

built a garden village at Hampstead, where she mixed the rich and the poor; for, as she said, it was as much for the benefit of the one as of the other.

Well Hall Model Village

At Well Hall, near Woolwich, there was built during the war a town of 6,000 people. This town, which was built in 1915, was brought into being and occupied within nine months, this by the slow English people at a time when the whole organization of the country was devoted to the manufacture of munitions of war, the raising and transportation of troops, and other war purposes. This and other schemes were carried out as the result of investigations made under Lloyd George, who wanted to find out how to increase the output of munitions. It was decided that to ensure reasonable hours of labor, comparatively good pay and, above all, good homes and contentment on the part of the worker, so far as his living conditions were concerned, was the best way to increase output.

If it is sound policy to build good houses and provide pleasant surroundings for workmen in the middle of a war in order to increase the output of munitions, it is just as sound a policy to provide good conditions and good surroundings and to bring about contentment among our workers in order to increase the output of production to meet competition with other countries in time of peace.

Practical in Peace-time Also

Under the war strain the British people were working at high pressure, and it would not have been unnatural to say to the people that, as patriots, they should be content with conditions that were unpleasant or unfavorable in the matter of housing. But it was considered to be better, even in time of war, to follow the bold policy of building permanent and healthy homes with agreeable surroundings.

What is wanted in the development of modern industry is not so much physical strength as nervous energy on the part of the worker, nervous energy and mental capacity to manipulate complicated machinery and to deal with difficult mechanical processes.

It is more important than ever before that we should have the worker living under conditions that will cause him to be contented and that will enable him to give the greatest efficiency to his work.

And in this respect the Well Hall experiment has a lesson for us. If it is good practical policy to build garden villages in time of war, it is equally a good practical policy to build garden villages and to improve housing conditions in times of peace.

Therefore, I think we may congratulate ourselves upon the fact that the government of Canada and the provincial governments have taken the initiative in the matter of housing, with a view to dealing with the problem in the right way. Loans are made to the provinces for housing purposes. In this connection Ontario and its municipalities are heartily co-operating with a view to improving housing conditions. I am not going to deal here with the Canadian situation. I am simply trying to establish the value of good, sound methods of development as the really practical way of solving the housing question.

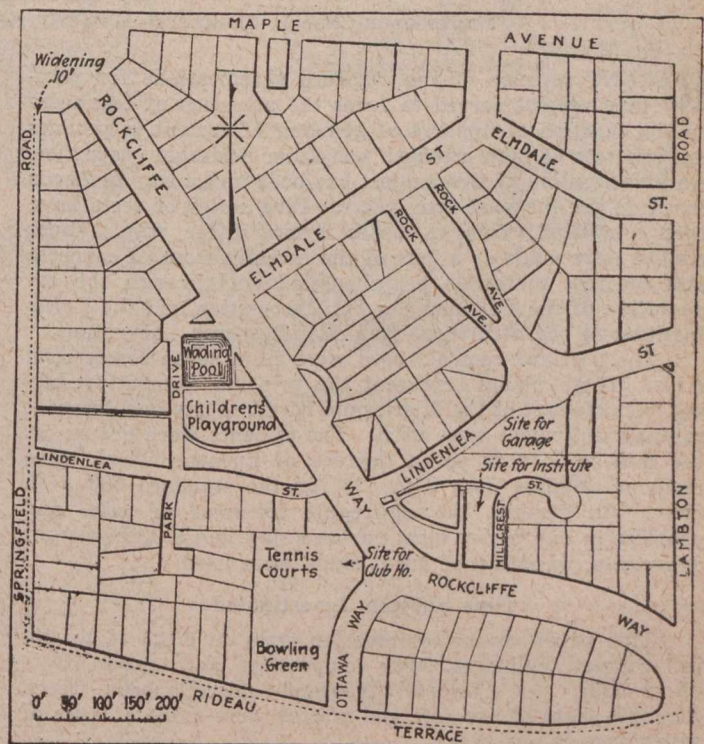
Inspiring Examples in Canada

I have endeavoured to illustrate some of the good examples of practical housing with the idea of suggesting to those who are dealing with this matter that they take no half-way measures, but go in for real, substantial improvements in the matter of raising the standards of housing accommodation. We are face to face with this condition in modern times: Men demand higher standards of housing at a time when costs are high, when labor and materials are expensive. But we must face that difficulty and try, by greater efficiency, to attain these high standards. We have to remember that to the extent to which we provide proper conditions, men will have greater earning power, and there will be greater efficiency and increased production.

I hope that the citing of these examples of British conditions has not produced the impression that I have endeavored to contrast them with our bad conditions in Canada.

We need the inspiration of what the "mother country" is doing to solve this problem; and we can take to heart the fact that in Letchworth, Hampstead and Well Hall, England has demonstrated one or two methods of dealing with the problem which are worthy of our consideration here. We have in Canada, as in the case of Grand Mere, Kipawa and Lindenlea (Ottawa), examples of proper attention to this subject which are equally good and equally inspiring.

At Lindenlea, Ottawa, we are carrying out a housing scheme under the Ontario Housing Act. At Lindenlea it has been proved that planning pays, and that when the land is properly planned great economies can be effected and ample recreation spaces provided. I think we shall be able to create there a suburb of Ottawa that will also be worthy of citing as an example. At Kipawa, on the Timiskaming river, the Riordon Pulp & Paper Co. are building a model town, which, I think, will also be an excellent example. Their houses for workmen are costing from \$4,000 to \$6,000. They have already erected 30 houses and are proceeding to build more. They are not content with shacks; they are not content with cheap houses; they recognize that even if it means a loss



PLAN OF LINDENLEA GARDEN SUBURB, OTTAWA

to them, they are going to have their workmen well housed and contented.

These are examples of really practical housing reform, and should have the effect of inspiring our people to do more than they have done in the past in the matter of improving housing conditions and raising the general standard of living among our working people.

[NOTE.—The land for Lindenlea was bought by the Ottawa Housing Commission, and the "garden suburb" was laid out under Mr. Adams' direction. Most of the houses will be detached and they will be erected on lots having a frontage of from 30 to 60 ft. The tract of land acquired has an area of about 22½ acres, and of this over 2½ acres, or fully 10%, has been set aside for parks, playgrounds and other open spaces, including sites for a community garage and an institute. There are 168 available housing sites. The land is somewhat rocky. The street system and lot subdivisions have been planned to effect economy in street construction as well as with an eye to the best possible appearance. As shown by the accompanying plan, there is a principal street, called Rockcliffe Way, laid out as a diagonal thoroughfare. This is 66 ft. wide along its entire length. Near one end there is a short connecting road called Ottawa