

people leave the farms, and immigrants come into Toronto. That stands at 37 per cent. It is there. This is the heartland of North America.

(*"See note at conclusion of Mr. Bates evidence"*)

Senator LAMBERT: I am not disputing the need, but what I am asking for is more convincing evidence of the efficiency of the methods that are being employed to meet the need. In other words, we receive all sorts of representations from people who are engaged in the business of building. They also come in contact with the Central Mortgage and Housing Corporation. You probably co-operate with them in building houses, but you do not initiate the steps that are taken to meet this need. I think that is the real crux of the thing. I am thinking about the efficiency of the operations that are required to keep pace with the social development of this country. I think there needs to be some microscopic work done on these figures to show just where the need is. If it is going to be centered in Toronto, Montreal, or Winnipeg, then I think something very much different in the way of an approach to the problem has got to be adopted by Government auspices, either federal or provincial, because it is presenting an absolutely undesirable pathological growth, if you like, in our balanced economy.

Senator HORNER: Would you recommend a survey of the whole country?

Senator LAMBERT: Well, I think there has to be something more intensive done, and I think the best thing to do is to deal with it at the local level. I think the city of Toronto and the province of Ontario should assume some responsibilities in connection with this great growth in an endeavour to meet the practical need of the problem, instead of coming down here and saying they need so many millions to build houses. I think the intensive work really should be done on the ground.

Senator PRATT: Concentration of the population depends entirely on the industrial development taking place.

Senator LAMBERT: Not entirely.

Senator PRATT: I can well imagine a committee sitting down years ago in the United States talking about the same problem in New York when possibly it had a population of 1½ million people. The growth took place, and nobody under heaven could surely plan for a city like New York; its growth came about as a natural sequence of the development of the nation, and I think there is no other path for Canada to follow.

Senator LAMBERT: It is not altogether a question of industrial development, but one of immigration and its consequent social development. In other words, colonies of people come here, and not more than six months later they tie together in some part of say Ontario or Alberta because it is socially desirable for them in their mind to do so.

The CHAIRMAN: Gentlemen, we asked Mr. Bates to come here to give evidence, and I think we should confine ourselves to the taking of the evidence, together with his statements and questions on them.

Senator ISNOR: I should like one point cleared. Has Toronto, with 37 per cent, a greater growth than Montreal?

(*"See note at conclusion of Mr. Bates' evidence"*)

Mr. BATES: Oh, vastly.

Senator ISNOR: Well, that is not going to be your trouble in regard to house building.

Mr. BATES: Percentage wise? Well, maybe we are speaking about something different. I am speaking of percentage wise. This is undoubtedly so.

Senator ISNOR: I asked you a little while ago the number of units built by population.