

12-GEORGE V, A. 1921

aesthetic and economic reasons the contour of the land has been followed instead. The main feature of the street plan is a diagonal road called Rockcliffe Way, a roadway 66 feet wide the whole of its length. This will form the main artery and will be an attractive driveway fringed with open spaces and trees. Residential streets have been planned with a view to economy and beauty and pavements will not be wider than is necessary to carry the small traffic that is incident to such streets. Air spaces will be provided by front gardens and boulevards and by restriction of the density of building area. There will be provision for 168 houses most of which have already been built. The average cost of the lots per square foot works out at 12.8 cents. Ample provision is made for open spaces and playgrounds. There will be tennis courts and bowling green, a small public park, children's playground and wading pool and such questions as the orientation, opportunities for obtaining light and air, privacy and garden space with sufficient open spaces reasonably accessible, have been studied with as great care as the problem of sanitation and other engineering.

The estate commands beautiful views of surrounding country each of which has been studied with a view to adequate conservation and there is little doubt that when fully developed the Lindenlea Garden Suburb will form one of the most attractive developments in North America. The estate was bought at the rate of \$3,000 an acre and the lots are being sold at from \$450 to \$600 each.

#### LINDENLEA

Area—22,458 acres.

No. of Lots—168

Average price—\$457 per lot. 12.8 cents per sq. ft.

Percentage of area in lots—64.6.

Percentage of area in streets—22.9.

Percentage of area in open spaces—12.5.

#### APPENDIX "B"

##### SUGGESTIONS FOR SOLDIER HOUSING

1. A sum of \$50,000,000 to be set aside as a Federal Housing Loan to ex-service men and dependents.

2. A fund to be administered by the Soldier Settlement Board, thereby obviating the necessity of much new departmental machinery, and reducing administration costs.

3. Loans, not exceeding \$5,000, to be made direct to applicants. This sum to include purchase of lot and all incidentals, the object being to encourage the building of serviceable homes at a minimum of cost rather than the erection of expensive houses.

4. Government purchase through the Soldier Settlement Board or through the Purchasing Commission, of all building material, such as lumber, cement, bricks, shingles, flooring, doors, windows, furnaces, hardware, etc., consideration in such purchases being paid to (a) manufacturers and producers quoting low prices on wholesale orders; (b) purchase of supplies at nearest point to actual building operations. The object being to reduce transportation charges as far as possible, and to cut out jobbers' profits.

5. Standardization of building plans; i.e., preparation by the Town Planning Department of the Commission of Conservation of a series of suitable dwelling houses, providing for climatic conditions and cost requirements. This would eliminate architects' fees, ensure practical construction and accelerate construction.