

land, the development of which will enhance the adjoining property. Here on the Island of Montreal it is, as we all know, impossible to purchase a single "arpent" from one man without the price of adjoining "arpents" owned by other men becoming unduly inflated in price, while there are very few spots on the Island where sufficient land could be bought from one landowner to admit the inauguration of a co-partnership estate of adequate size to pay. We do not even know how much a co-partnership company here could afford to pay for land.

The terms on which co-partnership is possible here must be most carefully studied and embodied in a law granting expropriatory powers to co-partnership companies in exchange for safeguards and guarantees as to the use to be made of the land so acquired. The control of the actual building on co-partnership estates should within certain very wide limits be left entirely in the hands of the co-partners. Only thus can invention both in planning and in the use of materials have full play: only so can true competition be stimulated and progress be made towards our ideal, the cheap, comfortable, right and, therefore, beautiful type of small home:—a rational organism, self explanatory and complete. So there is much to be done before we can cut the virgin sod for our first garden city with any assurance that the result is not a hole in which to bury our hard-earned septic equivalent of the talent of old time.

How then should we proceed to collect our statistics since experience gained in other climes by other communities is so likely to be misleading.

1. First of all our city should seek by direct practical experiment to prove what can or what cannot be done by housing her own servants, we have a regiment of firemen who do not live in the firestations and who might very properly be accommodated on the premises as they are in Europe.

We have an army of road makers and scavengers, with their foremen and managers, who could with economy and satisfaction to all concerned be housed as part payment of their dues. Our minor civic officials might well be established in an experimental garden city. Should these things be done intelligently we should soon know just how much a dollar will buy in the way of accommodation. It was largely in the housing of the fire brigade that the L.C.C. learned at first hand the thousand little things that made their later tenements so perfect.

While these things are doing there is need of people of imagination, lawyers, politicians, business men, engineers, social workers, laboring men and their wives, employers, doctors and last, but not least, architects and builders, proceeding in an orderly and businesslike manner to collect the material for a (1) "Housing Act" and (2) a "Co-partnership Act" conformable to our very special needs.

2. And while they are at work there is need of the creation by good men and true of the public spirit which will ensure the necessary legislation. But the first step is to collect and to conceive the statistics for these problems *in their local aspect*. In matters of practical reform no less than in matters of political ideals it is wise to count the cost well before going to war.

These remarks are entitled the Statistics of Housing and Co-partnership. I trust I have not disappointed anyone if I have only sought to maintain the thesis that as far as we Montrealers are concerned these statistics have not yet been written down.

If I have felt it necessary to adopt a somewhat admonitory tone I trust my more sanguine fellow workers will forgive it. There will be need of all their enthusiasm before the things we desire to see are accomplished.

SOME REMARKS ON THEATRICAL ATMOSPHERE

BY ADDISON MANN.

"There have been changes in the theatre since the poet Cowper's time," said the managing editor of *The Public Health Journal*, as he settled himself comfortably in his stall at the Royal Alexandra.

"Don't you remember? 'Not such his evening who with shining face sweats in the crowded theatre.' One must have paid through his purse in those days."

The remark was characteristic of the