

The room overcrowding was not more serious than in the Coke Ovens district, but the presence of so many people in such a small area in houses without a sewer service has created a grave problem for the health officials. The Company charges a small rent, averaging \$1.00 per family and \$8.00 per house. According to the statements received the wages of the married men in this colony averaged \$1.61 per day.

An intensive housing survey would involve:—

- (a) A survey for unsanitary housing conditions, houses unfit for habitation, and privy vaults.
- (b) The extent to which the tenement has developed.
- (c) Percentage of lot unoccupied by buildings.
- (d) Lighting and ventilation.
- (e) Number of occupants—room congestion.
- (f) Relation of housing conditions to tuberculosis, contagious diseases, infant mortality, deficient education, and crime.
- (g) Relation of housing and town-planning.
- (h) Investigation of the need for more houses.
- (i) Study of the provincial and municipal housing regulations and measures providing inspection and enforcement.

#### V. CIVIC IMPROVEMENT.

The town-planner could ask no better field for his labors than the city of Sydney. Possessed of a fine harbor, with a water-front that would readily lend itself to beautification, having several wide streets which offer splendid opportunity for boulevard planning, and with the mills of the steel plant and subsidiary industries to be fitted into the general scheme so as to intrude least, there could be no more interesting nor promising problem for the city planning artist. By a proper plan Victoria Park might become one of the finest in Canada, and the approach to it by way of the Esplanade could be a splendid driveway, commanding a magnificent view of the harbor.

The four main street corners are now occupied by the post-office and three banks. As the city grows, larger premises will be required by all these institutions, and through their co-operation a fine group of buildings might be erected. It might also be expected that the industries would co-operate with the city in the planning of districts for the housing of their workmen and in the division of the city into residential, industrial and business districts.

Some will think such a plan too costly for present consideration, but delay only adds to the cost which some day must be undertaken. Sydney is now in a position to earn the gratitude of posterity by planning where other larger cities are now beginning to re-plan at great expense. Even if the execution of a city plan could not be entered upon for some time, it would be valuable to have it so that works, buildings or industries to come, might be located according to the plan, and that no further obstacles to its successful carrying out should be permitted to arise.

The lines of study on this subject may be summarized as follows:—

- (a) Railway entrance to the city and grade crossings.
- (b) Civic centres.
- (c) A plan for Victoria Park, and other parks, playgrounds and boulevards.
- (d) Manufacturing, retail and residential districts, and the accommodation of street traffic.
- (e) Street obstruction, bill boards, signs and paving.
- (f) The improvement of harbor front, the Esplanade and bridges.
- (g) The location of incinerators or of refuse dumps, if these are deemed necessary.
- (h) New additions to the city.