

The form in which these notes are here presented is the same as that originally drawn up. It was in this form I first prepared them and sent them to several authorities for criticism. For this reason I have thought it best to leave them as they are in order to deal better with the comments on them.

My first critic, passing lightly over the alleged saving, went on to deal with the general difficulties connected with the operation of model communities. He pointed out that the scarcity of model communities exists, in the first place, because they cannot pay such a high rate of interest on capital invested as does the slum; that those who have money to invest in houses are now in that business, and that the number of people who have to live where they can, are as "the sands of the sea." He also spoke of the restrictions and rules necessary to keep any community up to a given standard.

A Champion of "Liberty"

To use his exact words, he said: "And the folks who live in slums, if they have dirt and filth and disease, they also have something they would not have in the model settlement—liberty. In the slum there are no rules to break, other than those made by the corner policeman, and the slum policeman is human. A man can quarrel with his wife, discipline his family, get drunk, do anything short of burning down the blasted place that he feels like doing. Everything he couldn't do in the model settlement is permitted in the slum. The nature of man changes slowly, and the change comes from within. It is a mistake widely held by uplifters that externals are a great influence. Show a man a cake of soap where no soap was before and immediately he is seized by a passion for being clean, internally as well as externally. If not prevented, he'll eat the soap."

I am dwelling particularly on this criticism because it is typical of a good many I have received and I am willing to admit, frankly, that I am not very well qualified to answer it. However, the comment arises out of a misconception of my object in submitting the plan for which, possibly, I am to blame in the matter of statement. My main object was to investigate the engineering possibilities of a circular layout and I found that for a northern Canadian climate such a layout makes possible a direct saving of about 40 per cent. in providing the ordinary family with shelter, light, water, heat and the commonest sanitary appliances. I had no idea at all of depriving any one of his legitimate share of filth and disease or the right to chastise his family.

I realize there are certain legislative formalities to be gone through with before such houses could become the property of individual owners. But the number of apartment houses in our Canadian cities, especially the northerly ones, shows that the individual ownership difficulties need not stand in the way of the success of the scheme. Individual ownership in itself is not a supreme object of all families.

Summary of Chief Advantages

The fact that the proposed plan would seem to encourage better living conditions, should not be seized on by hard-headed people, and branded as impractically altruistic. The chief point is that it is a money-saver and a fuel-saver. It also offers more sunlight and the possibility for various kinds of healthy enjoyment for children and adults close to their home. But it may not impose these. Externals may or may not be of value, but here is an opportunity to give externals a fighting chance.

Another critic sees a difficulty in the administration and care of the park property. Personally I cannot see

why these triangular pieces of land could not be treated by the local parks commissioner exactly as is done at present. If this is too difficult, the trouble may be overcome by not allotting them to parks. They would make ideal apartment house sites. Where the block is retained intact by the original builder, these corners, as any other land in the block not desired by tenants, could be administered and cared for by him.

The housing problem, as I see it, is fast becoming a national one and as such it must be solved in the light of national aims and necessity. As a nation, thrown for the first time on its own resources and into trade competition with other nations more favorably situated with regard to living conditions, it is hard to see how we can afford to overlook any possible economy. Simply stated, we depend for development resources upon the difference between what we make and the cost-of-living necessities. To increase this surplus is a most vital problem. We are entering an era vastly different from the one which ended in a national real estate boom with its accompanying evaporation of working capital. We still retain the conditions and rules which made that extravagance possible. Before we can make any very great saving in our way of living, these conditions and rules must undergo certain modifications, and that in defiance of some very powerful interests. It would seem that the first steps in making such changes should be to show how such actual saving can be made and to point out its true national significance.

WOODSTOCK FILTRATION PLANT

CITY ENGINEER A. K. GRIMMER, of Woodstock, N. B., reports that the filtration plant under construction there will probably be in operation about October 1st. The filter building, which is of reinforced concrete, was constructed by Mooney & Co. The portion of the building containing the filter equipment is 27 ft. long x 36 ft. wide x 16 ft. deep, while the part containing the sedimentation basins is 52 ft. long x 17 ft. wide x 16 ft. deep. The stone from the excavation for the building was used in the construction of a breakwater which protects the property from ice.

All the filter equipment was supplied and installed by the New York Continental Jewell Filtration Co., under the direction of H. G. Hunter, of Montreal, resident engineer for the company.

The capacity of the plant will be 1,000,000 gallons per day. In the power house, which was remodelled from the old pumping station, the following new units have been installed:—

One low-lift steam turbine pump, 1,000,000 Imperial gallons per day capacity; one high-lift steam turbine pump, 900,000 Imperial gallons per day capacity; one gasoline-motor driven turbine pump, 800,000 Imperial gallons per day capacity; one electric-motor driven low-lift centrifugal pump, 1,000,000 Imperial gallons per day capacity; also an electric-motor driven pump connected so as to supply water directly from the river in case of emergency. Besides this equipment there is a previously installed high-lift electrically driven centrifugal pump, 800,000 Imperial gallons per day capacity.

The enlargement of Guelph's water reservoir to accommodate 5,000,000 gallons, and the installation of an additional pump at the waterworks capable of pumping 6,000,000 gallons a day, are the chief items referred to in the report submitted to the city of Guelph by the Provincial Fire Underwriters of Ontario.