

your basement under the one-storey structure, to build a two-storey house, instead of having just one storey, will mean an average expenditure of about fourteen per cent above what you have already spent, and in addition you will have approximately another seventy per cent of cubic living space. There is therefore a considerable difference in cost to the people who are getting the homes.

The cost plus basis is entirely wrong, most extravagant, and is a source of unnecessary expenditure to the taxpayers. Yet that is a principle which is approved by the government to-day, apart from any investigation now proceeding with respect to graft at some other points of construction. I submit that the principle is wrong. The taxpayers have a right to raise a strenuous objection to this manner of handling public money, even though something must be done, and done in a big way, to house these veterans, who are entitled to every consideration.

It strikes me as strange that housing material grown and produced in British Columbia can be transported to the British isles and converted into homes that are larger and more convenient for less money than houses cost the veterans in Canada to-day. That is the situation that exists at this moment. I trust that something will be done to create a better and more economical system of housing in Canada. In my opinion the present unsatisfactory condition is due to a lack of previous planning more than to any other cause. I do not believe that proper thought and planning were given this gigantic undertaking in due time to meet the necessities of the day.

A matter that I have been concerned about for some years is that our best educated young people in Canada have been leaving their native land to seek employment elsewhere. On this point I would refer to certain observations of Professor Brebner, who has made a considerable study of this subject by means of independent funds in the United States. He says it is estimated that one-quarter of the number of Canadian-born who have remained in North America lives in the United States. The census records of that country show more than 77 per cent of Canadian-born citizens living in the urban areas, with the heaviest concentration of Canadians in the New England states, in New York and Michigan, while there are more than 100,000 Canadians living in the single city of Detroit. It is a very long article, and the author goes into very great detail, pointing out the reasons for his conclusions. He states that we shall probably lose 20,000 Canadian-born this year who will be taking up residence in the United States. That estimate is very low, because from the first of

January of this year up to the first of June some 21,000 native-born Canadians have left this country to seek homes in the United States. He points out that this movement reached its greatest height in the period between 1921 and 1930, when 924,515 Canadians migrated to the United States; and up to 1944 the number of persons recorded as entering the United States from Canada, in the period of 125 years, totalled 3,047,704. The 1940 census showed the number of Canadian-born in the United States at that date to be 1,044,119. Someone may say that there are a number of Americans in Canada, but the percentage is very small in comparison with these figures.

The reason given for this situation, in this professor's findings, is lack of opportunity in Canada, and in the broad picture it is estimated that ninety per cent of the Canadians who have gone to the United States have emigrated because of lack of economic opportunities on this side. But the answer is not only economic; for this professor, I read, is convinced that some kind of assistance must have been lacking in Canada as well. He gives various reasons. He says, for instance:

Canada needs to detect, train, encourage and retain every scholar she can find, for they will constitute the principal group who will keep Canada up with the rapidly changing world, who will bring Canadian brains and experience to bear on Canadian problems, and who will pass on to youth and to the nation at large the vital traditions from the past.

I have raised the same issue concerning agricultural scientists who have found it necessary to leave this country for better remuneration, and who have done so on more than one occasion in the past. I am convinced, Mr. Speaker, that a nation such as Canada cannot continue indefinitely and successfully alongside a nation such as the United States of America with this great economic disparity prevailing. Surely, with our great undeveloped natural resources and our wide open spaces, we can build up an economy that will attract good citizens in great numbers to establish themselves in Canada and at the same time to provide required opportunities for our native-born Canadians.

I was one of those who throughout the war years, with an eye to ending the war as quickly as possible, repeated in several discussions in this house my belief that a dominion-provincial conference was essential before a proper reconstruction programme could be developed in Canada. During the recent conference in this building some two months ago I followed the proceedings very carefully and I have reread the record of those proceedings. In my opinion there was certainly no effort by the