

The main object of this report is to set out such conclusions as I have formed as a result of my enquiries into model village and garden city schemes in England, and to indicate the respects in which these schemes have a bearing on the matter which is under consideration of your Committee.

Before giving the results of my enquiries in England perhaps it may serve a useful purpose to give a résumé of what has been done to deal with the housing situation in Canada.

The Federal Housing Project

The present Government decided by order in council to grant a loan for the purpose of providing housing accommodation. The first order in council dealing with this matter was passed in December, 1918, authorizing the Minister of Finance to advance \$25,000,000 to the provinces for the carrying out of housing schemes.

In the subsequent negotiations which took place between the Housing Committee of the Cabinet and the provinces and in the discussions which took place in committee, the question of utilizing any portion of the money for community development was considered. It was decided, however, that the responsibility as to how the money should be used should rest with the provincial governments, subject to four conditions set out in the order in council passed on February 20, 1918.

The first condition required that each province should prepare a scheme including a schedule of minimum standards in regard to the grouping of houses, provision of open spaces, size and heights of houses, size and heights of rooms, provision of light and ventilation, heating, lighting, character of materials, etc., which it was proposed should be enforced as the minimum requirements for health, comfort and convenience.

In addition to asking the province to prepare such a scheme the Housing Committee recommended some general principles and standards set out on pages 11 to 14 of the attached description of the Federal project. It will be noticed that the first two recommendations refer to acquisition and planning of sites. It was stated to be essential that there should be a cheap and speedy method of expropriating land for housing purposes and that comparatively large sites should, as a rule, be chosen so as to permit of comprehensive treatment. It was further urged that the sites, as well as the buildings, should be properly planned to secure sanitary conditions, wholesome environment and the utmost economy.

The Federal Government is thus shown to be on record as not only finding a substantial sum of money for housing, but also recommending that the money should be used as far as practicable in comprehensive schemes.

While making these recommendations it was recognized, as already stated, that the responsibility for the methods of using the loan would rest with the provinces and would not be a matter for any arbitrary action on the part of the Federal Government.

In connection with this scheme I was instructed by the Government to co-operate with the Housing Committee of the Cabinet. Subsequently when the administration of the loan was transferred to the Department of Health I continued to give such assistance as I could, and have dealt with all enquiries that have been received and with all proposals that have been made for amending provincial schemes.

*Government House Progress to Date**

The position of the different provinces is approximately as follows:

In Ontario 72 municipalities borrowed money from the province for housing purposes. The total amount requested for loans by the municipalities was \$15,000,000.

*This report relates to the progress made up to December, 1920. A later report has been made for the purpose of giving evidence before the Parliamentary Committee on Pensions and Re-establishment on April 28, 1921.