

Mr. RICE: Yes.

Senator ISNOR: And we have just reached that stage now, Mr. Chairman, trying to create or construct houses at something near the rent of \$56 a month. May I inquire, Mr. Rice, as to whether there are any restrictions in regard to the frontage? You state that in the metropolitan area it is 44.7 feet. I always understood it was around 50 feet that the developers tried to use?

Mr. RICE: I believe that the Planning Department of Ontario asked that all municipalities follow the 50 foot lot width, and Scarborough, I understand, was a hold-out, and they did not subscribe to the full 50 foot, and so we have this figure arising in Scarborough. Most other municipalities do use the 50 foot measurement for the width of a lot.

Senator HORNER: You point out here that a 17 foot clearance is required. You would not be able to build a very large house even on a 50 foot lot with a 17 foot clearance.

Mr. RICE: That is correct; that is something that has happened in the last two or three months. We know of one municipality, at least, that has passed a new bylaw with respect to this.

Senator HORNER: Nearly all the provinces, or at least Saskatchewan, regards a 50 foot lot as a must for all new buildings—at least 50 feet.

Mr. RICE: The Planning Department of Ontario asks for that, I believe; I do not know if it is mandatory or not.

The CHAIRMAN: Any further questions?

Senator ISNOR: Yes, I want to talk about land value in Toronto. Mr. Rice states in his brief that roughly speaking it is a third of the price of a completed house. Would that apply to the higher-priced houses as well?

Mr. RICE: Unfortunately it does, senator. If we get into the type of house, say, \$50,000, the builder may pay anywhere between \$12,000 and \$13,000 for 80 feet, 90 feet, or 100 feet of land.

Senator HORNER: Didn't that include, in your brief, the servicing, or was it the land alone?

Mr. CLEMENTS: That included the servicing.

Senator ISNOR: \$1,000 less the services.

Senator HORNER: The services are more than that.

Mr. RICE: If you take off the cost of the raw land which we have at \$1120 a lot from the total of \$3600, we have roughly \$2500, the cost of servicing this particular lot, and as we pointed out below there is now in Scarborough an additional cost of \$418, which has also happened in the last few months.

Senator PEARSON: In your planning of new subdivisions in these metropolitan areas, is it not true that the cities are just gradually creeping out all the time, and that the owners of those pieces of land know that eventually they are going to be part of that city and there is a big hold-out causing prices of land to go up very high in those areas?

Mr. RICE: I would say that is quite correct.

Senator PEARSON: Would it not be a better situation if instead of following a plan of creeping out they followed a plan like the Great Belt area around Ottawa, as was proposed? They said, "The city will stop here, and the next subdivision will be twenty miles out"; and then they could buy property out there with the anticipation that later that would be developed as the city grew?

Senator HAIG: Let me point out something before Mr. Rice answers. Water and sewers enter into the problem.