

5. Recommendations

Order in Council P.C. 1278 established a cost reduction fund of One Million Dollars in order to absorb excess costs where construction got out of line for one or more reasons. As of January 10, 1947, costs in connection with 1,797 housing units had been reviewed and the sum of \$677,429.63 had been absorbed under this order in council. There is thus a balance of \$322,571.00 remaining to complete whatever adjustments are required plus the additional cost for repairs and correction of construction deficiencies. Until this is done it is impossible to estimate precisely just what these costs will be but it is believed that the sum of an additional \$500,000 will be required. The original amount asked for by the Director in February 1946 was One and One Half Millions, and following the inspection which is referred to in this report it is the opinion that this is the amount which will be required to complete this operation.

Respectfully submitted,

G. MURCHISON,
Director.

Confidential

Ottawa, Ont.,

March 18, 1947.

The Right Honourable Ian A. Mackenzie,
Minister of Veterans Affairs,
House of Commons,
Ottawa, Ont.

DEAR SIR: The writer, having been appointed as Special Advisor on Building Construction by authority of P.C. 76, dated January 9, 1947, has completed an inspection of the houses erected by the Director of the Veterans' Land Act, particularly those houses which were constructed in large groups or projects.

The inspection was made in the company of Mr. W. S. Woods, Deputy Minister of the Department of Veterans Affairs, and Mr. G. Murchison, Director of the Veterans Land Act. As limited time would not permit a visit to each of these projects an itinerary prepared by Mr. Murchison was followed, this itinerary gave a fair example of the projects in all sectors of the country. Again it was not possible to inspect every house in the projects visited, hence houses were selected at random for inspection. Where the Veterans, established on the sites, had formed a Committee, this Committee was consulted and particular houses selected by them were also inspected. In this way it is felt that a fair impression of the standard of construction on each site visited was obtained. The list of the projects visited and the number of houses inspected is submitted as Appendix "A" to the following report. You will note that 51 projects were visited and 202 houses were inspected.

The report as submitted below is confined to findings of general application under the following headings:

1. Sites, Drainage and Services.

The land selected as sites for these developments is generally of good value but it appears that it was selected with agricultural qualities as the first consideration. The problems of drainage, sewage disposal and water supply which are of major importance in large scale housing developments such as these was not given careful study before construction of the houses was started. As a result the drainage on several sites is unsatisfactory and a large number of the basements are flooded in the wet weather.