

these cities, of the damnable method of warehousing humanity in apartment houses of all grades—this system will produce injurious effects which will be manifested sooner or later—and posterity will come to curse the day when they were permitted.

From various and obvious causes—chiefly the price of land and high rentals—there have sprung up in close proximity to all of our larger cities, hamlets where the mechanic, the clerk and others have purchased land and erected thereon either shacks or unpretentious homes, gradually these have grown into either villages or towns and finally have been taken into the larger corporation—in a similar manner factories have located in the outskirts of our cities and around these have been built the homes of the employees, until ultimately they too have become a part of the greater municipality—another example of a misfit in town extension. Nowhere has been a working to a common and well-thought-out scheme, having for its object the greater, the beautiful and the healthy city.

The result of this want of organization has brought us thus early in our history, up against problems which they in Europe have been dealing with for some time.

Cannot we, therefore, take a few leaves out of their books of town development and housing and properly apply them, that they may be to our advantage, not only as individuals but as municipalities?

Cities, like men, have their birth, growth and development, and it is as true of the body corporate as it is of the child, that trained up in the way it should go, when it is old it will not depart therefrom.

In this country, during the past forty years, hundreds of towns have been born and scores of them have grown into cities, but rank and disorderly has been their growth, the same being detrimental to the health of the inhabitants and expensive to the ratepayers.

Indeed, it may safely be stated, there is not a city in Canada but has been made to pay heavily in the way of increased expenditure by reason of the fact that estates within the immediate environs have been cut up into building lots and built thereon irrespective of the fact that their

ultimate end is to become a part of the greater body,—the object of the owner being simply to produce the greatest financial returns or commercial interests of the people.

It has been said of English towns, the municipality watches the "value of land being forced up to its utmost limit without the power to act in such a way as to protect the interests of the body corporate, and when the time arrives that action can be taken, it is often the case that it purchases remnants at ruinous values, in a vain attempt to rectify and satisfy the public needs."

What shall we say of Canadian cities? That unsanitary housing conditions are not confined to European countries but are to be found in Canada, was pointed out in the paper presented to the Commission of Conservation in February of this year.

Gross errors have been made and continue to be made in every Canadian city in respect to the construction of buildings.

Corporations are helpless beyond their municipal boundary and must look on with complacency at the opening up by land speculators of estate after estate. Buildings may cover these properties and yet the corporation has no power to require that provision be made for the future by requiring that adequate provision be made for open spaces, school sites, main roads or other public needs.

It is true when such estates are taken into the municipal limits, it is too late to make the changes in roads, driveways, open spaces or parks, or even lay water pipes or construct sewers without incurring expenditures vastly greater than would have been the case if the municipal authorities had exercised an oversight on the first instance of the planning of the property.

And notwithstanding all these evils, there does not exist to-day any adequate statutory provision which insists upon the environs of a city being planned as parts of a greater metropolis in such a manner as to be component parts of a harmonious whole instead of at present being often incompatible with and detrimental to each other.

The primary cause for this movement in the older countries has been the markedly evil effects which bad housing and bad planning has had upon the health of the