

people. The neglect to provide sufficient sunlight and fresh air and the means of obtaining such.

It took nearly a century of unsanitary housing in England and over forty years in Germany to produce the present movement, looking not only to the construction of good healthy homes but to the way in which these units shall be set up in the city plan.

And what is the primary object of this movement? Is it the æsthetic, the social, the economic? Rather is it not to build up a healthy race of town dwellers to give the city child as much of the advantages of fresh air and sunlight as possible, fitting him thereby to take his place as a sound unit in the nation's work, physically sound men and women of good stature and high intelligence, a race that will not be lopped off in infancy, but whose days will be prolonged in the land, adding thereby to our national wealth. We in Canada have no wish to perpetuate the degenerate. We certainly do want the best type of mankind that can be raised in the world.

This cannot be done under existing conditions and prevailing laws.

Surely then, it is high time we called a halt and took a more earnest and active interest in all that concerns the development, growth and extension of our cities and towns.

But this is not all—no material work can be done or good accomplished without adequate statutory provision being made in each province in the Dominion in respect to unsanitary housing and town planning and extensive multiplication of government officers, I would suggest the placing of the powers of the administration of the Act under the Department of Health, which must be enlarged by the addition of qualified officers to deal with the different phases of the subject.

To attempt to work the remodelling of our cities and the planning for the future without first securing proper legislation would, in my opinion, be misspent time, labor and money.

Let us be wise and learn from the difficulties and mistakes of others—work for

legislation first—plan in the meantime and then material progress is assured.

Along with legislation of town planning or extension, we will require possibly more definite and exact legislation in respect to unsanitary housing and unsanitary areas, which very properly would come as a separate act, to be read as a part of the Health Act—and suitable regulations drawn up to be enforced by medical officers of health.

A few words are necessary to indicate some of the advantages of town planning.

- (1) The improvement in the general health and moralè of the people.
- (2) The reduction of the death rate.
- (3) The provision of cheaper and more healthy homes.
- (4) The setting apart of an adequate number of suitably located open spaces.
- (5) The absolute prevention of slums with all their accompanying evils.
- (6) It prevents undue expensive road-making.
- (7) It obviates the present method whereby open spaces are acquired after the land has gone up in building value.
- (8) It prevents sudden large increases in land values which would otherwise result in land speculation.
- (9) It gives to the municipality that which belongs to the community, its portion of the unearned increment which now goes to the speculator and which is not his. This is estimated in England at one-fifth of the selling value.

It is to be hoped that these advantages, and many others which will suggest themselves to one who makes even a casual study of the subject, will result in organization for earnest work for the preservation of the natural and scenic beauties of which this country is so prolific—for the remodelling of our cities upon most approved town planning lines and the fixing upon a wise and firm foundation the laws whereby their growth will not be thwarted, hampered or restricted, for the conservation of the lives of our people and their social, moral and financial welfare.