

work could be made to a large extent revenue producing and would be a good investment. In cities in America, where maps have been prepared, it has been shown that they are of great benefit and are worth many times the cost. In Ottawa, I understand, the Federal Plan Commission had to expend about \$7,000 for preliminary surveys, most of which would have been unnecessary had an accurate topographical map of Ottawa been in existence.

Preservation of Trees

It is one of the objects of town planning to preserve natural features such as trees, and in the older countries it has become an outstanding feature of real estate development on ordinary commercial lines to preserve trees as a profitable asset in connection with the sale of land. One of the most successful real estate enterprises in the United States is that of Roland Park, Baltimore. I asked the president of the Roland Park Company to inform me whether he placed any commercial value on the preservation of trees, and his reply, dated the 12th inst., is as follows :

"As to the commercial considerations involved in the question of saving trees wherever possible, my own judgment, founded upon an experience of over 20 years in this work, is that those who buy land from us value large forest trees so much that we can afford to go to very considerable expense in preserving them. I send you some photographs showing cases where we have built retaining walls to avoid making slopes which would have destroyed trees located on or near the sides of streets. (See illustration.) With the same purpose in view, we frequently leave the sidewalk at a level above or below that of the driveway. I send you a few photographs illustrating this method of treatment also.

"There are a number of advantages secured by the preservation of such trees : The direct value of the tree to the abutting lot, its value in the enhancement of the beauty and attractiveness of the street vista, and the variety and interest added to the aspect of the street by the evidence furnished by such a construction that a human problem has been encountered here and recognized, and an effort made to work out its solution with some degree of care and thoughtfulness."

I have referred to this matter as I have observed that the point is not appreciated by many who conduct real estate operations in Canada, and even the advisers of the great railway companies who have large areas to deal with appear to lose sight of the commercial advantages of preserving trees, and incur great expense in removing them, to the detriment of their own property. The public loss is still greater, and the matter is one regarding which further education of public opinion is desirable.

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