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 1906-7. Expert to Government of Manitoba,
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Tramways.

The tramway system should follow the main avenues and as far as possible each route should be linked up one with the other to form easy and suitable means of transit for the public to and from every part of the city. It should be arranged so that new lines could be constructed as the development of the town in a particular district required, yet be part of what would ultimately become a completed scheme.

The tramway system in Vienna is an admirable one. It has been described as follows: "The trams circle round the Ringstrasse, and the outgoing routes branch off like the spokes of a wheel, it soon becomes an easy matter to know where to leave the hub and take the necessary spoke."

Civic Centre

The creation of a fitting civic centre is one of the most important matters which should be considered.

It should be dignified, impressive, whilst at the same time in harmony with the characteristics of the town itself, and in keeping with the resources of the public.

Its situation should be as near the centre of the City as is possible, so planned that its architectural features and beauty can be seen from many points of advantage.

The buildings usually comprised in such a centre are the town and public halls, offices, sessions courts, museum, and Art Galleries, which, suitably designed and arranged in relation to each other, can, and should form a civic centre worthy of the community.

Buildings: the space about same: the limitation of the number of Buildings per acre: their height and character.

The regulations with respect to buildings will be one of the most important parts of a town planning scheme and will need very careful thought on the part of Local Authorities.

In order to obviate overcrowding it is essential that a maximum number of houses per acre should be adopted for different grades of property.

In limiting the number per acre it should be sufficient, in the case of land that is not planned out in detail, if it be stated that the rule should be so many houses to the acre, but that the requirements of the local authority would be satisfied if the average number was obtained over a certain area with due safeguards for the space about each house not being too small. There should also be a maximum number of houses stated more than which should not be erected on any one acre.

Thus, if the number limited was 12 to the acre, the Local Authority might be satisfied if on any ten acres no more than 120 houses were built.

In residential areas the height should also be limited. Houses should not be built more than three storeys, or more than a maximum height to be defined.

It would seem desirable in planning an area that certain centres should be fixed where shops, schools, churches, institutes, and such like buildings should be grouped together.

The grading of districts and the planning out of the constituent parts which build up a City is an important consideration. The higher buildings should be fronting on the main arteries gradually grading back to the residential property. Stores and offices will, of course, be placed along the main thoroughfares, and workmen's dwellings as close as possible to the factories in which the working people are employed.