

the suburbs has affected the housing situation. You would be surprised to know how many industries have moved out of the central districts of Toronto, within the last few years, into the suburbs, where they have created a new demand for houses and new questions of transportation.

These industries have been moved into districts where they can get cheap land and transportation facilities, but adequate consideration has not been given to the question of housing for the workers.

This problem of the decentralization of industry has been in existence for the last 20 or 30 years in Britain. Big industries have been moving out of London and other large centres to the country districts, and the originators of the Garden City movement said:—

"Let us take hold of this movement. Let us start a new city and offer attractions to these industries that are looking for new locations. Let us group these manufacturers together and build houses for their employees. Let us give them up-to-date transportation and other facilities. Let us conserve the whole of the unearned increment of the value of the land created by the inhabitants for their own benefit; and see if we can establish a city which will be a model in connection with both the housing question and the land question."

Well, they have been comparatively successful: 3,800 acres were purchased at about \$200 an acre. The promoters planned the site of the city, they put in an electrical installation, gas works and a pure water supply. They prescribed that there should not be more than seven or eight houses to the acre. They put all the industries in one part of the estate, where the prevailing winds took the smoke away from the town. They improved the transportation system. The worker in Garden City lives within five minutes' walk of his place of employment; no costly transportation system takes him from a point ten miles out in the suburbs to a plant in the centre of the city, requiring him to spend two or three hours a day in going to and from his work.

Planning Increases Working Time

I venture to suggest, in connection with the discussions that took place at the recent National Industrial Conference, that this is one of the matters which has a distinct bearing upon the number of hours a day that an employee can reasonably give to his work. Every year we are increasing the aggregate distance between the factory and the home of the worker. A man may work eight or nine hours a day in a factory, but if he spends two or three hours a day hanging on to a strap, going to and from his work, he is going to continue pressing for the reduction of the time he gives to productive forms of labor, and is going to continue to be a less efficient instrument of production than if he lived near his place of employment. So this very question of the number of hours that the workman wastes each day in unnecessary travelling, as a result of unregulated distribution of industries and population, has a definite bearing upon the question of efficiency and output of labor.

We cannot repeat the Letchworth experiment all over the country, but if we had in Canada a place where manufacturers were already moving and where we could organize such an industrial development, it would be an excellent thing. It would have a great value in demonstrating the efficiency of scientific organization and of planning for the purposes of solving the housing problem, the land problem and the transportation problem, and of promoting industrial efficiency.

Unearned Increment Reserved

In the Letchworth scheme, the unearned increment in the value of the land is conserved for the benefit of the community. I have said that the land for the Letchworth garden city was purchased at \$200 an acre. The value of that land has now increased to \$1,000 and \$2,000 an acre, and the whole of that increase in value is conserved for the benefit of the inhabitants of Letchworth. There can be no private property in land in Letchworth. You can acquire a lease for 99 years, with the right to renew at the end of that period, subject to revaluation, but you cannot acquire private property in land.

The land was purchased by a company, as a trust for the inhabitants, which laid down the conditions that the whole of the increase of value due to the conversion of the land from agricultural to building purposes, should be conserved for the benefit of the community. But it has to be pointed out that the people of Letchworth have been able to make their largest profits in the earlier years of development on account of the efficiency with which they are able to distribute gas, electricity, water and the other necessities of life, because of proper planning. The control of these things is often handed over, without thought, by franchise, to private concerns.

Agricultural Belt

An important and interesting feature of the Garden City scheme is the agricultural belt round the city. The city area comprises about 1,200 acres, laid out for a population of 30,000 people. In this area there are at present about 30 factories and 13,000 people. In 1903 there were about half a dozen farm houses and laborers' cottages on the site of the city. The other 2,600 acres of the original area, with an additional 700 acres recently acquired, are reserved as a permanent agricultural belt round the city. The charter under which the city is established provides that this belt must be reserved permanently for agricultural purposes or for such recreation purposes as golf. Thus the inhabitants have a large open area all round the city which can never be built upon, and the produce is brought close to the door of the consumer. If the city increases its population over 30,000, it must extend by leaping over the agricultural belt. Thus the industry of farming is linked up with manufacturing industries in one community, avoiding the usual separation of town and country into two distinct zones with the inhabitants of each pulling against one another. The city of the future should have its farm zone, with more harmonious relations established between the workers on the farm and in the factory. Letchworth proves the practicability of the combination, and in contrast the cities of this continent show the evils that arise from the excessive degree to which they promote the separation between agriculture and manufacture.

Letchworth a Private Experiment

People are apt to assume that model housing schemes can only be carried out by philanthropists and governments with unlimited resources. The Letchworth experiment was initiated by a number of men, including Ebenezer Howard, the founder; the late Sir Ralph Neville, a judge; George Cadbury; and Alfred Harmsworth, as he then was, now proprietor of "The Times," who put a little money into the scheme at the start.

Altogether, we had little more than \$500,000 when we started out to build that town. The whole of the capital that has been raised in connection with it does not amount to more than \$3,000,000. That money is now beginning to receive dividends which are limited to 5%.

The main point I wish to make about Letchworth, as an illustration of practical housing, is that when you do a thing properly; when you apply social science to the development of the social forces of industry as you apply physical science to the actual operations of your industrial plants, you can secure equally good results.

In other words, the way to bring about good results in connection with housing is to do the thing in the right way, although it needs more courage, vision and trouble at the outset. I think that is one of the things we have to learn in connection with our housing experiments in Canada, if we are to be practical: That it is far better to do the thing in the right way, even if at first it appears to be more costly.

Hampstead Garden Suburb

Hampstead is a suburb of London. The Hampstead Garden Suburb is the creation of a woman, Mrs. Barnett, wife of Canon Barnett, who spent a great many years in the east of London, and came to the conclusion that the way to solve the housing problem in the slums was to get the people out into the country, out into the suburbs. So she