

of Mr. H. B. Ames, M.P., and Lt.-Col. Carson, both of Montreal, and both successful.

That of Mr. Ames has been tested by considerable time. It consists of thirty-nine tenement buildings neatly and solidly erected on William street in 1897, replacing dilapidated property. It is entitled "Diamond Court," and is two stories high with a neat paved yard communicating with the street. The apartments are rented at somewhat less than Colonel Carson's, but so as to bring 6 per cent. over all charges, and are in such demand that there are always tenants waiting to enter. The rentals are as follows:

2 let at	\$1.75 per week
5 let at	1.90 per week
22 let at	2.15 per week
4 let at	2.50 per week
2 let at	2.75 per week
1 let at	3.00 per week
Corner shop at \$15.00 per month.	

That of Col. Carson is erected on an old piece of family property on Colborne between William and Ottawa streets, the dilapidated buildings on which were torn down for the purpose. The buildings are of solid brick, fireproof, finished substantially, contain 48 tenements, two storeys, and are built around a fine spacious central square. Each tenement contains four nice rooms, well built with a bath room and closet and electric lighting. All are heated free from a central boiler room. The landlord pays the water tax. The rents are from \$12 to \$14 per month. The property now pays about six per cent. on the investment. All the flats are in great demand and command a good class of tenants. The open square is so highly appreciated that tenants prefer the inside flats to those on the dusty street. It makes a pleasant playground, being all cemented, except a central plot for flowers, and is cleaned by hose every day. The central heating removes the usual putting out of ashes. Colonel Carson found himself met with particular need of costly foundations which increased his outlay, but still finds it profitable. In addition he has yet to rent the basement, consisting of two fine cemented stores of over 8,000 feet square and eight feet high. When rented these will raise the profit. He contemplates

erecting other similar buildings in the neighborhood. Both the Ames and Carson groups are city dwellings. They prove beyond doubt that very considerable building can be safely, effectively, and also profitably done upon similar lines, and that, therefore, a good work lies before any capitalist who leans towards service to humanity.

Another project, now apparently well advanced, is of great interest—the first Garden City Company of Canada. Although I cannot mention the exact lines along which this project runs, I think I may venture to say that it is in hands both capable and devoted, and that it is bound to soon emerge in practical shape, with an extensive undertaking devised on the principles of English garden cities. It will certainly focus public attention, and be a matter of rejoicing when the picture becomes complete. Beyond question, its success will bring imitation all over Canada. One thought that strikes me is that ultimately the two forms of rehousing—that of the Garden Suburb, and of the model city tenement, will be combined in the same company. It is done in New York, where the City and Suburban Homes Company, with a capital of \$4,000,000, offers both classes of home. The company was organized in 1896 "to supply wage earners with improved wholesome houses at market rates of rental." It owns four large groups of model tenements, accommodating 1,238 families, and a suburban estate called "Homewood," in Brooklyn, of 32 acres. In all, about 6,000 people are housed. The shares are a "safe and sound investment confidently recommended to investors of large and small means." The officers are men of the highest standing. "Homewood" is equipped with all up-to-date improvements, and the houses are tasteful, commodious, comfortable, and solid. Ten per cent. cash secures a house, the balance being payable in twenty years with the rent, and the whole secured to the family and the company by an insurance policy on the purchaser's life. Some of the houses are also rented.

The approaching foundation of garden cities leads me to note here some other results of experience elsewhere. It must not be overlooked that the peculiarities of some of the classes whom it is desired to help will have to be studied closely. Among