

appeals directly to that constructional faculty which is a part of an architect's nature.

*From the Artistic Standpoint.*—Thirdly, town planning appeals to an architect from its artistic side, and probably this appeal is stronger than either of the others.

*Haphazard Growth.*—The horrible examples of haphazard growth which occur in so many of our Canadian cities need not be brought before your notice. They are so self-evident that every thinking man must at some time or other have been distracted by them. But here I may insist that in Canada we have the very conditions favorable to the production of town and city plans which shall directly comply with our social and physical needs. Unhampered by historical associations, we have in the newest towns and the smallest cities a free hand. What is going to be our heritage to posterity?

*Our Opportunity.*—Our Canadian towns are spread before us like a gigantic piece of scenic canvas. On that canvas we are to paint the story of our life and of our age, expressed in materials that will endure. Are we to go down to posterity as a sordid generation of mammon seekers, or shall we write large upon the annals of history that spirit of communal well-being from which only a great nation can arise? It is ours to answer!

*Divergence of Opinion.*—I am aware that in addressing a gathering of sanitarians my views of this subject may be divergent from those of my hearers. But I would ask you never to forget that man's material needs and sanitary requirements, important as they undoubtedly are, do not suffice to completely satisfy his cravings and aspirations. There is needed the leavening touch of art and beauty, and this little leaven will increase tenfold the value of the material part of his existence.

William Morris said in this connection:—"Beauty, which is what is meant by art, using the word in its widest sense, is, I contend, no mere accident of human life which people can take or leave as they choose, but a positive necessity of life, if we are to live as nature meant us to. That is, unless we are content to be less than men."

*Rapid Growth.*—The past decade has been remarkable by reason of the extraordinary and rapid growth of our cities and towns. We can all remember the green

fields of our childhood, now gathered into the maw of the real estate and property speculator. How much of this development has taken place under adequate technical supervision? I venture to say that nine-tenths of the areas which have been developed during the past ten years have been laid out with no further idea than the desire to obtain the greatest number of building lots on a limited area. This is not planning for the future. It is not even doing the best for the present.

*Legal Authority Needed.*—What we need in Canada is some measure which will give legal authority to municipalities to efficiently control the development of land beyond their borders. Sooner or later the smaller municipalities are absorbed in the larger, and then the latter have, at enormous expense, to commence remodelling roads in order to fit in with a satisfactory general scheme: all for the lack of control in the first place.

*The English Town Planning Act.*—In England the splendid town planning act which has recently passed into law gives the municipal authorities full control over the development of the districts surrounding towns and cities. If such a measure can be passed in England, with tradition and fixity as its natural enemies, why cannot we in Canada go as far, or even further? Here we have no remains of a dim antiquity to rear their heads at every step on the march of progress. Our lands are practically in the virgin state. We have the additional opportunities of the observation of the mistakes of others. We go forward with our eyes open. Whither are we leading?

*Town Planning an Expression of Life.*—A town or a city is the expression of the life of its inhabitants. Its public buildings should be grouped to give due prominence to the dominant note of administration and government. Its transit terminals should likewise be expressed in an adequate manner. In these particulars alone how far do we find Canadian cities have considered the relative importance of the patchwork, versus the whole cloth methods of designing cities. The idea of the grouping of public buildings, or to use the newly coined term, the formation of a civic centre, is so manifestly an economical solution of the problems of administration that one would think it would appeal and suggest