

the war, and it will be very difficult to justify what has happened in the area directly tributary to Vancouver alone, where building sub-divisions have been planned, and streets dedicated, that would serve for a population equal to half the present population of the entire Dominion.

#### Calgary and Edmonton.

Calgary and Edmonton are fully subdivided into building lots that would serve ten times their present population. In 1914, Calgary had 26,763 vacant lots served with water and sewers, so that it could treble its existing population on those utilities, and yet working men were driven far out onto the prairie in the endeavor to obtain a homesite on reasonable terms. In all western cities, streets are still being planned, subdivisions registered, sewers and watermains extended, and even the street car lines lengthened so that the people can be placed beyond the reach of either watermains or sewers.

#### The Housing Problem and The Land Problem.

The nation faces a housing problem; everywhere there is complaint of either the shortage of houses, or the exorbitant rents, or the poor quality of existing houses and the lack of the elementary essentials of sanitation. The housing problem is intimately bound up with the land problem, and will never be settled unless studied in conjunction therewith.

#### B. C. University Neighbourhood.

A member of the Provincial Government of British Columbia recently stated that it was the intention of the government to finance the building of the University of British Columbia by selling lands adjoining the University site as a choice residential section. He stated that \$2000 an acre would be spent on the provision of roads and public utilities, but that they expected to make a profit of \$5,000,000 by selling the land at the rate of \$7000 an acre.

#### Homes of Poor on Highly Assessed Land.

The last district annexed to the city of Vancouver had an area of 415 acres, and though it was essentially a working class district, its assessed value when it was annexed to the city, before any utilities such as watermains and sewers had been installed or the roads improved, was over \$10,000 for every building acre. For each acre of building land, \$3500 has already been spent in street development, and before the work is complete to ordinary city standards, over \$4000 an acre will have to be spent. At the end of 1917, out

of 2373 lots in the area, only 901 were improved, so that there were 1472 lots available for building served with watermains and sewers, and yet morning and night street cars packed to the steps carry their passengers through the area into districts miles beyond where there are no sewers and not likely to be any for many years to come. In the so-called "German town" at Regina, a district inhabited by foreigners living in one, or one and a half storey shacks or small cheap houses, the assessed value of the land in 1919 was over \$12,000 an acre, so that it is unfortunately too true that the poorest of our working people are living on land assessed and taxed much higher than the land forming the homesites of the wealthiest.

#### Ignorance of the Ordinary Citizen.

The reader may be in danger of being wearied by the reiteration of these facts, and the pride and love he has for his country may be hurt by their presentation, but they must be faced and one of the greatest problems of urban development is the absolute ignorance of the ordinary citizen of most essential facts.

#### Stock-Taking Necessary.

Stock taking and auditing are recognized as the first essentials for the reconstruction and re-establishment of any defective business or industrial undertaking. Stock taking must likewise take place in every urban and rural community by a proper survey of the development so that plans may be prepared for the correction of the mistakes of the past and a better development in the future. Complete plans of a city must be made showing the extent of the existing development, the districts served with utilities, the nature of the development, whether industrial, business or residential, and the assessed land values.

Very much may be learned about the city simply by the undertaking of a complete survey, but this should only be the starting point.

Much time will be saved and valuable help given at this stage by expert advice. Canada is fortunate in that the Commission of Conservation of the Dominion Government has provided for such assistance. It is unfortunate that so few cities have cared to avail themselves of the service offered.

#### Surveying and Zoning Valuable.

Cities that have undertaken the survey and studied their conditions find that one solution of many of the problems lies in zoning, or districting, dividing the city into areas

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