

Q. That is done in the west?—A. That is done in the west, and there is no reason why that should not be a very profitable undertaking. Where it is a heating plant alone the conditions have to be studied almost in every case. In the two particular instances I mentioned, one would pay and the other would not. If you can get a district which is highly concentrated as far as buildings and possible consumers are concerned, that is almost necessary before you can consider such a thing. In the ordinary scattered residential district it is very questionable.

*By Hon. Mr. Casgrain:*

Q. Mr. Carswell had a central heating place like that?—A. Yes; I had charge of that, the first in Canada.

Q. He stopped that?—A. Yes, he did, but they generated power and also supplied light to some surrounding districts, and utilized steam for heating.

Q. It went out of business?—A. It was taken over by the Montreal Public Service Corporation.

*By the Chairman:*

Q. But it was effective?—A. It was effective, yes.

Q. Can you give us a comparison as to the efficiency of a central heating plant comprising 40 houses, and individual heating arrangements for the same number of houses?—A. If you take a block say 300 feet by 320, that would include say 20 small houses, semi-detached or medium, or going up to 6 large houses, the cost per year for individual heating in either case would amount to about \$4,000 for heating that block with individual furnaces. If occupied by apartments or large buildings you could concentrate in the same block up to four times that. With a central plant in a residential district the heating of that block would pay a return of about 5 per cent. As a rule it will not work out if you calculate all of them as tenants taking the power, because you can only figure on probably 70 per cent taking it.

Q. Where would you put that central heating plant?—A. It has to be more or less a community matter for someone to provide the lot. If you have a community small enough you could put it in the back yard, but then it is not large enough to make up the amount. You need to run to four or five blocks, or more concentration of one or two blocks, as well as several apartment houses put together, or larger buildings, and you thus get an advantage, because one of the larger costs of central heating is the distribution of pipe lines under the ground, and if you can get the buildings side by side you can run right through basements without any underground conduit, and have it fairly concentrated. You are then getting where you could consider central heating alone, without any by-product of current; but where you get it in a scattered neighbourhood it should be carefully considered. I think the broad statement should not be made in any case, that central heating by itself is a paying proposition; it depends so much on several factors. You have to figure on 70 per cent of the tenants, or perhaps start at 40 per cent and see it grow. Then there is another question; if that plant is put in at the start, before the individual furnaces are put into the houses, there is quite a saving in the cost of those individual furnaces. If you are simply going to take the place of houses with their individual heating systems, of course you cannot take any credit for them.

Q. There is a central heating plant at the top of Côte des Neiges Hill?—A. Yes, there is a group of buildings there; in fact I have been endeavouring to get information on that during the last week, but I have not got the figures. Of course you cannot get a comparison except for buildings of the same size; but where it is put up in the first case by one concern who has built the houses and