

## New Garden Suburb near Lincoln, Eng.

Engineering Firm Lays out Large Estate for Workspeople on Co-operative Lines

The contention that it is the 'duty' of large employers of labour to provide decent housing for their workers has been freely combatted. Another argument is coming to the fore, that is likely to be more convincing because it is based on practical considerations, namely, that it is greatly to their advantage. One manufacturer who has adopted this method of 'prosperity sharing' has confessed that, whereas before housing accommodation was provided the labour turnover was 400 per cent, at present it is practically nil and labour unrest is a thing of the past.

It is being proved also that the new method of housing workers is susceptible of important economies and the creation of amenities and conveniences for home life such as have been hitherto the privilege of the rich.

The engineering firm of Ruston and Hornsby, Lincoln, Eng., have acquired an estate of 370 acres, near Lincoln, in the vicinity of a lake, known as the Swanpool, and are there building an industrial garden suburb with provision for 3,000 houses. The estate is being laid out on 'garden city' lines, with ample provision for shops, schools, institutes, recreation grounds, allotment gardens and other amenities. The housing will be managed on co-partnership principles and will not be confined to the employees of the firm.

One feature has special interest. It is proposed to carry out from a central station a communal supply of electricity and hot water for domestic purposes. It is claimed by the engineers that great economy may be secured by combining the production of electricity with the utilization of waste heat from the generating plant for the supply of hot water, which will be circulated among all the houses throughout the area. The development has already begun and some of the houses are ready for occupation. —A. Buckley.

## English Scheme for Second Garden City

Not to be Suburb but Complete Industrial Town with Permanent Agricultural Area

A new project in industrial town building to be called the Second Garden City is in course of formation in England and the development will be on the lines of the First Garden City, which was established at Letchworth in Hertfordshire fifteen years ago.

The estate chosen is in Hertfordshire, about ten miles from Letchworth and twenty-one miles from London. Provision will be made for a population of from 40,000 to 50,000.

While the offshoots from the Letchworth experiment have been many, they have taken the form of garden suburbs with the idea of

providing better housing accommodation for the workers in the city and, to that extent, have served a useful purpose. But no single development has embodied the principles of the First Garden City, which postulate a highly organized industrial town complete in itself and surrounded by a permanent agricultural belt, that shall not suffer disintegration by the expanding needs of the urban centre. The idea is that a chain of small towns properly equipped for all the uses and amenities of life and permanently in touch with agricultural areas is better for public welfare than a few large and overgrown cities constantly destroying the land areas that should feed the population of the cities. It also includes the idea of public ownership of land and public services so that the increments in value of the land and the profits of public utilities shall be conserved for the people who create them. —A. Buckley.

## Alaska Fur Seal

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ver, were not bound by this treaty and could kill seals anywhere outside the three-mile limit. In 1897, under the terms of the *modus vivendi*, the United States reduced its land killings to 7,500 annually.

In 1911, the herd had decreased to 127,745, only 12,006 seals being killed on the Pribilofs in that year. Leasing was discontinued by the United States in 1911 and a treaty negotiated between Great Britain, Russia, Japan and the United States, the signatory Governments agreeing to prohibit the pelagic killing of seals and sea otters. As compensation, the United States agreed that Great Britain and Japan should receive 15 per cent of all the seal skins taken by the United States and Russia on their respective territories. Similarly, Japan gives Great Britain, Russia and the United States 10 per cent of the land catch from her herd.

As soon as the treaty became effective, the United States enacted a law prohibiting all killing on the Pribilofs for the five-year period, 1912 to 1917, and Great Britain, Russia and Japan, therefore, received no skins during that term. During this five-year period, the Alaska herd increased from 127,745 to 530,492.

Dr. B. W. Evermann, Director of the Museum, California Agricultural Sciences, states that prohibiting all killing during 1912-17 "was not only unnecessary, it was actually harmful" in that the presence of surplus male seals about the rookeries "always results in severe fighting," causing injury to the female seals and tramping young seals to death. In 1918, more than 2,000 young seals were killed, most of which had been trampled to death.

Dr. Evermann estimates that the close-season law has caused a loss of more than \$3,000,000 to the United States and great injury to the herd, and that the loss to Great Britain and Japan has been at least \$450,000 each. —James White

## Progressive Forest Policy in Quebec

Need for Change in Cutting Regulations Recognized—Reforestation of Denuded Crown Lands

The progressive attitude of the Quebec Government toward the conservation of its forest resources is indicated by a recent conference at Quebec between the Minister of Lands and Forests and representatives of the Woodlands and Technical Sections of the Canadian Pulp and Paper Association and the Quebec Limit Holders' Association. This meeting discussed the whole question of the revision of regulations governing the methods of cutting timber on provincial Crown lands. Arguments were advanced favouring the adoption of some substitute for the present diameter limit method of regulation, which does not work out satisfactorily inasmuch as it does not leave the cutting area in a condition to produce a second crop of wood.

The question of the conditions under which denuded Crown lands might be reforested, through co-operation between the Provincial Government and the limit-holders, was also discussed. The pulp and paper companies are particularly concerned with this aspect of the problem, in view of their heavy investments in plant and equipment, which necessitate the adoption of a long-time viewpoint.

Following this meeting, a committee was appointed to prepare definite recommendations to the Provincial Government. The members of this committee are W. Gerard Power, of the River Ouelle Pulp and Lumber Company, Robt. P. Kernan, of the Donnacona Pulp and Paper Company, and Ellwood Wilson, of the Laurentide Company. This committee has submitted a draft bill relative to reforestation and further developments are expected.

This definite recognition of the need for change in present methods of operating the timber lands of the province, as well as for a comprehensive programme of reforestation on denuded Crown lands, is most encouraging. —Clyde Leavitt.

## Influenza Plague Invades Australia

Spanish "Flu" was Rife in Commonwealth during Recent Winter —Will it Return to Canada?

Reports from Australia indicate that a recurrence of the influenza epidemic occurred during the recent winter (which synchronizes with our summer). There were from 1,200 to 1,500 cases as a daily hospital average in Victoria. The mortality in Melbourne was from 10 to 12 deaths daily. In Sydney, a severe outbreak occurred in June, the mortality assuming serious proportions for one or two weeks. With milder weather in mid-July, the outbreak rapidly subsided.

We, in Canada, will soon be sustaining a prolonged cold spell, hence the necessity for the public

to bear in mind that there is the danger of a recurrence of the disease in Canada. Every individual should take precautions against infection. Keep the body warm and guard against sudden changes of temperature. Guard also against fetid air. The more the bodily heat can be kept up by natural and the less by artificial means, the better. As 'natural means' we include heavy clothing, nourishing food, air well supplied with oxygen and physical exercise. Artificial heat is secured by fire through the various heating systems.

A person who is well fed and well clothed and who moves briskly can easily support prolonged exposure to the severest cold. The greatest danger in Canada is the shock to the system produced by getting over-heated indoors and then going outside in zero weather. This is also a prolific cause of colds.

Most Canadian houses are over-heated in winter. Their average temperature is often higher than during the summer months and certainly higher than in spring and autumn. This is unnecessary, it wastes fuel and it endangers health. Women are prone to wear too tight clothing in winter. It would be much safer for them to dress more warmly and have their houses ten degrees cooler. —C. A. Hodgets.

(See also the article on *House Ventilation* on page 49 of this issue.)

## Unearned Increment Tax

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time for payment is given, 3. Provision is to be made for collecting the unearned increment on suburban lands in the following manner: On the first sale after the date of assessment on the basis of land in an unsubdivided area, a calculation is to be made of the increase in value, if any, by comparing the original assessment with the sale price and with the average of the annual assessments during the intervening period. On each subsequent sale a similar calculation will be made of the increase since the previous sale. One half of the increments thus shown is to be collected by the city. This process is to continue until the land becomes included in the urban area or is assessed as urban land.

One or two of the cities differ with regard to parts of the above scheme so far as they relate to the agricultural area but there does not appear to be any difference with respect to the application of the unearned increment tax.

There is some difference of opinion, however, with regard to the amount of the "unearned increment" tax, some citizens taking the view that 50 per cent is too high and others that it is too low.

If the scheme is carried out it will be of interest to watch the effect of applying the tax on unearned increment on land in such a city as Edmonton which has been previously experimented with the system of confining taxes to land values only. —Thomas Adams.