

pointed out that spring was coming on and nothing had been done. We are now in the early summer, and I hope that whatever is done may be done at once. I should like to see a direct vote along the lines of that of 1919, and would suggest that it be for at least \$100,000,000 to be expended over a period of three or four years. During the next three or four years that money could be used for housing and assisting the municipalities to get their people off the dole. I feel sure our financial structure would stand that expenditure. If the provinces and municipalities knew what to expect I do not believe one dollar would be lost. Despite the large expenditure in 1919, a survey of the records conducted by the housing committee disclosed that hardly one dollar had then been lost. We have spent three and a half billion dollars on our railways, much of it in useless duplication and waste, and I believe we might well spend one billion dollars of that on a housing scheme which would have some beneficial effect.

Italy is another country which is going ahead in its efforts to eliminate unemployment and the dole in housing. What are they doing? They are building houses, roads, harbours, public buildings, hospitals and schools and other municipal services for to-morrow. I read a long article on Italy the other day of the building of municipal and federal institutions so as to get people off the dole and back to work. "Build for to-morrow", and I have seen the same Italian scheme supported in many other publications since.

I appreciate the work that the present government has done. A housing scheme was mentioned in the speech from the throne, and within two weeks of the opening of parliament a special committee was appointed to look into the question. It has made a very good report as far as it goes, and with most of its recommendations, seventeen of them in all, I agree, but I do not agree that it is purely a municipal and local problem. In my opinion it is very largely a social problem, and in addition to that there is an emergency in which a housing scheme could be of great help.

The report says that as soon as the depression is over 25,000 houses will be wanted. In Toronto alone pretty nearly that number will be wanted. According to a report on housing conditions in the city from which I come, and the Bruce report, nearly 60,000 people in Toronto have moved out of the rented houses into apartments, and when the depression is over they will want to move back into houses and there will be a scarcity

of houses, especially the smaller type of houses for the working classes. As the great Doctor Hastings, the former medical health officer of the city of Toronto, said, housing is more related to public health than almost any other agency, and if we want to do something for the rising generation and for public health we shall have to go into housing on a very large scale in this country.

The evidence that was given before the committee was that lower mortgage and also interest rates would to a great extent help to solve the housing problem. Building contractors to-day cannot cope with the demand for houses but they have difficulty in finding the money. If we could do something to lower mortgage and other interest rates I think it would be of great assistance in house building.

This question of housing is also related to the problem of reconstruction. It is no use eliminating slums and putting up new houses on the outskirts if you have not the necessary municipal services—transportation, water supply, sewers, roads and many other municipal services—and for that reason many of the municipalities which are finding it hard to balance their budgets because of the non-payment of taxes are hoping that parliament will come to their support on housing and so help in getting people off the dole by entering upon a gigantic housing scheme all over Canada.

The committee on housing has made a very moderate report, which deals with the facts. As to the conclusions I should like to see some of them go further along the line of the 1919 housing legislation. In the city of Toronto and the county of York the people are looking to parliament to take action in this matter, and the sooner the government enters upon this housing program the better.

Mr. ELLIOTT: I do not wish to suggest any curtailment of the discussion but it does seem to me that perhaps we could spend the time of the committee to better advantage if we were in possession of the bill and knew something more of what the government's proposals are as outlined therein. I must say that I cannot entirely agree with the speaker who has just taken his seat (Mr. Church) because I would not like to see this housing scheme carried out after the manner of the 1919 act, which was not a great success, I think. However, as I say, I do not believe there is any great advantage in spending time upon conjectures as to what the bill may contain. I suggest that we get it before the