

them are those of foreign origin. Others are those sunk in intoxication and degradation. With the ordinary British-born emigrant, even those of the poorest class, so long as they are workers, I have found that they have a natural turning to trees and gardens when the opportunity presents itself. This is shown by the growth of such suburbs as Greenfield Park, Notre Dame de Grace, and Verdun, to which such people are fleeing for homes out of more crowded neighborhoods and ugly rows. The French-Canadian worker is also ambitious, and though usually caring little for the artistic touch, knows how to appreciate space, air, and comfort. The principal difficulty will be to turn him from his preference for the "soap-box" style of architecture, and the wonderful spiral outside stairs. However, the main idea after all should be health; and art and culture must but follow. Alderman Emard tells how, in opening up the Town of Emard, his company erected two model cottages with pretty roofs and other features, but could scarcely find a purchaser owing to the preference for the "soap-box" style. J. S. Nettleford in his "Landlord and Tenant," perhaps the best short condensation of housing questions in England, gives some more hints which we might take to heart: "In London," he writes, "Miss Octavia Hill has shown by the splendid work she has done, that landlords who recognize their responsibilities, do in the long run, benefit financially from their consideration for others. The owners of property managed by Miss Hill always get a steady 4 per cent., and sometimes 5 per cent. on their investment, which is far better business than to get 20 or 30 per cent. for a few years followed by a closing or demolition order. Miss Hill gives her tenants a direct personal interest in taking care of their homes. A certain sum is set aside each year for repairs, and if less than this amount is required to be spent, then the tenant gets the benefit in some tangible form, such as some household necessity or treasure on which he has set his heart. By this means, and in many other sympathetic ways, Miss Hill makes the interest of landlord and tenant identical, with immense advantage to both. Miss Hill's wonderful success in spite of great difficulties, is due to the fact that she recognizes what so many fail to see, viz.:

that the housing question is very largely a personal question, and cannot be successfully dealt with in the wholesale fashion.

"The successful solution of the housing problem depends more than anything else upon the relationship between landlord and tenant. Miss Hill, as landlord, or representative of the landlord, treats her tenants as human beings, and not as mere rent-producing animals. Her sympathy and practical common sense are more successful than Police Court summonses, and lead the tenants into taking care of their houses, with the result that her tenants enjoy comparative comfort, and the landlord gets better permanent returns on his investment than is the case under the usual thoughtless, heartless system.

"Miss Hill was one of the first housing reformers to draw attention to the unsoundness of the policy of municipal house building, but her opinions have been fully justified by results. Her principles are patience and caution, and, above all, help the people to help themselves instead of attempting to be a '*deus ex machina*,' and do everything for the people without calling upon them to do anything for themselves. It is often very difficult to refrain from rushing in and trying to put an immediate stop to the misery we see, but bitter experience teaches the hopelessness of this policy.

"Miss Hill's principles of patience, caution, and self-help, have undoubtedly succeeded where the attempt to do everything at once has utterly failed. It is only necessary to inspect the London County Council's barracks, and then Miss Hill's happy homes, in order to see that she has succeeded where the slapdash municipal house-builder, who sets to work without first thinking out general principles, has utterly failed."

Still another point, and a most important one to note is that Garden Cities will depend much on good and rapid transit. Their full success will be bound up with improved thoroughfares, underground and other rapid transit lines, cheap fares, and comfortable carriage. Let those planning them give this sufficient attention.

A very serious question all over Canada is that of the growth of "Shacktowns" on the outskirts of the cities, where they escape the buildings laws. There is a good