 8,000, and in 1942 over 16,000, an increase of over 108 per cent. In Saint John the number of workers increased from 6,000 to 11,000 between 1939 and 1942, an increase of seventy-eight per cent; in Quebec, an increase of ninety-eight per cent; in Montreal, an increase of forty-nine per cent; and further increases were: in Ottawa, forty-seven per cent; Toronto, fifty-six per cent; Hamilton, seventy-one per cent; London, twenty-nine per cent; Windsor, 121 per cent; Winnipeg, thirty per cent; Vancouver, eighty per cent, and Victoria, ninety-five per cent. The total