

market gardens near the particular house but that they should be in allotment at the other end of the settlement. I would advocate the erection of four houses of good construction, sanitary, architecturally beautiful, not put up like shacks, but well put up by competent architects and built to last, with good woodwork, and located every fifty or one hundred yards. If you had four of these to the acre that would give one-quarter of an acre to each house. One-quarter of an acre outside of the ground occupied by the house would give an ordinary garden plot for a flower garden and perhaps a small quantity of vegetables. Of course, that is not the market garden, but there is no reason why a man should not have sufficient ground in his own back yard for a strawberry patch and a poultry run. A great deal of money is to be got out of the poultry business if a man thoroughly understands the business; if he does not he is in a bad way.

Mr. DuTREMBLAY: What would be the value of the house to be occupied by each man?

Mr. MOWAT: To put up a house of that kind should cost \$3,000 at the present time. If prices were to drop it would be less. You cannot build a six-roomed house for less than \$3,000 to give a living room, dining room, kitchen, or kitchenette downstairs, and three bedrooms, one for the husband and wife, one for the male and one for the female children together with a small bathroom upstairs. That is the limit of a six-roomed house with the accommodations I have mentioned, at the present time, according to what I am told by competent builders and architects. . . If a man wishes to have his workshop in connection with his home, there is no reason why he should not build against his house an addition so that it might be heated properly by a central stove in winter and thus enable him to carry on his work. This might be done without destroying the architectural beauty of the house and I am told that this addition could be made to-day for \$500.

Then if the Government did not feel like financing the scheme at the present time—and I quite see difficulties in the way—I think it should be looked forward to as a thing bound to come in the near future. I am convinced that if bonds were issued covering a proposition of this character, the patriotism of the citizens would easily provide for the necessary money.

Therefore we have undoubtedly got to face an expenditure on, say, 200 houses at \$3,000 apiece, or \$600,000 odd; add to that the

cost of the land \$50,000, and add another \$50,000 for the construction of sewers and of two or three trunk roadways upon the site. That represents an expenditure of at least \$700,000 to be provided for each city; not much, one would say, in view of the expenditure which we have made on other things. This would all be paid back to the Government by instalments or by the amortization plan. The direction of this scheme, it seems to me, will require some consideration. I would say that from the very beginning this must not be considered as a philanthropic movement at all. If it is philanthropy, if it is something doled out to a man, no self-respecting man is going to take it. He is only going to enter into it as a business proposition, and the only obligation he will be under to anybody will be to repay in time the cost of the house, or such sufficient rent as will reimburse the Government for its expenditure.

Therefore there must be no paternalism about the management of the community; nobody need be under the direction of any other person; but at the same time there must be precaution taken in the construction, and then to an extent in the management, in order to preserve the community life of the village, because women of different kinds will form these communities. Women vary in their housekeeping; some women will keep their houses in good shape and their porches and grounds will always be neat looking, while other women unfortunately, perhaps through indifferent health or other reasons, will become slatternly. That means if there are too many of the latter class the community will not be as popular as it should be, and there must be some guiding direction to  
5 p.m. see that the people are kept up to their manifest community duty.

At the same time the municipal government of the town should be left to the men themselves, so that we would have returned soldiers occupying positions in the council of each town. We would have the councillors elected by popular vote of the people themselves, and if there was anything in the management of the town which was not approved of, then the remedy would be in the hands of the people themselves. They could put those men out at the next election and put in men who were more amenable to public opinion.

I think the directors should be about five in order to make it a convenient and workable body. Two of them should be first-class architects, two should be returned soldiers—who by preference should be business men—and the fifth member should be