

putting in a foundation of concrete is in the forms which have to be used. These forms could be used from one building to the next and so on, and the cost of the cellar would be small, perhaps not \$200. It would answer an important purpose, in fact two important purposes, because it would provide a place where the family could keep their coal, vegetables and everything else, and it would keep the floor dry upstairs. I know that, because once I owned and rented a house without a foundation, and I put three different floors on the kitchen so as to keep the baby warm when it was on the floor. And remember, the people who will occupy these houses will be young people with families. There is another reason why you cannot put posts under a house in the climate we have in Canada. The ground is damp. These houses will be on damp ground and when the frost comes it will heave some corner of the building. Once that happens, the building will not easily be got back into shape, so that in time, unless there is a foundation, these houses will become shacks. Wherever possible, a foundation should be put in at the beginning. That is a word for the person who will occupy the premises, and it is an important word; but it is intended not only for him but for the owner of the house, because, if you do not put in a foundation, the house will become a shack.

The CHAIRMAN: Shall the item carry?

Some hon. MEMBERS: No.

Mr. ROSS (Souris): I was going to appeal to hon. members to carry the item. Frankly, I think we have to tackle this housing business in a serious way because the situation right now demands it. I have taken issue with the hon. member for Regina City and I am not surprised that he made the appeal he did, coming from a city riding, but on a previous occasion in this house I raised an objection to the tremendous centralization that has been taking place in Canada in more ways than one. The leader of the government this evening spoke of the boards that had been set up representing national housing, wartime housing, and veterans, and I am sure all three are concentrating their efforts on the setting up of colonies in the large centres to-day. All across the prairies, despite what we have heard for a year about national housing, the fact is that no one can get a loan to build a house outside a large city. I do not want to antagonize anybody, but I hope we can get on to something else. I trust the government will discontinue the tendency toward centralizing all the housing business under certain

departments. We have had a good discussion on this question and there are many other items to be taken up. I hope we can get along.

Mr. ADAMSON: There is one question I wish to ask in regard to what the minister is doing now with Wartime Housing as a permanent agency for the construction of permanent houses. What is being done with reference to the municipalities? A dollar a year is paid for the lot. In Toronto the taxes, as far as the house is concerned, are from \$24 to \$30 a year, and that is only a fraction of the normal taxes which would be assessed on that property if it were under normal assessment.

Mr. HOWE: What are the taxes on a \$3,000 house in Toronto?

Mr. ADAMSON: It depends on where you are, but it would run considerably more than that. It is at least twice that, if school taxes are taken into account.

Mr. JACKMAN: Thirty-five mills.

Mr. ADAMSON: In my constituency, which is not part of Toronto, they will run considerably more than that. There is also this fact to be considered. I realize that the minister has great difficulties in building these houses, but when you increase the population by building these houses you have to provide extra services, and a dollar a year rent or the small amount of taxes which the government agency, Wartime Housing, pays the municipality, will not be sufficient to reimburse the municipality for the extra services which the increased population will demand. There will be increased services in the way of schools and increased lighting. A dollar a year does not nearly cover average street lighting. It does not in my riding, nor does it in Toronto. You are building up a liability for the municipality, and I suggest that a revision of the basic contract should be made before you go further ahead with this project.

Mr. HOWE: I shall be glad to tell the mayor and the city council of Toronto and those who are charged with the responsibility for dealing with this problem that the Conservative members all object to building houses there, in the first place, and in the second place they think a proper deal will not be made.

An hon. MEMBER: That is not true.

Mr. HOWE: Certainly it is true. Everyone here has said so. Every Toronto member