

areas of good housing 58·3. In Ward 2, Subdivision 2 (Moss Park) the rate was 121·2, which is almost double the rate of all Toronto; and in Ward 3, Subdivision 6 (the Ward) it was 83·3.

It has already been pointed out that juvenile delinquency in Toronto is more serious in areas where poor housing is prevalent. That the same relationship holds for certain crimes committed by adults is shown in the statistics of residence of convicted criminals supplied to the Committee by the Chief Constable. For example, in one district of which an intensive survey was made by the committee, in a total of 547 houses inspected, 315 were reported as below the committee's minimum standard of health and decency. The data supplied by the police show that among these houses one hundred were "convicted" in the year 1933 as betting, gambling or bawdy houses, or for violations of the liquor laws. Some of these houses were convicted as many as ten times although in practically every case the tenant had moved, after conviction, to some new location. This repeated conviction of certain houses with different tenants suggests even more forcibly than the high total of convictions that crime and poor environment are intimately related. The police summarize their conclusions in a comment accompanying the statistics by saying that "the environment created, (by bad housing conditions) through its encouragement of drinking, gambling, sexual laxity and petty crimes, makes a breeding ground for crime and is the cause of a great deal of juvenile delinquency and subsequent participation in major crimes.

According to an intensive survey made in Cleveland of a slum district where two and one-half per cent of the population lived, 22 per cent of the murders were committed, 6·8 per cent of boy delinquency, and 12½ per cent of the tuberculosis deaths occurred in this area. Although the per capita cost of fire protection in the City of Cleveland is only \$3.12 the cost in the slum area is \$18.72. Although the total tax income of this area is only \$225,000 the total municipal expenses are \$1,356,000, leaving a deficit of \$1,131,000, which must be made up by the rest of the community. If you add the contribution of the various unofficial agencies, such as Visiting Nurses Association, Maternity Hospitals, etc., we add \$615,000, so the total deficiency is \$1,740,000.

Evidence was given to show that the slum areas in Montreal, Toronto and Winnipeg are not yet so much a menace in themselves as they are to the potential areas of deterioration surrounding them. This creeping slum deterioration does great harm to adjoining real estate values. To clear up the slum areas in Canada requires the work of some central agency. The houses unfit for human habitation may be condemned but in order to clear up the area and to rebuild, compensation for buildings in good or partial repair must be provided for as the values of these buildings is, of course, lost when torn down.

No rehabilitation (repairs) should be done in areas distinctly held in view for subsequent slum clearance.

No figures can be given for slum clearance in general. Each case must be estimated on its own merits. It is estimated that to eradicate the slum areas and rehabilitate them would cost \$14,000,000 in Montreal and \$12,000,000 in Toronto, that is exclusive of accruing land equities involved.

The clearance of slum areas must await changes in Provincial and civic laws, which at present hamper speedy and economic action.

REHABILITATION (REPAIR)

Property generally has depreciated because of the fact that during the last three or four years money has not been available to owners with which to take care of ordinary repairs and maintenance and this has accumulated and is accelerating.