

Mr. BATES: No, but there is this fact that we have to face. We have in Canada 6 million school children and there are 3 million families that have to be housed. We do not have to go looking for immigrants. We have them here. It means adding 3 million to a housing stock of 4 million. It means we almost have to double our housing stock, and this can only be done by developing metropolitan areas and finding necessary financing for the required services. In this sense you may say we have a national problem. We have 3 million families to be housed and clothed. Factories have to be developed and jobs found. There will be a tremendous capital search on the part of Canadians for the next 10 to 20 years.

Senator PRATT: The plans have to be set up by the municipalities themselves or in conjunction with the provinces, and then have the federal Government brought in.

Mr. BATES: Quite.

Senator SMITH (*Queens-Shelburne*): Mr. Bates, would you comment on the idea of the provinces supplying more housing through greater use of co-operative housing schemes?

Mr. BATES: Yes. One might say that the co-operative operations have been very successful in Nova Scotia. There has not been the same drive in the other provinces. This drive in Nova Scotia may emanate from the work done by St. Francis Xavier University in the past 20 years. We are passing housing schemes every week. We approved one last week for Sydney, Nova Scotia, for 10 units averaging about \$4,500 per unit. This is very economical and worthwhile housing. These housing schemes require personnel who have field training. Co-operative housing can work successfully if you have this personnel. Incidentally, a good deal of this training has to be done on the spot. We have not had any trouble with these schemes in Nova Scotia, and we have there the lowest-cost housing we have in Canada. I think I am right in that statement.

Senator SMITH: Under which section of the act does that co-operative housing scheme operate?

Mr. BATES: We have a special deal with the province of Nova Scotia under section 36 of the N.H.A. It is the only such deal we have in Canada. No other province has asked us to put together the same kind of deal to aid the Co-operatives. They have a housing commission there which is run by the provincial Government. It helps to seed these local groups and it provides them with information. It has been headed with great enthusiasm by Dr. Prince.

Senator PRATT: And it works very well?

Mr. BATES: Exceedingly well.

Senator PRATT: That should be publicized.

Senator PEARSON: Is it for single houses?

Mr. BATES: Yes, and rows. There are varieties.

Senator BURCHILL: You have been talking about urban communities. What are the requirements under the act with respect to space for rural communities?

Mr. BATES: Well, 7500 square feet is the minimum for septic tank purposes. They will not allow a septic tank to be laid down smaller than that because of the danger of spilling over into other people's lots, as well as danger to themselves.

Senator BURCHILL: Has that been studied very carefully; that is the minimum?