

comfortable homes. They have sewer and water service, electricity and everything else. I think those houses may be good for another 40 years.

Mr. BATES: This I could not deny, senator. I live in a house that is 55 years old, but one hundred years from now I cannot say what will happen.

Senator CRERAR: But you did not mean that houses fifty years old should be replaced?

Mr. BATES: No, but you have only to go down town in Ottawa, Montreal, Toronto, Winnipeg or Vancouver, and you will see what I mean. You know quite well what I mean.

Senator PRATT: Can your organization anticipate what number of houses a year will be built over a period of years? It stands at 150,000 new houses now?

Mr. BATES: This year it will be 150,000 new houses.

Senator PRATT: In the next ten or fifteen years, say, could you give us what would be the progressive rate of house building, the increase year by year over a period of years; has that been calculated, according to the general trend, I mean?

Mr. BATES: Yes, the Gordon Commission covered that a year ago, senator. 150,000 units, this is what we are doing this year, and we have to face up to the families coming out of school, and leaving aside the whole question of slums, renovation, urban re-development. This is one part of the total subject. I have read through seven volumes of evidence, senator, and have not looked at new urban re-development; leaving that completely out you must have something like 150,000 as a very minimum. If you are going to replace stock you must have more than this in the next fifteen to twenty years, because you have got four million houses and three million new families coming in on top of this.

Senator PRATT: An average of 150,000 a year plus the possible increase that is anticipated?

Mr. BATES: An average of 150,000 a year is not going to leave you with a lot of vacancies. Let me put it that way.

Senator WALL: And will not handle the problem of re-development?

Mr. BATES: Re-development, no. This has been set out in the Gordon Commission, the figures are there, if any gentleman wishes to look at them.

Senator HAIG: You mean that we as a committee in making our recommendation should always keep in mind that 150,000 Canadians will always be buying houses in the future?

Mr. BATES: More—the very least.

Senator HAIG: That does not include immigrants coming into this country or anything like that, though?

Mr. BATES: No. I would like to go back to the initial statement. You have six million children at school under eighteen years of age. It is true that some of us are going to die, but our death rate is not increasing as fast as the birth rate, and this addition is in front of us, it must be faced, and whether it is on the periphery of Toronto, Winnipeg, Vancouver, Shelbourne county, does not matter, it will be there, it will be somewhere, and this is the essence of perhaps the national problem. There is no other country in the world with so large a proportion of its population young children that we know of.

Senator LAMBERT: You are stating the situation in a very general way in giving this figure of six million. Have you adjusted the apportionment of the effort, say 150,000 houses, to the places where it is most needed?

Mr. BATES: No. In metropolitan Toronto this is going to go on. There is nobody directing it. Private enterprises go into the periphery of Toronto,