

needed at this moment to supply the past deficiency and a further 27,500 houses or apartments are needed this season to take care of the increase in the present year."

"To-day we have only nine thousand unoccupied dwellings in Montreal and in the meantime the population keeps on increasing at a rate which requires about six thousand new dwellings per annum, of which fully four thousand would be for the low wage earning groups."

The Hygienic Housing League delegate states: "Twenty-five thousand dwellings are classed by the Board of Health of the City of Montreal as insanitary."

The Bruce Report, Toronto, states: "If reasonably full employment were to return and marriages delayed by the depression were to take place, it is possible that a shortage of some 25,000 dwelling units would become apparent."

The Department of Health, Winnipeg, states: "We need a large number, probably no less than 1,500 to 2,000 or more, houses for the low paid working-man."

Summary of evidence of the condition of "housing" shortage is as follows:—

	Yearly Requirements	Cumulative Shortage
For Canada—		
The Dominion Bureau of Statistics.....	27,500	55,000
required for 1935.....		27,500
Total .....		82,000
For Toronto—		
The Bruce Report (for the city of Toronto) .....	4,000	25,000
Montreal Board of Trade—		
The Nobbs Report .....	4,000-6,000	
required for 20 years .....		80,000
Winnipeg .....	1,500 to 2,000	

Witnesses were of the opinion that because of existing industrial conditions many marriages had been deferred, that the young people had tired of waiting; that there is a much larger increase in the number of families than there is in population for two reasons—the increased number of marriages and the decreasing average size of the family.

For this reason we believe the Bureau of Statistics estimate of the annual increase in the number of families, based on increase of population, underestimates and that in place of the increase of 25,000 families per year it is nearer thirty thousand.

The Bureau of Statistics estimates that there is at present a shortage of 55,000 houses in Canada. This estimate is based on the amount of new building and does not take into consideration houses condemned or that should be condemned as unfit for human habitation. The needs must be much greater than this.

#### THE COST OF SUCH A POLICY AND THE BURDEN TO BE IMPOSED UPON THE TREASURY OF CANADA

Evidence adduces that the average cost of a "three bedroom, livingroom-kitchen unit type of housing," i.e., a normal standard of family accommodation providing separate sleeping accommodation for parents, boys and girls, is as set