

planners who must inspect those plans and do a double job on them, so you will see there are double costs involved in a good many instances.

The CHAIRMAN: I believe we have about exhausted the information we can obtain from our two witnesses from Toronto. I want to thank them most cordially for the contribution they have made and I feel they have given us some excellent food for thought. The question that Senator Wall was bringing up is a bit too long and complicated to discuss at this meeting today.

I now ask Mr. Bates to present the brief that he has prepared.

**Stewart Bates, President, Central Mortgage and Housing Corporation, called:**

Mr. BATES: Gentlemen, you have been listening to the brief of the Metropolitan Homebuilders' Association of Toronto, whose position I think is something the same as mine. I must say that 37 per cent of the housing being built in Canada today is being concentrated in metropolitan Toronto.

*(See note at conclusion of Mr. Bates' evidence.)*

Senator CRERAR: No wonder it costs \$5,000 an acre.

Mr. BATES: I am not saying you should give undue weight to the evidence of my predecessor here a few minutes ago, but anyone concerned with national affairs as you are, and as I am, cannot avoid the problem that arises when 30 per cent of growth is taking place in one city alone.

*(See note at conclusion of Mr. Bates' evidence.)*

Senator HORNER: It seems out of balance to me. Will the situation continue? In other words, will Toronto be able to maintain jobs for the people to occupy these homes? That is the sort of thing that concerns me.

Mr. BATES: Gentlemen, I think your problem is exactly the same as mine. This is the essence of the thing you are considering. Most of you are older than I am as Canadians, but I know that we have almost 4 million houses in Canada and that we have 6 million children at school. It will not be too long before they are going to marry and they will require at least 3 million homes. I don't know how you gentlemen felt in the twenties or thirties, but the fact is that the housing stock in Canada must almost double in the next 15 to 20 years. This you must accept. Whether it will be Toronto that will grow to that extent or whether there should be three new cities of a million population each, I don't know. That is not my problem. I believe the most important consideration confronting Canadians is that we have 6 million children at school, and 3 million families to be housed in the future.

The CHAIRMAN: And the children have to be educated.

Mr. BATES: We are educating them now. There is a housing stock of 4 million, of which a very large percentage is over 50 years of age. Some are decrepit and rat-infested, and on top of this we have 3 million new families that will have to be housed very soon. As I have said, this is the essence of the national problem.

The CHAIRMAN: Before you proceed with your brief, Mr. Bates, I will take it upon myself on behalf of all present to thank you most profoundly for the dramatic way in which you have placed this problem before us. I am sure that a great many of us did not realize the seriousness of the situation before you spoke.

Mr. BATES: The problem in Winnipeg, for instance, is a basic problem. It does not only exist in Winnipeg. It exists right across this whole country. We must almost double the housing stock to take care of our school children in the near future. Regardless of what immigrants come in or what happens, in the next 20 years we will have to provide for our own children who are