

at all. I understand that the Ontario Water Resources Board has not to date made financial assistance available to the larger communities to increase their assistance for trunk services.

Senator SMITH (*Queens-Shelburne*): I should like to comment on the contribution that might be made to the problem of providing housing by more assistance to the co-operative housing method. I have in mind the great success of the Nova Scotia Housing Commission, for example. It strikes me that in that part of Canada this technique might be furthered, and I would like to have your comments on that.

Mr. BEECROFT: I am sorry to say, Mr. Chairman, I do not have much knowledge of the way in which the federal legislation can be used to assist co-operatives. There is much that can be done, and it has been done, and there is a good deal of initiative in this matter taken in the Maritime provinces and in Quebec. I should like to urge very strongly that in any complete inquiry into the problem of low-cost housing, your committee, if I might so suggest, Mr. Chairman, might like to ask for testimony from some of the people connected with the co-operatives in Quebec and in Nova Scotia, and the Co-operative Union of Canada, who have assembled a considerable amount of information on this subject.

Senator WOODROW: I am wondering if you have put forward any efforts in the way of co-operation with the municipalities to get them to improve their planning and services?

Mr. BEECROFT: Yes, we have done that. Our association is trying all the time to persuade municipalities to think in terms of planning rather in terms of zoning, or in terms of zoning only to the extent of implementing a master plan, and to bring it down specifically to the question of low-cost housing. I think that most of us feel that the only way to get low cost housing carried out economically and efficiently, with saving to tenants and Governments alike, is to get it done on a sufficiently large scale possibly making more use of land assembly provisions of the National Housing Act wherever possible, and if necessary by that means to assemble sufficiently large tracts, or suitable tracts of land, keeping in mind the municipality's master plan, and then having the municipality and the federal authorities and the builders co-operate in getting planning and architectural skill put to work on planning the layout in that large area.

Senator WOODROW: Do you approach the municipalities directly and point out these advantages?

Mr. BEECROFT: A lot of the members of this association are closely connected with the municipalities and we exchange information on these subjects through this means.

Senator WHITE: Mr. Beecroft, on page 5 of your brief you use the following description, "The basic or stripped-down house". When you refer to low-cost housing will you tell me what type of house you have in mind, what it will cost having in mind the type of surroundings as mentioned in your brief.

Mr. BEECROFT: I have been influenced by some of the testimony I have read in evidence that you have already received, Senator White. I am not, however, a builder, nor an architect, and I do not feel competent to say what is a basic house. I think that is something that should be very carefully studied, not in relation only to present needs but, as the brief points out, in relation to what are going to be the needs of the population over a period of 30, 40 or 50 years.

There is a danger that the basic house of today, as I have heard it described, with small rooms, and thinking of it only by itself on a lot, without planning its proper relationship with the rest of the housing in the area, or the proper