

PRACTICAL HOUSING.

(Continued from Page 359.)

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. The other 2,600 acres of the original area, with an additional 700 acres recently acquired, are reserved by the charter as a permanent agricultural belt round the city. Thus the inhabitants have a large open area all around 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 district zones, with the inhabitants of each pulling against one another. Every city in the future should have its farm zone and more harmonious relations established between the workers on the farm and in the factory. Letchworth proves the practicability of this combination, in contrast, and the cities of this continent show the evils that arise from the excessive degree to which they promote the separation between agriculture and manufacture.

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 private men, who put up a little more than \$500,000 to commence. The whole of the capital does not amount to more \$3,000,000. That money is now beginning to receive dividends, which are limited to five per cent.

Well Hall Model War Village.

At Well Hall, near Woolwich, the Government built during the war a town of six thousand people. This town was brought into being and occupied within nine months—this by the slow, English people, at a time when the whole organization of the country was devoted to the manufacture of munitions of war, the raising and transportation of troops, and other war purposes. This and other schemes were carried out as the result of investigations made under Mr. Lloyd George, who wanted to find out how to increase the output of munitions. It was decided that reasonable hours of labour, comparatively good pay and, above all, good homes and contentment on the part of the worker so far as his living conditions were concerned, were the best way to increase output. If it is sound policy to build good houses and provide pleasant surroundings for workmen in the middle of a war in order to increase the output of munitions, it is just as sound policy to provide good conditions and good surroundings and to bring about contentment among our workers in order to increase the output of production to meet competition with other countries in time of peace.

Therefore, I think we may congratulate ourselves upon the fact that the Government of Canada and the Provincial Governments have taken the initiative in the matter of housing with a view to dealing with the problems in the right way. Loans are made to the provinces for housing purposes. In this connection Ontario and its municipalities are heartily co-operating with a view to improving housing conditions.

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