

# RECOMMENDATIONS OF THE ONTARIO HOUSING COMMITTEE.

## "What Constitutes a House?"

What constitutes a desirable house? By what standards do we measure desirability? A standard has been defined as that which has been established by investigation and authority as a reasonably attainable maximum of desirability. Some standards are fixed; some are constantly changing.

There must, however, be some definite classification taken as a basis in formulating standards. Careful investigation of living conditions has established certain requirements as essential, and others as desirable. There will undoubtedly be some criticism of any attempt to classify essentials and there is bound to be a diversity of opinion, but for our purpose the *essential* features may be summarized as follows:

1. Sufficient land to give each family privacy and plenty of air.
2. Watertight floors, walls and roof.
3. One, or more, rooms for cooking, eating and general day use.
4. Bedroom for parents' use.
5. Bedroom for male children.
6. Bedroom for female children.
7. Provision for toilet with sanitary water-closet and sewer connection.
8. Running water supply fit for drinking.
9. Kitchen sink with waste connection to sewer.
10. Uninterrupted daylight and ventilation through windows in every room.

Additional features which are so desirable as to be almost essential are:

1. Bath tub and lavatory, with hot and cold water supply.
2. Laundry tub with hot and cold water supply.
3. Direct sunlight in all principal rooms.
4. A second room, in addition to that used for cooking.
5. Clothes closets.
6. Porches and verandahs.

Further additions of desirable features would include:

1. Electric light.
2. A separate dining-room.
3. A cellar.
4. Furnace for heating.

In the commercially built dwelling of the past, the mistake has been made of providing too many, and frequently too small rooms. Sufficient attention has not been paid to the use of rooms provided and their place in relation to one another. The average workman does not need many rooms. His wife does not wish to add to her duties by caring for more rooms than are needed. A man's dwelling is governed by his earning capacity, just as his clothes, food, or any other commodity; but there is a limit beyond which we cannot go and maintain decent living standards.

Recognition of these facts and a careful study of the actual requirements suggest that houses ranging from four to six rooms are best suited to the needs of the average workman. Of these the five-roomed type, containing three bedrooms, should predominate. The four-room type, providing only two bedrooms, is suited only to a workman without family, or to one with a small family. One of the most important on the list of essential items is the provision of a bedroom for parents, and a separate bedroom for children