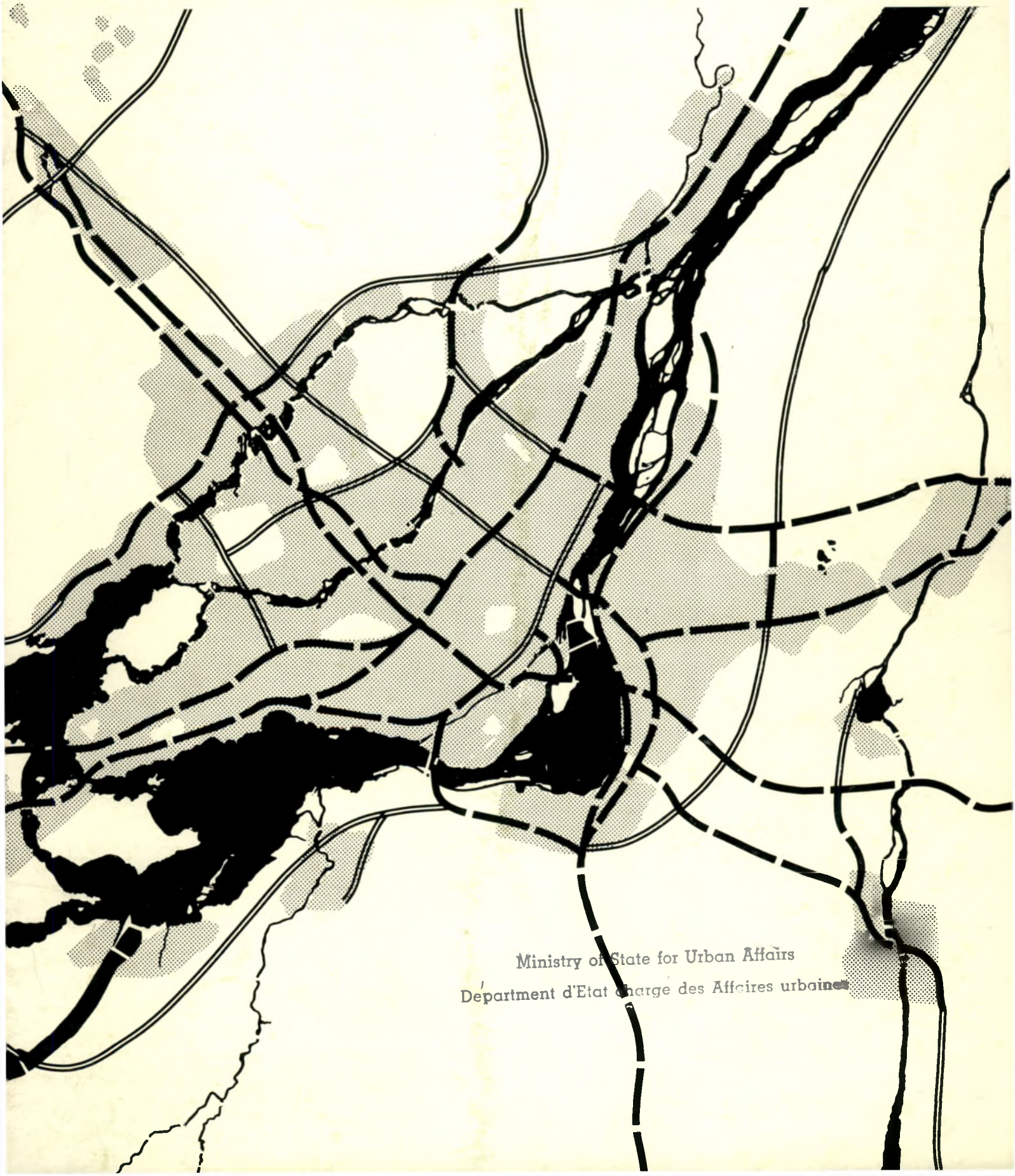
HABITAT



Ministry of State for Urban Affairs
Department d'Etat charge des Affaires urbaines

1969 Volume XII, Number 1
1969 Volume XII, Numéro 1

HABITAT

IN THIS ISSUE/TABLE DES MATIÈRES

2 MAN AND HIS CITIES
by Roger Charlier and Carroll Schwartz
Big cities, through history, have been getting bigger and more numerous. One day, perhaps, many may coalesce. This will be a disaster if we have urban sprawl in its present form, but if we plan properly we could develop a galaxy of garden cities.

11 LE RÔLE DES POUVOIRS PUBLICS
par Rolland Souchereau et Jacques Trudel
D'un aperçu du rôle effectivement assumé par les pouvoirs publics dans différents pays, les auteurs dégagent une politique de développement des villes qui implique une prise de conscience par l'Etat de son rôle de planificateur actif.

17 A $ BILLION PROGRAM TO CATCH THE IMAGINATION
Canadian National and Canadian Pacific are going to create a new city-within-a-city by redeveloping a section of downtown Toronto. It will help provide solutions to the problems of housing, urban renewal and transportation.

20 FITTINGS FOR THE FUTURE?
by Lydia Ferrabee
Rising labour costs, consumer demand and improvements in technology are likely to mean that increased attention will be necessary in rationalizing the fittings and services used with industrialized housing units.

22 HIGHWAY MATRIX
by Stuart Wilson
Highways to-day can be pretty complicated places whichever way you look, as this form of words and drawing shows.

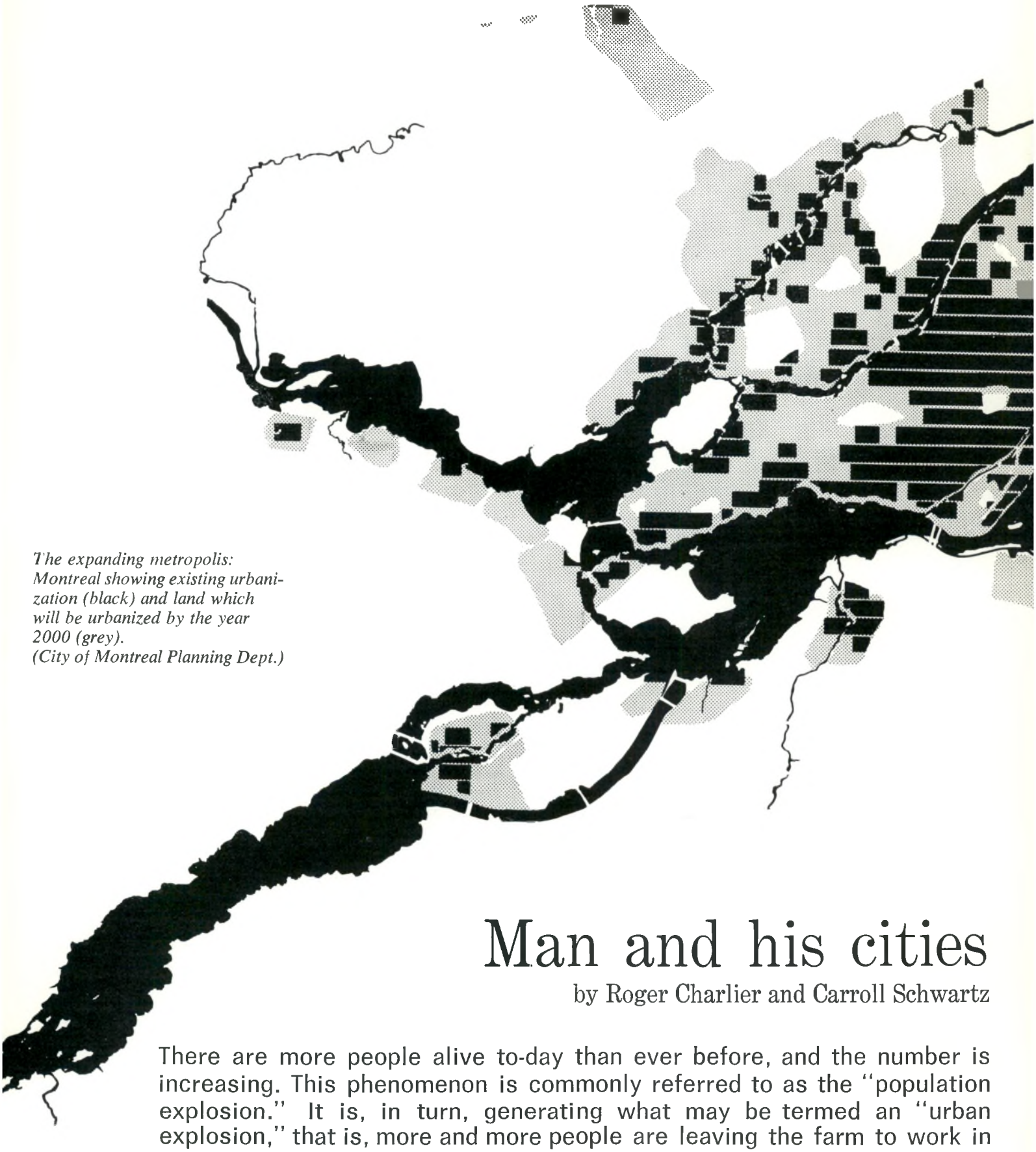
Outside Cover/Couverture extérieure
Plan of Montreal showing existing Autoroutes (dotted lines) and those proposed for the year 2000 (double lines). (City of Montreal Planning Dept.)

Plan de la ville de Montréal indiquant les autoroutes actuelles (lignes pointillées) et celles prévues pour l'an 2000 (lignes doubles). (Service d'urbanisme de la ville de Montréal)

Inside Cover/Couverture intérieure
Photogram, by Lionel Loshak B.Arch., A.R.I.B.A.
Photogramme, par Lionel Loshak, B.Arch., A.R.I.B.A.

Habitat is a bi-monthly publication of Central Mortgage and Housing Corporation, and is listed in the Canadian Periodical Index. Second class mail registration number 1519.
Opinions expressed by the authors are not necessarily those of CMHC. All communications should be addressed to the Editor, E. H. Q. Smith.

Habitat, revue bimestrielle de la Société centrale d'hypothèques et de logement. Numéro de recommandation d'objet de deuxième classe: 1519.
Les opinions exprimées par les auteurs des articles ne sont pas nécessairement celles de la SCHL. Il faudrait adresser toutes les communications au rédacteur en chef, M. E. H. Q. Smith.



The expanding metropolis: Montreal showing existing urbanization (black) and land which will be urbanized by the year 2000 (grey). (City of Montreal Planning Dept.)

Man and his cities

by Roger Charlier and Carroll Schwartz

There are more people alive to-day than ever before, and the number is increasing. This phenomenon is commonly referred to as the "population explosion." It is, in turn, generating what may be termed an "urban explosion," that is, more and more people are leaving the farm to work in manufacturing and commercial centers.

1 During the first five or six decades of the 20th Century this movement has been particularly significant in the technologically advanced countries such as the USA and Canada. It has become increasingly important

in the developing countries over the past twenty years, but for a slightly different reason. The shift from rural to urban areas in the USA, for example, has been due primarily to the mechanization of agriculture with its labor-saving devices coupled with the increasing employment opportunities to be found in the cities. Migration in such areas as Latin America and Southeast Asia, on the other hand, has been brought about largely by increasing pressures on the land rather than by the so-called scientific methods of farming.

As a result of these two factors the exodus of rural inhabitants from country to city is a common phenomenon throughout the world today and, as a consequence, cities are growing in number and size at a fantastic rate[1]. The problems generated by such mass-movements are many and are difficult to analyse.

In much of the world, even in advanced countries such as the US and Canada, a large proportion of the incoming labor force from rural areas is unable to participate in urban activities. Adjustment of the typically rural person to a city environment constitutes one of our major problems. It is much more serious however in the more backward countries. Most of the people who migrate to cities in the US are literate and have some knowledge of the mechanical-automated world. This is not the case with rural emigrants in, say, Mexico, Nigeria, or India where a large percentage cannot read or write, and are untrained in the technical requirements of the modern industrial society[2].

Any attempt to analyse the process of urbanization is complicated by several problems: the lack of statistical information, the general inconsistancy of the data that are available, and the overall magnitude of urbanization.

Lack of statistical data is due in large part to the relatively few countries of the world who have undertaken detailed population censuses. Only in the past two or three decades has this activity become widespread, and even now many countries lack such sources of information. Coupled with this is the inconsistancy of the data collected. Almost every country taking a census has established different criteria for determining urban classification *(Table 1)*.

A standard set of criteria for the world is therefore needed in order to make worthwhile analyses of urbanization, and to detect important trends.

The magnitude of urbanization creates the problem of adequate presentation. Urban geography deals with the dynamic problems of urbanization and other factors involving the cities of the world.[3]

Table 1

Definitions of urban areas used in various countries (At various times)

Country	Definition of an urban area
United States	Incorporated places of 2,500 or more
Canada	Incorporated places of all sizes
Mexico	Populated centers of 2,500 or more
Cuba	Populated centers of all sizes
Brazil	The principal town of districts and their suburbs
Argentina	Places of 2,500 or more
Belgium	Places of 5,000 or more
Norway	Cities or towns
Germany	Towns and communities of 2,000 or more
Switzerland	Communities of more than 10,000
Hungary	Municipalities
Italy	Communities with less than 50% of the active population engaged in agriculture
Japan	Municipalities of 30,000 or more
U.A.R.	Chief towns of provinces and districts
Union of S. Africa	Urban communities
New Zealand	Town of 1,000 or more inhabitants

2 Urban population growth from then until now

The population of the world has been increasing since the beginning of the Industrial Revolution in the mid-1700's. Accompanying this general increase has been a tremendous rise in the world's population.

Between 1750 and 1960 the total world population increased from 728 million to nearly 3 billion, about 300%. During the same period the total number residing in towns of 5,000 population or more grew from about 22 million to over 900 million, an increase of 1,400%.

In 1750, less than three percent of the world's people lived in towns of 5,000 or more. By 1960 this had increased to over 30%.

In 1750 there was not one town of over 1,000,000. In 1960 there were 99 or more *(Tables 2, 3 and 4)*.

The influence of transportation

The accelerating rate of urbanization in the past two centuries can be directly related to the Industrial Revolution and the technical changes resulting from it — particularly in the field of transportation. Although manufacturing is a significant activity in the world's cities, trade and commerce are the major contributors to urban expansion. The growth of cities throughout the world, especially during the past fifty years, can be clearly linked to the improvement in transportation facilities. Great cities like New York, London, Chicago, Paris or Moscow could not exist without the means of transferring large quantities of food and other commodities to and from them on a regular basis. Portions of the world then, with access to modern rapid transport, logically should, and actually do contain the greatest number of large cities.

Chicago is perhaps the best example of this. There can be no doubt it owes its expansion to the railroad, itself a product of the Industrial Revolution. Chicago's major functions today are those of trade and transportation despite the tremendous influence of manufacturing activity. In other words, more people are engaged in the movement and exchange of products than in any other single activity — manufacturing included. The proliferation of highways and motorized transport in recent years have further enhanced Chicago's transportational functions, and have led to an even greater extension of its influence.

Table 2

Increase in world population (millions), 1650-1960*

Year	World	Africa	Anglo America	Latin America	Asia	Europe	Oceania
1650	545	100	1	12	327	103	2
1750	728	95	1	11	475	144	2
1800	906	90	6	19	597	192	2
1850	1,171	95	26	33	741	274	2
1900	1,608	120	81	63	915	423	6
1920	1,836	136	115	92	999	485	9
1930	2,008	155	134	110	1,069	530	10
1940	2,216	177	144	132	1,173	579	11
1950	2,406	199	166	162	1,272	594	13
1960	2,971	244	196	209	1,665	641	16

*W. S. Thompson, "The Spiral of Population," in W. L. Thomas (ed.), *Man's Role in the Change of the Face of the Earth* (Chicago: The University of Chicago Press, 1968), pp. 970-986.

The big city is not, however, strictly a phenomenon of the Industrial Revolution, although the great city (1,000,000 or more inhabitants) was rare prior to it. Several big cities developed in history, primarily in response to the creation of large empires with their attendant concentration of trade and governmental action.

Ancient cities

Cities of bygone times featured a citadel enclosing in protective walls both temple and palace. The dominance of the temple imprinted a holy character to the city: "The city first took form as the home of a god—a place where eternal values were represented and divine possibilities revealed." (Mumford).

Temples and palaces held steady to their role in the city, whether it was the temples of Athens, the arenas of Rome, the cathedrals of mediaeval times, or the palaces of the Renaissance. Yet the city attracted man not only because he searched for spiritual guidance, but equally — and gradually more — because of its concentration of wealth, power, government, artisans and merchants. As Maurice Boda points out, order and civilization triumphed first in the valleys of the Nile, the Euphrates and the Indus. Yet, is it not surprising to watch simultaneously the development of Athens? "Its history has an air of inevitable predestined development, but it is really the reflection of determined wills and powerful intellects solving problems with decision and prescience."[4]

Later, cities grew up in the Yellow River area of northern China and in what is now known as the Middle East. Most were trade and political centers and grew in response to empire-building. As empires grew, economic as well as political influence brought about an increasing concentration of people and activities in the capital cities. Notable among them were Babylon and Memphis each with populations of around 80,000.

The well known city-states of the Greek peninsular arose after 600 B.C. primarily in response to expanded trade in the Aegean and Mediterranean Sea regions. Athens in the 400's B.C. became the great city of the area with about 300,000 persons and was certainly the first city of the region to possess such a population. With the demise of Greece as a major power in the 200's B.C. Rome rose as the center of the Roman Empire and is thought to have contained 1,200,000 by 100 A.D.

Table 3

World increase of urban population*

Year	World Pop. (Millions)	Percentage of population in towns of over		
		5,000	20,000	100,000
1800	906	3.0	2.4	1.7
1850	1,171	6.4	4.3	2.3
1900	1,608	13.6	9.2	5.5
1950	2,406	29.8	20.9	13.1

*P. M. Hauser, *Urbanization of Asia and the Far East* (Calcutta, UNESCO, 1957), p. 56; Ying Cheng Kiang, *Urban Geography* 2nd Ed. (William C. Brown Book Company, 1966), p. 26.

With the fall of Rome in the mid-to-late 400's A.D. Europe entered a period referred to as the Dark Ages. Few cities expanded during this time. In fact the population of Europe is thought to have declined.

By 900 A.D. a vigorous urban life flourished in China, India, and in Constaninople while Italy and Europe generally remained rural. Constantinople (Istanbul) arose as the capital of the Byzantine Empire and replaced Rome. Just prior to 1000 A.D. it had a population of about 500,000.

Elsewhere during this period empires were established and several large cities developed. Notable among them was Baghdad, capital of the Islamic Empire. In the Far East the largest city, Sian, developed in North China about 800 A.D. and had a population of almost 1,000,000. It was probably the world's largest city at that time.

In the eleventh century the Hansa city-states emerged in northern Europe as did Venice and Genoa on the Italic peninsular. Paris became the largest city in 1350 with about 300,000 while London was still a city of less than 100,000. The city of Bruges, in present-day Belgium, was

Table 4

Cities of 1,000,000 or more, 1800-1960 (1960 cities also includes those shown for 1940)

1800	1940	1960	
London	New York	Seoul	Kitakyushu
	Chicago	Djakarta	Houston
	Philadelphia	Manila	Kiev
1850	Detroit	Delhi	Ahmadabad
London	Los Angeles	Mukden	
Paris	Montreal	Wuhan	
	Mexico City	Bogota	
	Rio De Janeiro	Torino	
1900	Sao Paulo	Chengtu	
	Santiago	Montevideo	
London	Buenos Aires	Pusan	
Paris	London	Darien	
New York	Birmingham	Tsingtao	
Berlin	Glasgow	Taiyuan	
Tokyo	Berlin	Karkhov	
Chicago	Hamburg	Tashkent	
Vienna	Paris	Fushien	
Philadelphia	Rome	Casablanca	
Leningrad	Milan	Changchun	
Istanbul	Barcelona	Surbaja	
Peiping	Madrid	Prague	
Osaka	Vienna	Bandung	
	Budapest	Novosibirisk	
	Bucharest	Kunming	
	Moscow	Tsinan	
	Leningrad	Lima	
	Shanghai	Madras	
	Peiping	Karachi	
	Tientsin	Chunking	
	Canton	Tehran	
	Nanking	Istanbul	
	Tokyo	Harbin	
	Osaka	Singapore	
	Nagoya	Naples	
	Kyoto	Alexandria	
	Kobe	Saigon	
	Calcutta	Sain	
	Bombay	Warsaw	
	Bangkok	Munich	
	Cairo	Lahore	
	Sidney	Taipei	
	Melbourne	Gorki	

Table 5

Distribution of world population* in cities of over 100,000, 1800-1950

Region	Percentage share of population cities of over 100,000 population; 1800	1850	1900	1950	Percent of World Pop. 1950
Asia	62.8	44.5	21.9	33.7	54.2
Europe	30.8	43.9	47.5	26.6	23.2
U.S.S.R.	3.7	4.1	6.7	11.2	
Africa	1.9	0.9	1.5	3.2	8.2
Americas	0.8	6.6	21.0	23.8	13.7
Oceania	0.0	0.0	1.4	1.6	0.7
Actual World Pop. in cities of over 100,000 (in millions)	15.6m	27.5m	88.6m	313.7m	—

*P. M. Hauser, *Urbanization of Asia and the Far East* (Calcutta, UNESCO, 1957) p. 58; Ying Cheng Kiang, *Urban Geography* 2nd Ed (Dubuque, Iowa: William C. Brown Book Company, 1966), p. 27.

Table 6

Degree of urbanization in various regions, 1950[a]

Region	Percentage of population in cities over 20,000	100,000
Oceania	47	41
North America	42	29
Europe[b]	35	21
U.S.S.R.	31	18
South America	26	18
Central America	21	12
Asia[b]	13	8
Africa	9	5

[a]P. M. Hauser, *Urbanization of Asia and the Far East* (Calcutta, UNESCO, 1957), p. 58; Ying Cheng Kiang, *Urban Geography* 2nd Ed (Dubuque, Iowa: William C. Brown Book Company, 1966), p. 27

[b]Excluding the Soviet Union.

Table 7

Total and urban population in the United States, 1790-1960[a]

Year	Total Pop. in (Millions)	Urban Pop. in (Millions)	Percent[b] of Pop. Urban
1790	3.9	0.2	5.1
1800	5.3	0.3	6.1
1810	7.2	0.5	7.3
1820	9.6	0.7	7.2
1830	12.9	1.1	8.8
1840	17.1	1.8	10.8
1850	23.2	3.5	15.3
1860	31.4	6.2	19.8
1870	38.6	9.9	25.7
1880	50.2	14.1	28.2
1890	62.4	22.1	35.4
1900	76.0	30.2	39.7
1910	92.0	42.0	45.7
1920	105.7	54.2	51.2
1930	122.8	69.0	56.2
1940	131.7	74.4	56.5
1950	151.2	86.8	57.4
1960	179.3	125.3	70.0

[a]U.S. Bureau of the Census. *Census of Population, 1960*, Vol. 1, *Number of Inhabitants*, 1961.

[b]Percentages calculated by these writers.

Table 8

Growth of the ten largest cities in the U.S.* to 1960 (pop. in thousands)

City	1800	1850	1900	1950	1960
New York	79	696	3,437	7,835	7,782
Chicago	—	30	1,699	3,606	3,550
Los Angeles	—	2	102	1,958	2,479
Philadelphia	41	121	1,294	2,065	2,002
Detroit	—	21	286	1,839	1,670
Baltimore	27	169	509	940	939
Houston	—	—	—	596	938
Cleveland	—	17	382	906	876
Washington	3	40	279	802	764
St. Louis	—	78	575	853	750

*U.S. Bureau of the Census, *Census of Population*, various years.

the second city of western Europe. Several Italian cities such as Milan, Naples, and Venice possessed over 100,000 in the 1300's reflecting their trade importance in the Mediterranean areas. In the mid-thirteenth century many European cities were hit by The Plague and suffered a drop in population.

Outside Europe, particularly in China, a large number of cities arose during the Medieval Era. China possessed over forty cities with 100,000 or more persons and Hangchow, the capital of the ruling Sung Dynasty, with 900,000 within its walls and an additional 600,000 adjacent to them, was probably the world's major city during the Period, and the largest up to that time.

During the Renaissance (1500-1750) the emergence of great colonial empires took place. Western Europe became the major trading zone of the world. Its port cities grew rapidly in response. By 1750 London was a city of 700,000 while Paris reached only 500,000. European colonization had a tremendous impact on urbanization all over the world and such present-day great cities as Canton, Bombay, Calcutta and Rio de Janeiro came into being as a result.[4a]

Following the developments of the Industrial Revolution (c.1750), as particularly represented by steam-powered transportation and the factory system, Western Europe became the manufacturing and trade centre of the world. During the 1800's virtually all of the world was brought under the domination of western European countries. This was the era of great colonial empires, and the influence of the industrialized cultures of England, France, Holland, Belgium etc., was further extended. The population explosion resulted and has been continuing unabated ever since *(Table 4)*.

In 1800 London was the only city in the world with 1,000,000 people. By 1850 it had reached over 2,000,000 and was probably the first city in history to achieve that figure. Paris too had 1,000,000 by 1850. By 1900 twelve cities had passed the one million mark. In 1940 there were 42. By 1960 the world possessed 99 cities of 1,000,000. The period since 1900 has truly been the era of "great city" development *(Tables 5 and 6)*[5].

Era of skyscrapers

As the cities grew so they underwent structural changes. By 1885 dominance was yielded to the office building; not all at once of course, but gradually and increasingly. Curtain wall architecture had made sky-scrapers possible. The skyscraper, symbol of one of the greatest cities to date, New York, became the prestige mark of progress for every city.[6]

And yet the multi-storey building, the office monolith, and the glass boxes have de-humanized the city, leaving its old center a desert at the end of the working day. Homes, apartment buildings and smaller shops have fled to the fringe areas; temples, palaces and arenas had never banished them heretofore.

This situation, though pretty well universal in developed countries, attained its maximum intensity in America; indeed, in London, Paris, Brussels, Frankfort and elsewhere at least some of the people still live above stores and among offices, though store expansion and roof-top parking facilities have caused an increased exodus.[7]

3 Urbanization in the United States

Expanding urbanization or concentration of population in the cities of the US has proceeded from the first census period in 1790 to the present. At that time only 5.1% of the total population resided in urban places. Most of the population was rural. The abundance of land available, the movements of people westward and the lack of industrialization were largely responsible for maintaining a very low urban percentage for the next half century or so. In 1880 New York and Philadelphia were the nation's largest cities with populations of 79,000 and 41,000 respectively. By the beginning of the Civil War only one fifth of the population was urban. Industrialization was still not significant. Subsequently, however, the country became increasingly industrialized. Overall economic growth was accompanied by the rise of many great cities. It was a period during which vast numbers of immigrants from Europe flooded into the US and took up residence in the cities of the northwest in their quest for employment and economic well-being. By 1900, or about the time of the Spanish-American War, almost 40% of the US population resided in urban areas. Several cities had grown to over one million (New York, Chicago, Philadelphia) and many others had passed the 100,000 mark *(Tables 7 and 8)*.

Rural population however still comprised a majority until the end of World War I. In 1920, for the first time, more people lived in urban places than on farms. The urban percentage has continued to increase since then. In the decade of the 1930's the urban percentage remained relatively constant reflecting the influences of the Great Depression. Little increase took place during World War II. From 1930 to 1950 the population of the US increased by an absolute total of about 30,000,000, of whom 17,000,000 ended up in the cities, representing a considerable increment in total urban population even if the urban percentage of total US population remained constant.

Between 1950 and 1960 the total population increased by 28,000,000, while the urban population expanded by over 38,000,000. These figures leave no doubt as to the measure of the tremendous rural-to-urban shift that has taken place. An accelerated mechanization of agriculture in the past 10 or 15 years has been largely responsible. Machines such as corn pickers and the large multiple combines have enabled a few men to do the work of many thereby deceasing employment opportunities for farmers and farm workers. Fortunately however, with the demise of jobs in agriculture, increasing expansion in manufacturing and commercial jobs has taken up a major portion of the slack. An expanding economy has saved the day although many problems of adjustment remain to be solved.

The major "urban problem" of the moment in the United States is discrimination against minorities in most cities, the primary targets being Negros and Puerto Ricans. The problem is by no means exclusive to the United States. Great Britain is faced by mounting opposition against Africans and Asiatics, Indonesia against Chinese, Nigeria against Christians, and Western Europe against Arabs and North Africans to cite a few.

The "problem" is not however limited to racial and ethnic minorities; segregation is effectively achieved against lower economic groups through such devices as zoning, restric-

tion on land use, minimum lot size and building type specifications. This is particularly true of suburban areas, the so-called bedroom towns and de facto satellite municipalities of larger city centres where minorities find themselves herded into ghettos as a result of restrictive legislation. Efforts to remove these ghettos have met with opposition. Hence urban renewal has often been dubbed "urban removal" in large American cities.[8]

4 The sprawl and ecumenopolis

"The city does more than meet the animal needs of its citizens; it satisfies and gives expression to that uniquely human characteristic, the ego. Only with the stirings of self-awareness, of the vision that man saw for himself and his race was the cty possible." (Mumford).

"Not only has the United States become a nation of city dwellers" writes Harold Mayer, " it has become a nation of metropolitanites" with over 70% of the population living in urban centers. By the summer of 1967 some 321 metropolitan centers existed in the United States.[9]

Suburbanization has been a major phase in the US since 1900, and especially in the past decade. *(Table 9).* In the past two decades, while the central cities have increased their population by 13.9% and 8.2%, suburbs have expanded by 35.6% and 47.2%. In fact most of the large central cities in northeastern US actually lost population between 1950 and 1960 while their suburbs grew tremendously *(Table 10).*

Suburban growth

Metropolitan areas are reaching towards each other and Toynbee comments, in Metropolis on the Move that, ". . . all the once separate cities on the face of the Earth are going to coalesce into a single world city with patches of agricultural land enveloped in it here and there." This all but pleasant vision must not necessarily materialize, but already, in such high population density areas as Holland, Brabant and Flanders, one seems perpetually within a city never escaping the built-up areas.

Supercities are strung along transport corridors, the lanes most intensely traveled by travelers and goods. "As the tentacles of urban growth join, clusters and strings of cities and metropolitan areas tend to coalesce, with overlapping commuting, housing and labor market areas." (Harold Mayer).

And aren't we rapidly approaching this situation between Boston and Washington; Toronto and Niagara Falls? Constantinos Doxiadis foresees the 21st Century as the era of ecumenopolis![10]

Across the Atlantic as well as on our own shores pleas for sensible planning and for an end to chaos resound.

"So verschieden Conurbationen, Agglomerationen und Staedteregionen sind, so besitzen sie auch gemeinsame Züge. Diese beruhen einerzeits in der Fusammenfasung der Kraefte in einemoder mehreren Zentren und andererseits in der raeumlichen Ausweitungstendenz, durch die benachbarte laendliche Gemeinden, Industriesiedlungen, Staedte unterscheidlicher Ordnung in Jeweils der Art, wie es Conurbationen, Agglomerationen oder Staedteregionen entspricht, eingefeugt oder angellisdert werden". (G. S. Schwartz).[11]

Ian Nairn, in the London Observer, lamented a year ago, on the extent to which Americans had wrecked the landscape along their east coast. In the last twenty years they have dotted the land with an unending chaplet of urban clutter: "Bungalows in cut-down colonial style; a barbeque in jazz modern with the gusto taken out of it; an antique shop with some genuine fragments around the door; a

Table 9

Suburban movement of people in the United States. 1900-1960*

Increase in population (percentage)				
Period	All Places	Metropolitan Areas		
		Total	Central City	Suburbs
1900-1910	21.0	34.6	33.6	38.2
1910-1920	14.9	26.9	25.2	32.0
1920-1930	16.1	28.3	22.3	44.0
1930-1940	7.2	8.1	5.1	15.1
1940-1950	14.5	22.0	13.9	35.6
1950-1960	17.5	24.3	8.2	47.2
Average 1900-1960	15.2	24.0	18.1	35.4

*U.S. Bureau of the Census, *General Population Characteristics U.S. Summary,* 1960, p. 176.

Table 10

Total population in the metropolitan areas of the U.S., and their central cities, 1950 and 1960 (pop. in thousands).

Central City	1950	1960
New York	7,892	7,781 (—)
Chicago	3,620	3,550 (—)
Los Angeles	1,970	2,479 (+)
Philadelphia	2,071	2,002 (—)
Detroit	1,850	1,670 (—)
Baltimore	950	939 (—)
Houston	596	938 (+)
Cleveland	915	876 (—)
Washington, D.C.	802	764 (—)
St. Louis	857	750 (—)
San Francisco	775	740 (—)
Boston	801	697 (—)
U.S. Total in 212 largest cities	52,386	58,004 (+)
Metropolitan Areas		
New York	9,556	10,694 (+)
Chicago	5,178	6,221 (+)
Los Angeles	4,368	6,742 (+)
Philadelphia	3,671	4,343 (+)
Detroit	3,016	3,762 (+)
Baltimore	1,405	1,727 (+)
Houston	807	1,243 (+)
Cleveland	1,466	1,797 (+)
Washington, D.C.	1,464	2,002 (+)
St. Louis	1,719	2,060 (+)
San Francisco	2,241	2,783 (+)
Boston	2,411	2,589 (+)
U.S. Total in 212 Metro. Areas	89,317	112,885 (+)

gaunt high school far from the area that it serves; a new church which is simply a square box with holes."

And yet, "in Western European terms the United States has no suburban problem at all. At the density of England and Wales — which still retain some of the world's greatest rural landscape and a large area of mountain — the whole population of the States could be comfortably fitted into Texas."

Have we perhaps lost for ever the chance of building a livable supercity of the multi-centered pattern type such as the one linking the Dutch cities of Amsterdam, Haarlem, Delft, The Hague, Leyden and Rotterdam?

For Nairn it is high time that existing towns and cities be used and re-used no matter how expensive and difficult it may be. They are not disposable as is Kleenex tissue. The urban tissue must be saved.[12]

The chaos of the growth of our large American cities, maintains Allan Temko, West Coast editor of Architectural Forum, is due to the absence of municipal authority and guidance in the past. New York City is completely out of control at both center and periphery and has made the modern metropolis, in many respects, inhuman.

Control of growth

Temko however, feels that the New Towns green belt around London, regardless of its faults, is bold and, as emulated in Scandinavia, far ahead of what Americans have done. Providing green space and tightly controling transportation helps to make a good city.

"The basic problem of city planners is that God stopped making land some time ago but is still making people." (Anthony Bailey). In a more philosophical vein, mortgage banker James R. Rouse claims that the true and proper end of planning is to develop peoples' concern for one another. Describing some of his futuristic views of the Eastern Seaboard of the US, architect Oscar Storonov quipped recently: "New York is the night club, the cultural center and the telephone exchange of the new world city; it is necessary that Philadelphia and Boston be two of the universities." Deploring the lack of planning against which Doxiadis and others are warning, Chloethiel Woodward Smith declared, "We've let the endless city happen because we didn't know what kind of a city we wanted."

The strain of commuting, the divorce of living and working areas, are now considered unhealthy. Attempts are being made to lure the worker back to the city and re-humanize it. Planners use the celestial gravity analogy in predicting flows of traffic — the bigger the place, the stronger the attraction.

The latest expression in the realtors' dictionary is "New Town." It implies, of course, that the city of tomorrow is here at last. New towns are, however, being planned and are being built throughout the country with the greatest potential for development being in the New York-Virginia-Maryland transportation corridor. According to the American Institute of Architects, Reston, Virginia comes closest to meeting the criteria for today's "new towns."

Although self-contained and, in part self-supporting, communities are sprouting over the land with their patterned streets, shopping centers and artificial lakes, this is nothing really new. In the late eighteen hundreds George Pullman conceived a model town, Pullman Illinois, while others, at a later date, favoured the idea of a specialized town such as Oak Ridge, Tennessee. Still later "bedroom" communities like Levittown N.Y., Levittown Penn., and perhaps Park Forest Ill., were developed.[13]

But today's new town attempts to achieve a better balance of business, social and income levels on the one hand and industry on the other. Leading in this category are Litchfield Park, Arizona; Valentia, California, and Columbia, Maryland. Somewhat unusual is Richmond, California, planned by Vernon de Mars, inventor of the term "planned chaos." It attempts to simulate randomness. And shouldn't we perhaps include Brasilia, the brainchild of Brazil's late President Kubitschek?

Yet, while Brasilia is a city carved out of the wilds, the latest American concept veers away from the massive city to a cluster of towns around a major "downtown" center. At least that is the outlook for Columbia, an aggregate of nine villages with each having about a half dozen neighbourhoods, or "communities" as they are called by Chicago realtors.

The new towns do not always assume, at least initially, the functions for which they were created. This is especially true when distance to the old town is modest. In Great Britain, for instance, the new towns of Letchworth and Welwyn City are a mere 36 and 21 miles from London. Though in existance for several years a large segment of the population still commutes daily to London. According to Sinclair and Wise, a similar situation persists in the "out-country estates" created before and after World War II; they are de facto bedroom towns. The lack of work opportunities, competitive shopping facilities and adequate schools etc., is the major factor creating this situation. Only eight of the fifteen new towns are, in fact, relief valves for London.

5 Conclusion

Perhaps we may be led to conclude that urban sprawl is not, per se, disasterous. However, if allowed to continue along its present path it certainly will be. What is urgently needed is a rational plan for the use of space and a clear allocation of responsibilities to the various governmental and para-governmental agencies charged with urban development. By such action the pitfalls created by past and current changes in technology could be avoided and full use could be made of the advantages which will no doubt accrue from future scientific and technical progress.

The question today is whether we should plan for 1980, or 1990 or even further ahead. Have we the means for such advance planning? How can computers, automation, new production methods and sources of power serve us? These are some of the questions which must be answered now if we are to develop a galaxy of garden cities rather than relegate ourselves to living in an asphalt wasteland.

Man and his cities:
References

[1]Hauser, P.M., 1957, *Urbanization of Asia and the Far East:* Calcutta, UNESCO.
Thompson, W. S., 1958, The spiral of population: In: W. L. Thomas, *Man's role in the change of the earth:* Chicago, Univ. of Chicago Press.
U.S. Census Bureau, 1960, *General poulation characteristics:* Washington, U.S. Dept. of Commerce.
id., 1961, *Census of population-1960, Number of inhabitants* (Vol. I): Washington, U.S. Dept. of Commerce.
[2]Charlier, R. H. & Berninger, O., 1955, La géographie des villes: *Bull. Soc. roy. belge Géogr.* LXXIX, I/II, 3/4, 62-69.
Charlier, R. H. & Berninger, O., 1965, The urban geographer: *Habitat* VIII, 4, 19-25.
Deutsch, K., 1967, On communication models in the social sciences: *Publ. Opin. Quart.* 16, 356-380.
Etioni, A. & E., 1964, *Social change:* New York, Basic Books.
Mayer, H. M., 1966, The pull of land and space: In *"Metropolis on the move"* by J. Gottmann and R. A. Harper, New York, Wiley.
[3]Bourgeois-Pichat, J., 1953, Perspectives sur les populations: *Population* VIII, 21-53.
Jones, E., 1966, *Towns and cities:* N.Y., Oxford Univ. Press.
Kiang, Y. C., 1966, *Urban geography:* Dubuque Ia., W. C. Brown.
Ledermann, R. C., 1966, The city as a place to live. In: J. Gottmann: *op. cit.*
Lynch, K., 1960, *The image of the city:* Cambridge, Mass., M.I.T. Press.
Mayer, H., 1966, The pull of land and space. In: J. Gottmann: *op. cit.*
Meier, R. L., 1962, *A communications theory of urban growth:* Cambridge, Mass., M.I.T. Press.
[4]Hall, P., 1966, *The world cities:* New York, World University Library.
Mumford, L., 1961, *The city in history:* New York, Harcourt, Brace & World.
Toynbee, A. (Editor), 1968, *Cities of destiny:* New York, McGraw Hill.
[4a]Saalman, H., 1968, *Medieval Cities,* New York, Braziller (128 p.).
[5]Charlier, R. H., 1947, *Antwerpen. Beitraege zur historischen und. wirtschaftlichen Stadtgeografie:* Erlangen, Friedrich. Alexandra Universität.
George, P. & Randet, P., 1959, *La région parisienne:* Paris, P.U.F.
Kraus, Th., 1960, Köln: *Die Erde* VI, 96-111.
Weber, A. F., 1963, *The growth of cities in the nineteenth century:* Ithaca, Cornell University reprints in Urban Studies.
[6]Blumenfeld, H., 1965, The metropolis: *Scientific American* 9. (Reprint)
Hawley, A. K., 1956, *The changing shape of Metropolitan America: Deconcentration Since 1920:* Glencoe (Ill.), Free Press.
Murphy, R. E., 1966, *The American city — An urban geography:* New York, McGraw-Hill.
[7]Bailey, A., 1967, *Through the great city:* New York, Macmillan.
Charlier, R. H. & Charlier, A. A., 1959, De ontwikkeling van Antwerpen ná 1830 en de rol van de "Meetingbeweging": *Tydschrift voor Economische en Sociale Geografie* 50, 12, 260-281.
Charlier, R. H. & Kulju, J. R., 1959, Some ecologic and economic problems of Western Europe: *Jour. for Econ. and Soc. Geogr.* 50, 4/5, 92-97.
Charlier, R. H. & Charlier, P. S., 1966, The past in the present. The one-family single dwelling in Western Europe: *Habitat IX,* 314, 30-35.
Gottmann, J., (Editor) 1966, *Metropolis on the move:* New York, Wiley.
[8]Nash, P., 1966, Pressures brought by urban renewal: In *"Metropolis on the move"* by J. Gottmann and R. A. Harper, New York, Wiley.
von Eckardt, W., 1963, Bulldozers and bureaucrats: *New Republic* pamphlet.
[9]Mayer, H. M., *op. cit.*
Mumford, L., *op. cit.*
[10]Doxiadis, C., 1968, The coming world city: In *"Cities of destiny"* by A. Toynbee, New York, McGraw-Hill.
[11]Fagin, H., 1966, Sprawl and planning: In *"Metropolis on the move"* by J. Gottmann and R. A. Harper (editors), New York, Wiley.
Gottmann, J., 1966, Urban sprawl and its ramifications: In *"Metropolis on the move"* by J. Gottmann and R. A. Harper (editors), New York, Wiley.
Mayer, H. M., 1967, Our urban pattern. Mounting flow to supercity: *Chicago Sun-Times,* Nov. 19, Sect. II, 3 & 8.
Saumier, A., 1967, La ville humaine: *Habitat* X, 1, 14-15.
Schwarz, G., 1966, *Allgemeine Siedlungsgeographie:* Berlin, W. De Gruyter.
Smith, E. H. Q. (ed.), 1967, *This City Now: Habitat,* Ottawa, (spec. iss.) X, 1.
Town, H., 1967, My Town: *Habitat* X, 1, 8-9.
[12]George, P., 1960, La Haye — Rotterdam — Amsterdam: *Comité des Travaux Hist. & Scientif., Bull. Sect. Géogr.* 73, 45-142.
Spethmann, H., 1960, Die Ruhrstadt: *Die Erde VI,* 61-65.
Winsemius, J., 1960, Randstad Holland: *Tydschrift voor Economische en Social Geografie* 51, 7, 188-189.
[13]Bousted, O., 1963, Das Verhaeltnis von Stadt und Land in demographischer und ökonomischer Sicht: *Studium Generale* XVI, 12.
Buder, S., 1967, Pullman: In *Urban life in America* series by R. C. Wade (editor), New York, Oxford University Press.
Croon, H., 1963, Zur Entwicklung der Staedte im 19. und 20. Jahrhundert: *Studium Generale* XVI, 9.
Diamond, A. J., 1967, The new city: *Habitat* X, 1, 33-35.
Dussart, F., 1969, Quelques réflexions sur l'urbanisation des campagnes et ses répercussions sur l'habitat rural en Belgique: In: *Mélanges de Géographie,* Gembloux (Belg.), J. Duculot.
Fagin, H., 1966, Sprawl and planning. In: J. Gottmann, *Metropolis on the move:* New York, Wiley.
George, P., 1969, Un difficile problème d'aménagement urbain. L'évolution de noyaux historiques, centre de villes: In: *Mélanges de Géographie, op. cit.*
Gerlach, W., 1963, Stadtgestaltungs forschung: *Studium Generale* XVI, 6.
Hebebrand, W., 1963, Stadt und Umland: *Studium Generale* XVI, 10.
Hoffmann, R., 1963, Die Rolle des Verkehrs im Stadt-Land Verhaeltnis: *Studium Generale* XVI, 11.
Juillard, E., 1969, La Notion de ville mondiale et le problème de l'avenir de Paris: In: *Mélanges de Géographie, op. cit.*
Korherr, R., 1964, Das Stadt-Land-Problem in der Gesamtschau. II. Die Stadt als Weltstadt: *Studium Generale* XVII, 2, 69-90.
Polspoel, L. G., 1969, Réflexions à propos du phénomene urbain: In: *Mélanges de Géographie, op. cit.*
Sandru, I., 1969, La ville de Bucarest — esquisse géographique: In: *Mélanges de Géographie,* op. cit.
Timm, A., 1963, Die Stadt des Mittelalters und die moderne Stadt. Versuch eines Vergleichs in wirtschaftlicher, technischer und gesellschaftlacher Hinsicht: *Studium Generale* XVI, 9.

LE RÔLE DES POUVOIRS PUBLICS

incitateur, complémentaire, planificateur?

par Rolland Souchereau et Jacques Trudel

NOVI BEOGRAD, VILLE NOUVELLE (PHOTO: AMBASSADE DE YOUGOSLAVIE)

Le rôle des pouvoirs publics en urbanisme dépend d'abord du système économique et social.

La question du rôle des pouvoirs publics dans le développement des villes doit tout d'abord être située dans le contexte d'un système économique donné car il est évident que le régime de propriété foncière et immobilière conditionne au départ les modes d'intervention de l'Etat et les objectifs poursuivis.

Le degré d'intervention de l'Etat dans le développement urbain dépend également de la conception qu'une société se fait du rôle de l'Etat en général. Dans le domaine de l'urbanisme on peut voir l'Etat comme l'arbitre du jeu de monopoly des spéculateurs ou au contraire comme l'entrepreneur par excellence de la collectivité.

Il existe en gros deux situations: la propriété publique du sol et le développement par l'Etat; la propriété privée du sol et le développement par l'économie de profit.

Pour bien situer la discussion, il faut envisager franchement ces différentes optiques: on peut distinguer tout d'abord deux situations nettement différentes correspondant aux deux principaux systèmes économiques que nous connaissons. Dans un cas, la collectivité est propriétaire du sol et les pouvoirs publics sont les initiateurs du développement; ils sont en mesure de poursuivre sans entraves les objectifs de l'ensemble de la population. Le problème qui reste à résoudre est celui de la bonne coordination entre l'action des divers agents publics.

Dans l'autre système, le sol est généralement l'objet de la propriété privée et le développement entre dans le circuit de l'économie de profit.

Cela entraîne automatiquement la spéculation foncière et immobilière; le développement urbain devient le théâtre d'une lutte d'intérêts particuliers que l'Etat tente de réglementer.

Cependant il y a des variantes dans le contexte capitaliste quant aux politiques adoptées.

A l'intérieur de ce contexte qui est le nôtre, il faut toutefois reconnaître des variantes dans plusieurs pays où l'Etat est devenu propriétaire privé d'importantes superficies de terrain urbanisé et où il s'est fait l'entrepreneur de grands ensembles d'habitation et même de villes nouvelles. C'est le cas entre autres, de la Suède, de l'Angleterre et de la France. Examinons donc dans leurs grandes lignes et très sommairement, les politiques adoptées dans ces pays depuis la guerre et voyons ce qui peut être fait dans un contexte économique qui se rapproche du nôtre. L'exemple de la Suède est souvent cité et à bon droit, comme le pays le mieux urbanisé au monde et le pays qui a résolu de la manière la plus complète le problème du logement.

La politique suédoise d'urbanisme est basée sur la propriété publique d'une grande partie du sol urbain. Les coopératives construisent 60 p.100 des logements.

En 1947, une loi rendait les plans d'urbanisme obligatoires pour chaque ville et chaque projet d'ensemble d'habitation. Les Suédois pratiquent d'autre part depuis longtemps une politique d'achat de terrains par les gouvernements. C'est ainsi que Stockholm a acheté une grande partie du terrain situé hors de sa périphérie, ce qui lui a permis de planifier le développement de ses banlieues sans payer rançon aux spéculateurs.

Dans le domaine du logement, un vaste secteur coopératif et des sociétés sans but lucratif construisent 60 p.100 des logements. Il y a aussi des sociétés publiques. L'Etat finance 95 p.100 du logement par des prêts et contrôle la qualité de la construction. Enfin, les prix des loyers sont contrôlés et des allocations-logement permettent à tous de se procurer le logement dont ils ont besoin.

En Angleterre, la moitié des logements à louer appartiennent aux municipalités; l'Etat développe des villes nouvelles.

L'Angleterre est un pays qui a très bien réussi à faire face au problème de la construction d'après-guerre grâce à une politique de construction publique de logements. A cette époque, 80 p.100 des logements furent construits par les municipalités. Aujourd'hui, les municipalités construisent 40 p.100 des logements; elles administrent environ la moitié du secteur des logements à louer et les loyers sont très bon marché.

Sous le régime travailliste, il existait une taxe qui permettait à la collectivité de récupérer 100 p. 100 de la plus-value apportée aux terrains par le développement. Cette législation, d'ailleurs assez compliquée, fut abandonnée par les conservateurs et ce fut le retour à la spéculation. Maintenant on songe à une véritable nationalisation du sol.

Plusieurs villes possèdent déjà une bonne partie de leur superficie: Coventry, Manchester, Liverpool. On sait d'autre part que les villes nouvelles sont développées par des sociétés d'Etat. Les villes appliquent des plans d'urbanisme. Il existe pour Londres une structure métropolitaine permettant d'appliquer un plan régional.

BANLIEUE À HAMILTON (PHOTO: ONF)

BRACKNELL NEW TOWN (PHOTO: SERVICES D'INFORMATION DE LA GRANDE-BRETAGNE)

MALMO: LOGEMENTS COOPÉRATIFS (PHOTO: REFOT, STOCKHOLM)

AMSTERDAM: COOPÉRATIVE D'HABITATION (PHOTO: SERVICE D'URBANISME D'AMSTERDAM)

L'urbanisme français est connu surtout par les grands ensembles et le plan régional de Paris. Les H.L.M. constituent environ le tiers de l'ensemble des logements.

En France, de grands efforts sont accomplis dans la planification des grands ensembles et en particulier dans l'application à Paris du plan d'aménagement et d'organisation de la région parisienne. On projette aussi des villes nouvelles. La construction des logements en France se répartit en trois secteurs à peu près égaux: le secteur public (habitations à loyer modique), le secteur privé et enfin les logements construits par des sociétés à dividendes limités bénéficiant de l'aide financière de l'Etat.

Le problème du logement n'est pas entièrement résolu en France. Cependant, il faut considérer que les Français déboursent peu pour se loger. On paie couramment moins de 5 p.100 de son revenu pour le loyer; 12 ou 13 p.100 est un maximum. Le loyer des anciens logements est plafonné de sorte qu'en 1964, 50 p.100 des gens payaient moins de $12 par mois de loyer. Les logements neufs sont plus chers mais il y a des allocations-logement.

Ces pays ont en général démontré le succès de l'intervention publique dans le développement urbain. Aux Etats-Unis par contre, l'échec de l'urbanisme et de la rénovation urbaine est relié à une politique de non-intervention.

Ainsi dans plusieurs pays capitalistes a-t-on avec succès appliqué les politiques d'intervention publique dans le développement des villes et la construction du logement. Il est donc réaliste de penser qu'on puisse s'éloigner du modèle américain.

On sait que la politique d'urbanisme aux Etats-Unis se caractérise par la non-intervention publique dans l'aménagement urbain. Sauf exception, l'urbanisme reste académique ou se cantonne au zonage et à la circulation. Le morcellement des juridictions urbaines interdit d'ailleurs la planification régionale à presque toutes les villes importantes.

Les logements publics représentent une infime portion du logement en général: ce sont uniquement des logements subventionnés à l'intention des pauvres, donc des ghettos. L'échec de l'urbanisme et de la rénovation urbaine à l'américaine y est pour quelque chose dans la révolution noire.

La propriété publique du sol élimine la spéculation et permet une intervention positive de l'Etat dans l'aménagement.

Il est intéressant de dégager maintenant certaines constantes. On se rend compte d'abord, de l'efficacité de la propriété publique du sol, mesure recommandée par de nombreux urbanistes. Cette mesure permet à la fois l'élimination complète de la spéculation foncière et la récupération par la collectivité de la plus-value apportée aux terrains par le développement. Ensuite, elle permet une intervention positive des pouvoirs publics dans l'aménagement: une intervention qui va beaucoup plus loin que les règlements de zonage traditionnels. La planification des ensembles devient possible, de même que l'utilisation la plus heureuse des meilleurs terrains au profit de l'ensemble de la population.

Les urbanistes recommandent cette politique de préférence aux autres politiques possibles.

Le professeur Bryant recommande pour le Québec, une politique de propriété publique du sol, préférablement à d'autres politiques visant à l'élimination de la spéculation, telles la simple délimitation des zones de développement, la taxation basée sur la valeur des sites et des gains de capitaux, l'acquisition des droits de développement.

Une politique de logement public résout économiquement le problème du logement pour tous, sans ségrégation.

D'autre part, l'élimination de la spéculation et même du profit privé dans tout le domaine du logement, la construction de logements publics sur une grande échelle permettent de résoudre le problème du logement pour tous en évitant la ségrégation sociale et en maintenant le coût du logement en général à des taux raisonnables. C'est ainsi qu'à Cuba, on se prépare même à rendre le logement gratuit en 1970.

Ces politiques permettent la participation des citoyens comme le montre l'exemple yougoslave.

Ces politiques rendent également possible la participation réelle et responsable des citoyens à la planification urbaine et à la gestion des logements. L'exemple de la Yougoslavie illustre les possibilités offertes par la nationalisation du sol et des immeubles. Les logements sont construits par les communes et il existe des communautés de voisinage qui en plus d'organiser les services domestiques fournissent les cadres nécessaires à une participation des résidants aux décisions de l'urbaniste. Le droit de propriété devient ainsi le droit d'habiter et le droit de participer à la gestion du logement et à l'aménagement du voisinage.

Au Québec, on pourrait réaliser les politiques suivantes: l'application de plans régionaux, l'achat et le développement de terrains par les municipalités, la construction de logements publics pour tous.

Parmi ces diverses politiques touchant les infrastructures socio-économiques du développement, certaines seraient immédiatement réalisables dans notre contexte:

—la création de structures politiques et administratives permettant l'application de plans régionaux d'aménagement;

—l'acquisition, par les municipalités, de grandes quantités de terrains pour fins de développement;

—la création de sociétés publiques de développement permettant au gouvernement d'utiliser le terrain à toutes fins: commerciales, résidentielles, création de villes nouvelles, etc.

—un vaste programme de construction de logements publics et l'attribution d'allocations-logement à ceux qui en ont besoin.

D'autres mesures seraient applicables à plus long terme:

—l'élimination de la spéculation foncière par la nationalisation du sol urbain;

—la mise sur pied sur une grande échelle d'organismes coopératifs de construction de logements.

FOYER DE LA JEUNESSE À BELGRADE (PHOTO: AMBASSADE DE YOUGOSLAVIE)

NOVI BEOGRAD, VILLE NOUVELLE (PHOTO: AMBASSADE DE YOUGOSLAVIE)

HARLOW (PHOTO: SERVICES D'INFORMATION DE LA GRANDE-BRETAGNE)

CUMBERNAULD (PHOTO: SERVICES D'INFORMATION DE LA GRANDE-BRETAGNE)

HARLOW (PHOTO: SERVICES D'INFORMATION DE LA GRANDE-BRETAGNE)

Vers une politique de développement des villes

Tous sont d'accord pour planifier: reste à savoir pour qui.

Avec l'explosion des populations urbaines et les progrès technologiques, le développement des villes pose des exigences de plus en plus complexes. Le laisser au hasard entraînerait des conséquences catastrophiques; aussi tout le monde admet la nécessité de la planification urbaine. La question reste à savoir pour qui on planifie.

Pour les spéculateurs?

Laisser le développement à l'initiative privée signifie en pratique que les pouvoirs publics aux frais des contribuables feront tout le travail nécessaire de la planification mais toujours en fonction de la possibilité, pour les spéculateurs, de continuer à faire de l'argent sans effort. Ce genre de planification demeure à la merci des décisions des investisseurs privés.

Les conséquences sont alors pour nous tous une perte de nombreuses opportunités dans la vie de tous les jours.

Un tel type de planification est en général inefficace sur le plan même de l'urbanisme, mais il apparaît efficace aux hommes d'affaires parce que beaucoup d'argent circule dans les activités profitables du développement.

Ces entraves à la planification urbaine se traduisent cependant pour tous et chacun d'entre nous par une perte incalculable d'opportunités de vivre mieux, en plus de la perte monétaire s'élevant pour une ville comme Montréal à plusieurs dizaines de millions par an, qui vont aux spéculateurs. En d'autres termes, cela signifie que notre milieu de vie est moins intéressant que si nous pouvions exploiter sans entraves toutes les possibilités que nous offrent les techniques de l'urbanisme. Cela signifie:

—que nous avons de moins bons équipements et services communautaires (écoles, parcs, services domestiques, centres de loisirs, etc.); ils sont moins abondants, moins bien situés;

—que la circulation est moins facile et moins rapide; elle offre moins de sécurité. Les transports en commun sont moins efficaces, moins généralisés; les distances sont plus longues;

—qu'il y a moins d'animation dans les banlieues, moins d'espaces verts au centre de la ville;

—que nous n'avons pas accès aux meilleurs endroits de villégiature et de loisirs, aux plus belles plages, aux plus beaux panoramas, à la nature; des sites magnifiques sont gaspillés;

—que nous souffrons de la pollution de l'eau et de l'air, de conditions de vie moins salubres;

—que l'agriculture disparaît des environs de la ville;

—que nos logements sont moins bien aménagés, moins bien ensoleillés, près du bruit, de la poussière, moins variés, moins fonctionnels;

—que nous n'avons pas le choix de payer moins cher pour nous loger;

—qu'une population nombreuse habite dans des logements et quartiers détériorés, insalubres et inconfortables;

—enfin, que la participation des citoyens aux décisions de l'urbaniste est impossible.

Les infrastructures socio-économiques ont donc, comme on le voit, des conséquences très sérieuses sur notre vie de tous les jours. C'est là-dessus que nous avons voulu attirer votre attention. Bien sûr, la mise sur pied de structures administratives adéquates et la recherche de solutions techniques heureuses sur le plan de l'urbanisme ont aussi une très grande importance. Mais l'essentiel, c'est que l'objectif général poursuivi tant par les spécialistes que par les hommes politiques, soit bien de créer le meilleur milieu possible pour la vie quotidienne de tous et chacun des citoyens.

Il faut que l'objectif soit le bien-être des citoyens: pour cela, les pouvoirs publics doivent jouer le rôle de planificateurs actifs.

Seuls les pouvoirs publics peuvent se donner un objectif aussi large et le poursuivre dans chaque détail de l'aménagement. Et ils ne peuvent le poursuivre que si l'Etat joue son rôle de planificateur actif et d'entrepreneur général du développement des villes et non s'il se cantonne dans le rôle négatif de pure réglementation ou d'incitation.
Notre milieu de vie future en dépend.

Ce texte renferme les principales idées exposées par ses auteurs lors de la conférence annuelle de l'Institut canadien des affaires publiques, tenue au Mont Gabriel en septembre 1967.

Symbol of Metro Centre consists of a series of eccentric rings representing radiation of its influence — especially as a transportation-communications hub — to downtown Toronto, the city proper, the Metro Toronto limits, the region beyond and finally the whole of Southern Ontario.

A $1 billion program to catch the imagination

On December 19, 1968, Canadian National and Canadian Pacific Railways unveiled a billion-dollar program to give Metro Toronto a new downtown core.

The project, involving the redevelopment of about 190 acres of land now largely confined to railway uses will be one of the largest, privately sponsored, single downtown redevelopment programs, undertaken in North America.

"Metro Centre" will enable downtown Toronto to grow southward and occupy a strategic area that has separated the central portion of the city from the Lake Ontario waterfront for more than a century. Most of the construction is scheduled for completion within fifteen years.

The Principal Area

The main portion of the site is bounded by Front Street on the north and the Gardiner Expressway on the south; by Yonge Street on the east, and Bathurst Street on the west. In addition, the project includes two adjoining blocks to the north of Front Street between Simcoe and John Streets to King Street. The main area is about 1¼ miles long and ¼ mile wide.

A large convention and trade centre is projected for the area adjacent to the transportation terminal and its facilities are linked to both the existing Royal York Hotel and a proposed new convention hotel within Metro Centre.

Residential Plans

The west end of the site is earmarked for residential development. Plans call for 9,300 dwelling units in high and medium-rise towers and terrace housing. It will result in the creation of a unique living environment for some 20,000 people.

The most distinctive landmark will be the transmitting tower, with restaurant and observation facilities at the 1,200 foot level. This will be Canada's tallest structure of any kind and one of the tallest self-supporting structures in the world. At 1,575 feet it will be exceeded in height only by the Ostankino* transmitting and observation tower recently completed in Moscow.

Phase One

The first phase of the program includes the transportation terminal, the broadcasting and communications tower, the convention and trade centre, Canadian National and Canadian Pacific administrative offices, and a substantial portion of the residential area. An all-weather pedestrian system separate from, but connected to, the flow of vehicular traffic, will provide covered access to all parts of Metro Centre. This phase is projected for completion in 1973.

The concept calls for attractive parkettes and landscaped areas for public use. Open-air walkways extend south from Front Street, terracing up to the Gardiner Expressway thus providing vantage points for viewing Lake Ontario.

The Esplanade

A new tri-level thoroughfare called "Esplanade" is to be located a block south of Front Street where the main railway tracks now run east and west behind Union Station. It will serve as the main east-west traffic artery within Metro Centre. Its surface level will carry vehicular traffic. A series of sky-lights down the boulevard in the centre of the street will provide natural lighting for an extensive pedestrian mall running beneath. The lowest level will contain a large regional bus depot.

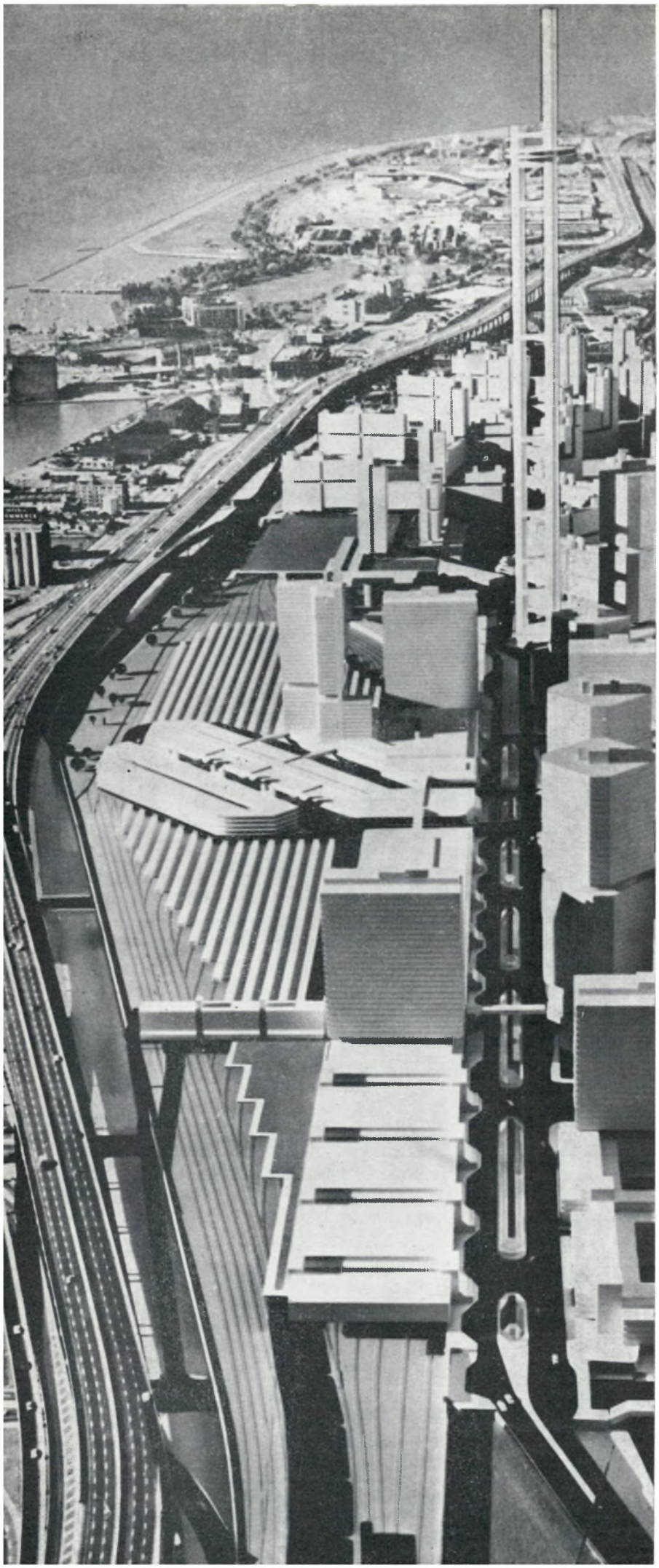
Creation of Esplanade as the main east-west thoroughfare of Metro Centre will make a reality of a plan first proposed by leaders of the Town of York of 1818. The Esplanade of that day was to be a pedestrian promenade along the Lake Ontario waterfront, immediately south of Front Street. Metro Centre's Esplanade is to be laid out along virtually the same route as that projected 150 years ago.

Office and Trade Facilities

When the new transportation terminal has been built, the area now occupied by Union Station and railways lines will become available for the construction, in stages, of the office-commercial sector. Together with lower interlocking structures at their bases, six office towers will eventually provide 4,300,000 square feet of office space and 600,000 square feet of retail space. A proposed feature would be high level pedestrian bridges joining the top floor of the 18-storey towers with the mid-section of the 36-storey towers.

At the eastern end of the project, offices for various government agencies are proposed, all of which will face Esplanade. On the South side of Esplanade will be the convention and trade centre, and the Canadian Pacific office building. South of Esplanade and west of University Avenue are the proposed convention hotel and Canadian National office building.

**The Ostankino Tower is 1,748 feet in height, with three balconies for sightseeing and a three-storey revolving restaurant.*



T.V., Radio and Telecommunications Facilities

The broadcasting and communication facilities, covering a three-block area, are designed to be the most extensive and efficient on the continent. At the southern edge of this sector, close to Esplanade, is located the versatile transmission tower capable of simultaneous handling of VHF and UHF television, AM and FM radio, and a telecommunications system for a variety of public and private users.

The proposed high-rise building to serve as the headquarters for the English language networks of the CBC radio and TV will be situated at the corner of Front and John Streets. This structure will be connected by a foot-bridge over Front Street to the proposed CBC main studios and production facilities. These will cover the Front-Simcoe-Wellington-John block immediately to the north.

In the adjoining block, running north to King as well as the area just west of Simcoe between Esplanade and Front, the plan projects a concentration of offices and studios for educational TV, and companies involved in film production, advertising, public relations, and other aspects of communications.

Constituents of the Downtown Community

The area from John Street west to the Bathurst Street limit of Metro Centre is devoted to development of a unique downtown community, with apartment and terrace housing for approximately 20,000 people. Features of the residential area include:—

1 a system of roads and walkways designed to separate pedestrian and vehicular traffic with subsurface parking for all residents' vehicles.

Montage of a model of Metro Centre superimposed on an aerial photo shows how the face of Toronto's central downtown district would be dramatically changed when the project has been completed. This view is looking west from the O'Keefe Centre. To the right and running east-west (parallel to Front Street) is the projected new thoroughfare called Esplanade. The Gardiner Expressway (left) is the southern boundary of the project site.

2 high rise apartments for couples and single persons and lower units including terrace housing for families. In total some 9,300 units will offer the convenience of downtown living with an attractive setting overlooking Lake Ontario.

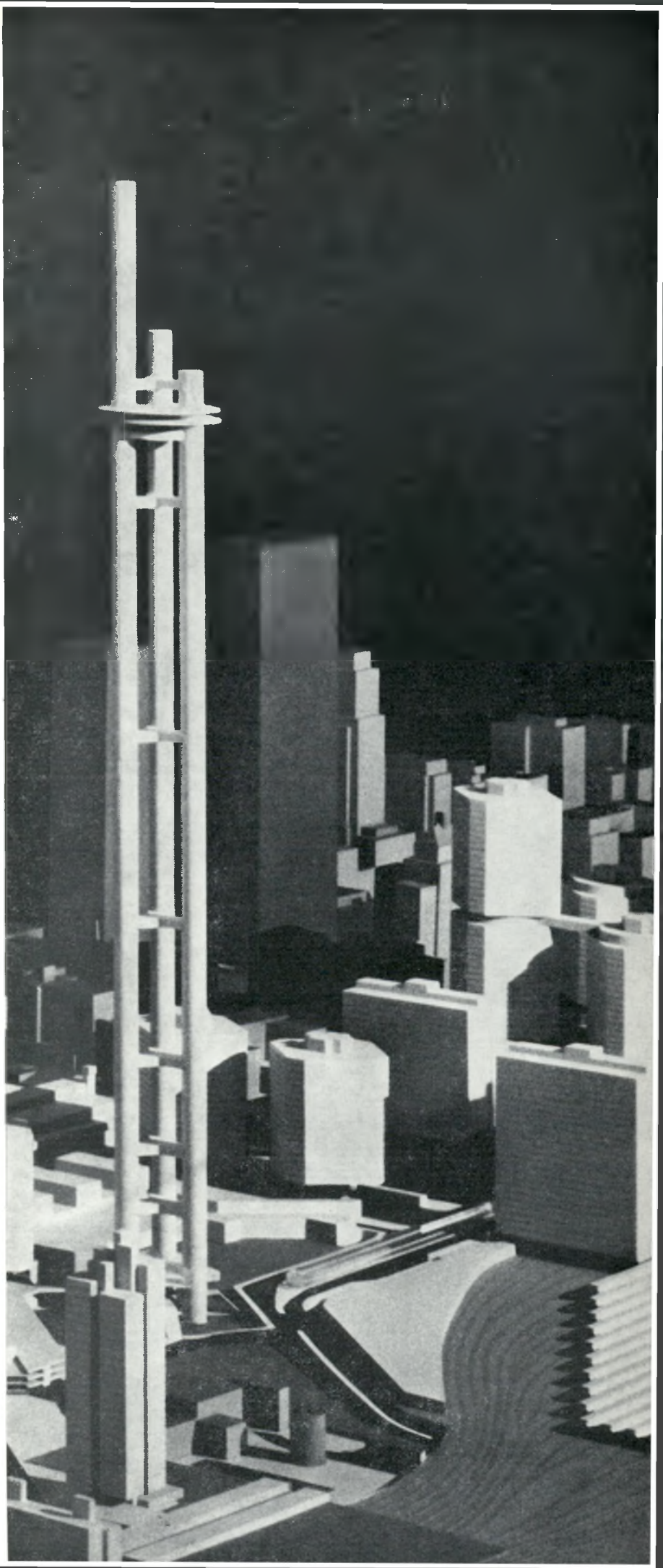
3 a wide range of amenities such as nursery school classrooms, day-care centres for children of working mothers, small shops and rooms for workshops, hobbies and recreation.

4 parks, playgrounds, schools and churches, with the more spacious green areas located close to the family dwellings.

The residential area reflects the fact that Metro Centre in all its aspects is planned to achieve new standards of living in the core of a metropolis.

Summary: what it will provide for people

Metro Centre will create a stimulating environment for a great variety of people — workers in the complex, residents in the apartments and town houses, long-distance travellers, commuters, shoppers, hotel guests, and convention visitors. It will have space for people in a hurry as well as for strollers and those who want to relax in restaurants or recreation areas: it will be an example of what can be done when public and private enterprise co-operate and concentrate on the improvement of an urban community: it will be a city within a city: it will point the way for other cities faced with problems in housing, transportation, and urban renewal.



A major feature of Metro Centre will be the 1,575 foot communications tower — Canada's tallest structure of any kind. With restaurant and observation facilities it will provide a clear view over Metropolitan Toronto and a major portion of the area served by Metro Centre. To the right of the tower is the commercial-office sector concentrated in the octagonal structures. The transportation terminal appears, in part, at the lower right. The broadcasting, communications offices and studio facilities are grouped just behind the base of the tower. The residential area begins at the lower left and extends from there in a westerly direction.

FITTINGS FOR THE FUTURE?

by Lydia Ferrabee

PHOTO OF STACKABLE FIBREGLASS BATHROOM UNIT COURTESY CRANE CANADA LTD.

There is no doubt that in the future an increasing amount of attention will be paid to rationalizing the services and interior fittings of industrialized housing units. This is partly because developments in technology, the rising cost of labour, and consumer demands for a generally higher standard of living have increased the cost of these components. Thirty years ago they represented about one-quarter of the cost of a building; today, they account for about two-thirds the cost. Although much of this cost is absorbed by heating, plumbing and electrical services, an increasing amount is going into interior fittings and products, particularly in bathrooms and kitchens. These are now sometimes treated as a single product which is simply lifted into position and plugged in. They are being used not only in new building projects, but also in rehabilitation projects for slum housing.

User studies

It requires a large capital investment to build these items in a factory and this must be followed by continuous production if the process is to be economical. It is necessary to anticipate accurately what most home owners will want for it is the interior fittings which affect people most in their daily lives. This, combined with the fact that as space becomes more expensive it is necessary to make better use of it, has led to an increasing emphasis on extensive research into exact user requirements.

In Canada such research is relatively new. Central Mortgage & Housing Corporation authorized a study to establish what Canadians keep in their kitchen and what type of storage they need to house it. But, in Sweden, a comprehensive range of studies of this kind, for all areas of the house, have been continuously developed for over 18 years. They are financed and directed by the Swedish Government for the country's furniture manufacturers. They cover comfort, safety and dimensional requirements, as well as the quantity of storage needed in Swedish homes for clothes, china, cutlery and so on. These requirements are in turn dimensionally related to the country's minimum building standards for space within the homes.

There have been many individual studies made in North America of different aspects of the home environment, from ergonomic studies of products to the main causes of fatigue in housework.

One of the more effective studies was undertaken by the Centre for Housing and Environmental studies at Cornell University, under the joint sponsorship of the University, the Agricultural Experimental Station and American Standard. The original purpose was simply to design a new bathroom, but this was modified when it became apparent that the real need was for a study of user requirements. The results were published in "The Bathroom" by Alexander Kira.

Crane, for example, bought the fibreglass bathroom designed for Habitat '67; and a manufacturer in Great Britain has developed a cast iron bath tub based on the data set out in the study.

Cornell also undertook a kitchen study in 1948 and their staff included experts on social psychology, home management and agricultural engineering as well as architects and product designers. But there has as yet been no comprehensive study made of the complete house. Now as the U.S. launches its massive program of house building, government agencies are worried by the lack of such data. General Electric in their proposal to the U.S. Department of Defence particularly stressed the need for user studies. If such a study were made, and it included consideration of all aspects of the home environment, social, physical and so on, as well as the requirements of builder, manufacturer and worker, it could form a very valuable basis from which to design rational economic and satisfying living environments.

One comprehensive study was made on University housing requirements, for University Residential Building Systems (U.R.B.S.) in California. The study was particularly necessary because the U.R.B.S. group were interested in obtaining new methods of building through the use of bidding procedures based on "performance specifications." These indicate the purpose for which a component is required, in contrast to a conventional specification which outlines in detail the products and materials to be used. Performance specifications only state the problems, leaving manufacturers to provide answers and, therefore, the problems have first to be identified. In order to do this, a long series of conferences and discussions were held with students, administrators and faculty to determine their actual requirements.

Their final report stated, as a premise, that the student residence is a social organism with dual relationships of student to student and the students activities to the building structure. To satisfy these needs, the study emphasized both variety and flexibility. It specified that: "Variety should provide for a range of preferences at any given time in the make-up and arrangement of rooms.

"Flexibility should provide for the ability to change internal layouts of the buildings, to respond with the passage of time, to evaluation of the University's requirements. Flexibility is of value to both students and the University." It is obvious that many of these conditions could be built into housing units. For example, flexibility that enables Universities to adapt their buildings so that they can be operated efficiently for a maximum length of time, would be equally advantageous to the owners of housing projects, particularly apartment buildings.

Many builders, however, are skeptical about building this kind of flexibility and additional convenience into their housing units because of the increased cost of the building, and it would be impossible in contracts involving a small number of building units. But the U.R.B.S. program represents a major effort to overcome this problem by providing an incentive to industry of sufficient magnitude to warrant risking capital in the development of new products that will meet predetermined performance requirements. The University has been assured by industry representatives that the U.R.B.S. program is an adequate initial market. The continuing market can be provided by the other 2,200 colleges and universities in North America. The parallel to the general housing market gives additional incentive for industry.

The budget for these new units is not in excess of that spent in previous buildings, but the contracts for the new building components are awarded on the basis of initial construction plus maintenance and operation costs on an appropriate long-term basis. In this way, some of the savings obtained by lowering maintenance costs can be used on new innovations.

It is interesting that the only area that the U.R.B.S. group found it unnecessary to research was the bathroom. They were perfectly satisfied with Alexander Kira's study as it was.

Interior products for factory built housing

The housing industry has today reached the stage where some homes are now sold fully furnished. As yet, few Canadian manufacturers seem to have adjusted to the situation and taken advantage of the unproved interior design it could facilitate. In Europe a greater effort has been made to identify and understand modern living requirements within the house; requirements that result as much from changes in social conditions — limited space, a lack of domestic help, working mothers — as from advances in technology. Therefore, in Europe, new design concepts and innovations for interiors have been developed.

There are also developments taking place within the furniture industry which are likely to affect the interiors of factory built housing, particularly in respect to storage. As living space per family within houses and apartments is being reduced, it is becoming increasingly important to use it well. Rooms frequently have to accommodate several activities. Bedrooms double as playrooms or work rooms, and guests may sleep in the living area. Rooms may have to be redefined as the family increases or decreases, or a new tenant takes over.

In an effort to solve these problems, several lines of moveable, free standing, high capacity storage walls are being marketed in Europe. These are versatile systems which are accessible from both sides, fit into standard building modules and come in a variety of wood and paint finishes. They can be arranged for storing possessions found in any room of the house, whether they are clothes, a bar or saucepans. For rooms with a double purpose, where space is in short supply, they can also accommodate beds and desks which fold out when they are needed. A typical example of this type of system is Interlubke, manufactured in West Germany, although this system doesn't include kitchen storage walls.

So far, these systems seem generally to be sold as furniture directly to the consumer rather than to building contractors for general use in large projects. However, one comprehensive project — a four storey block of 16 flats designed by Ohlsson and Skarne in Sweden — has used this type of system. Within the flats, the space is divided by moveable walls and cupboards. With the use of a screwdriver, the tenant, or owner, can re-arrange the interior to his needs, increasing or decreasing the number of rooms and varying their arrangement. Each flat is entirely carpeted with a plastic-felt covering before the walls and fittings go in.

At the moment, most Canadian home buyers take it for granted that their new house will include fully equipped bathrooms, adequate kitchen cupboards and hanging space for clothes. It is possible that in the future they will also expect effective and adequate storage throughout the house for all their possessions. They may also expect other equipment such as television, radio and stereo to be provided just as major appliances are now being supplied in some kitchens.

Although the introduction of storage walls into factory built housing is a very possible development, the degree to which most houses will be completely furnished, even to pictures on the walls, is difficult to determine. Improvements will come first in areas where people require efficiency, convenience and comfort, and where style or personal preference is of lesser importance. Beds, for example, are a basically utility item and curtains or fitted carpets are a nuisance to move as they seldom fit in the new house.

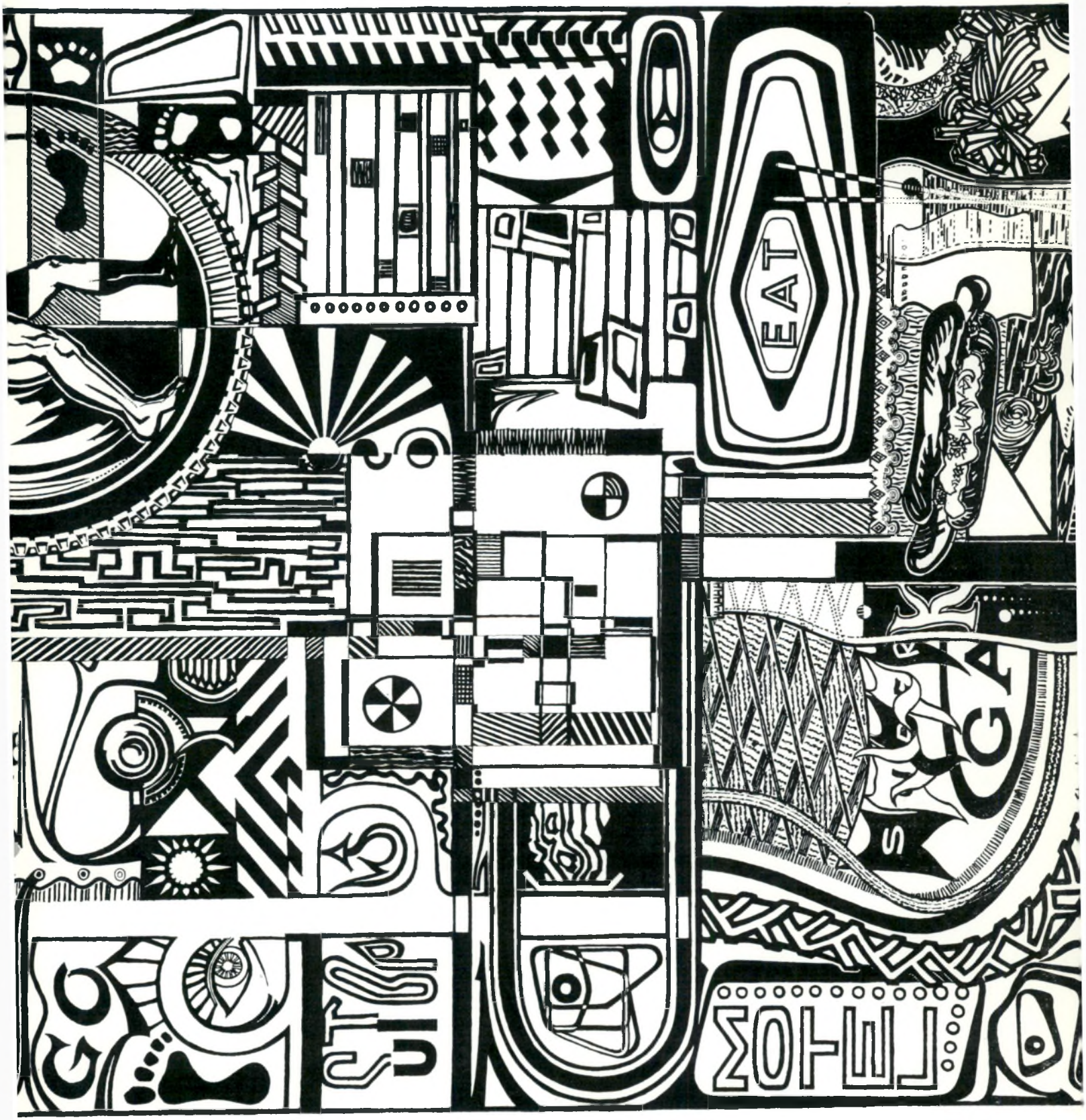
A sturdy, straightforward, comfortable settee and side chair are likely to become acceptable to most inhabitants, as moving is much easier without these bulky items.

Once this approach is accepted, furniture can become more appropriate to living conditions. The settee for instance can be scaled to the size of the room.

Personal choice can still be exercised, in colour, paintings, ornaments, area rugs.

These ideas may seem unacceptable to today's home owners but to married students who are already renting furnished apartments, it may seem very practical and desirable not to carry large bulky items with them each time they move. Canadian families, after all, move on the average of every five years.

This article is based on a study made for the National Design Council.


EAT
GO
STOP

Bodies in motion Roadside halt Stimulated appetite	Construction under way Superway progression Trip delay	Destination No exit Quiet system	Stalemate Moving vehicles Detour
Reflex soma Perceptual field Automated stimuli	Obedient reaction Triggered complexities Negative signal	Satiation No obstacle Impromptu signals	Control Linked circuits Continuation
Evoked reaction Forcible entrainment Enlarged desire	Narrowed focus Soul food, entertainment Commercial advertisement	Demand goods Perceptual block Flickering symbol	Approbation Aggravated impulse Limited vision
Shuffled view Tree-branches River soil	Intersecting arcs Worked land Beaten clay	Satisfaction guaranteed Payment on demand Retribution, reward	Bull-dozer Loam, loan Produce
Pulsation Throb Soft pedal	Repeat, beat Hot exhaust High whine	Purring flow Airy effluent Revolution, altercation	Choke Brake Frequency modulation
Embossed convexities Thick foam Finish	Multiple reflections Light metal Duco sheen	Pressed shape Shifting highlight Bent edge	High-tone Two-colour Deep glow
Neat, elegant Shifting point Divergent	Accessories Distortion Interlocking	Parts Coalescent Torn apart	Essential Accident Experience
Proffered service Self activated Preferred motivation	Flat foot Flicked on power Fruity norms	Steady Easy gait Flickering urge	Slow Path Heel, toe

by Stuart Wilson — who also did the drawing

HIGHWAY MATRIX

On highways and roads one can look up, down, sideways, diagonally, in both directions and come up with some sudden and sometimes surprisingly unexpected juxtapositions.

About the authors/Les auteurs

Roger Charlier is a professor of Geography and Oceanography at Northeastern Illinois State College, Chicago.

Carroll J. Schwartz is a lecturer in the Department of Geography at Northeastern Illinois State College, Chicago.

M. Rolland Souchereau est membre du Comité sur le logement du Conseil central de Montréal de la CSN.

M. Jacques Trudel, urbaniste, est préposé à la planification au Service d'urbanisme de la ville de Montréal.

Lydia Ferrabee is a design consultant and writer.

Stuart Wilson is an associate professor of architecture at McGill University.

Design/Maquette
Morton Baslaw and Company Limited/Ottawa

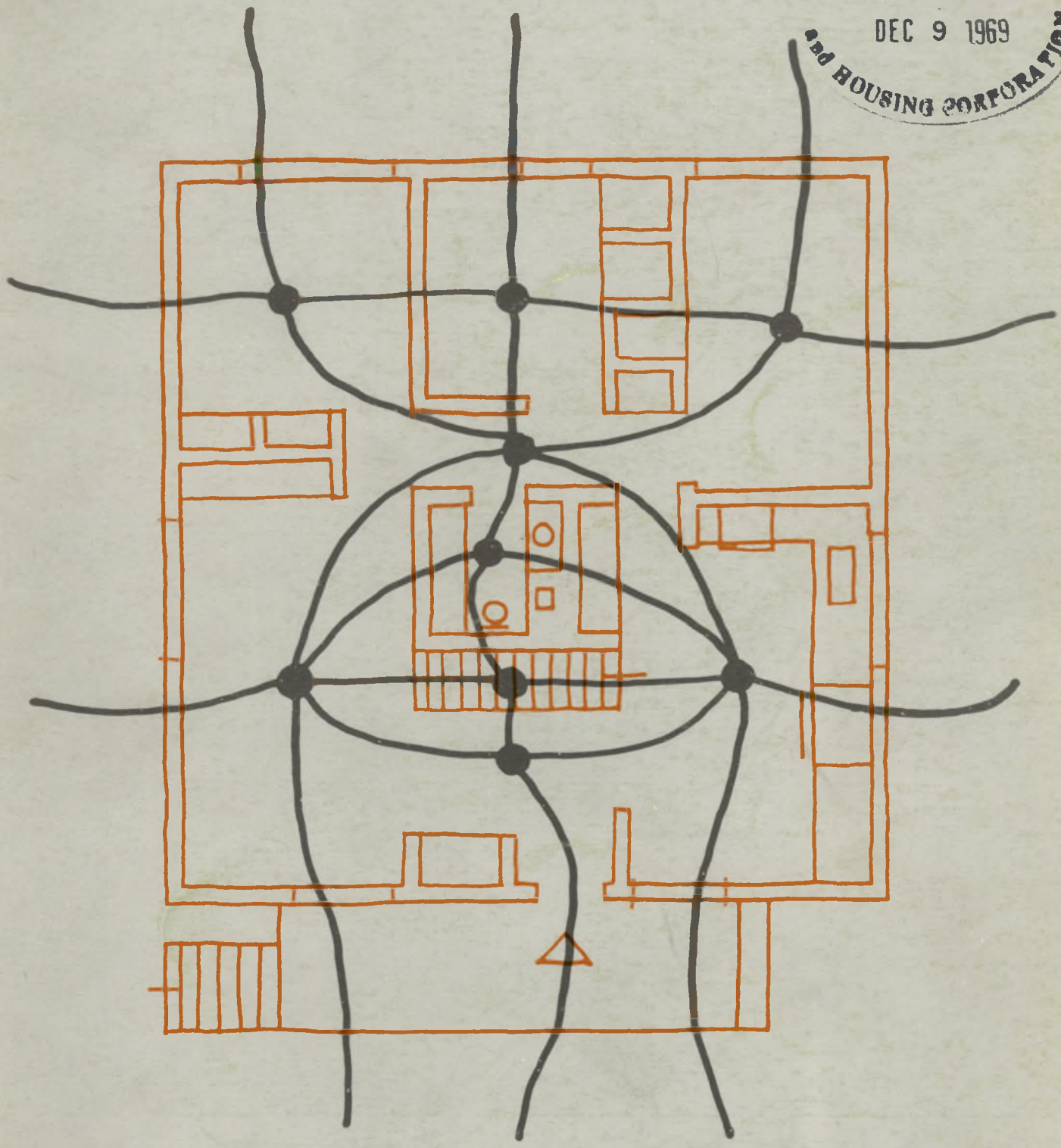
Central Mortgage and Housing Corporation
Ottawa

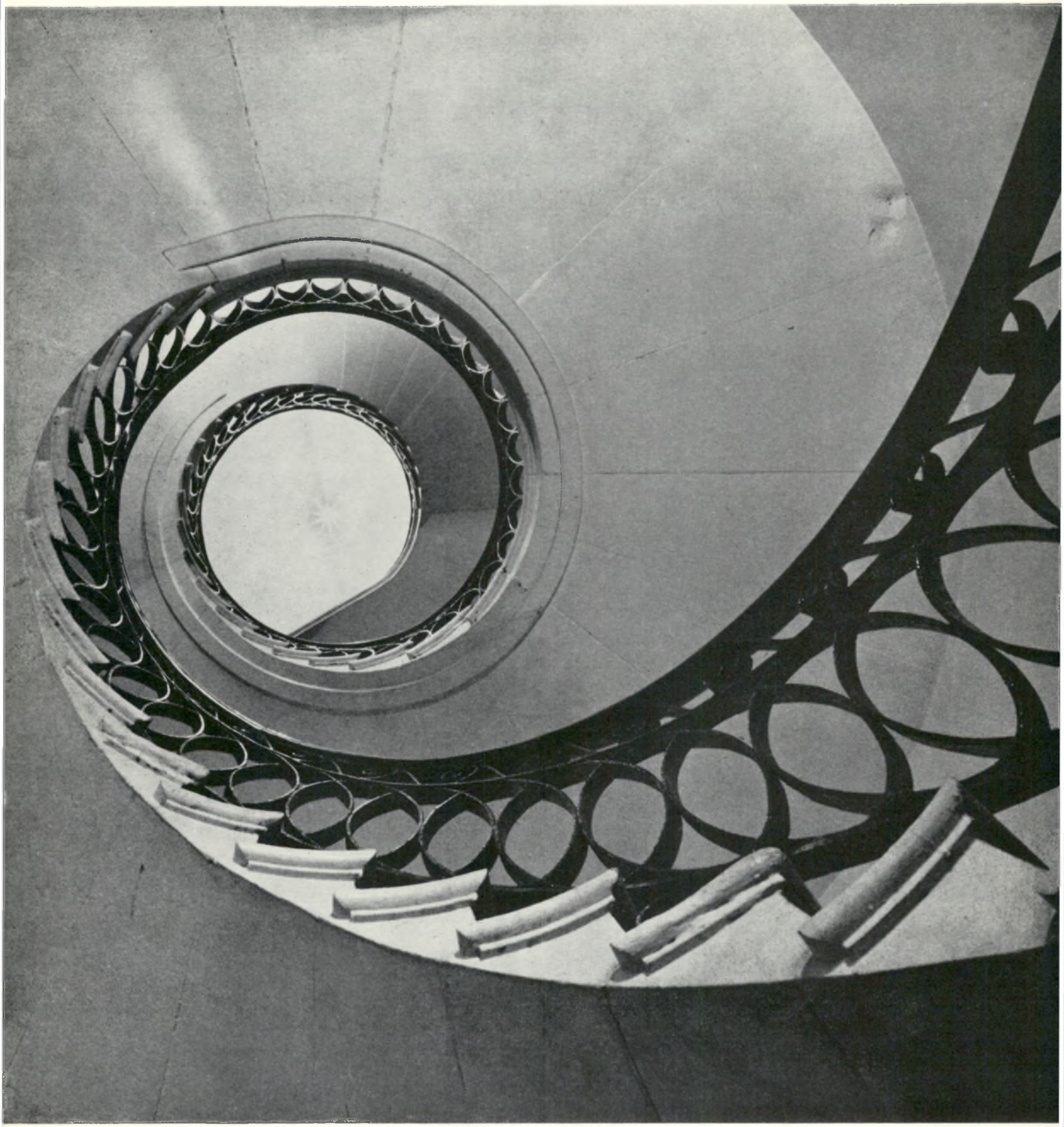
Société centrale d'hypothèques et de logement
Canada

Vol. 12, no. 2, 1969

HABITAT

CENTRAL MORTGAGE
LIBRARY
DEC 9 1969
and HOUSING CORPORATION





Outside Cover/Couverture extérieure
Design by *Jean Cousin*
Dessin de *Jean Cousin*

Inside Cover/Couverture intérieure
Spiral staircase, County Courthouse, St. John N.B. *Photo N F B*
Escalier en spirale, tribunal de comté, Saint-Jean, N.-B. *Photo O N F*

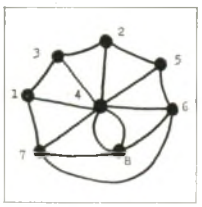
Volume X11, Number 2
Volume X11, Numéro 2
1969

HABITAT

IN THIS ISSUE / TABLE DES MATIÈRES

2 Housing and Environment *by Marvin Lipman*
What sort of effect does housing have on an individual? And what effect does environment play? Here are some views.

7 Timmins, The Porcupine and Gold *by Richard G. Bucksar*
The lure of gold has traditionally been the downfall of man. In Canada, its presence has brought prosperity and many flourishing communities have developed from the finds of hardy but well-trained prospectors.



13 Architecture et Topologie *par Jean Cousin*
A la recherche d'une meilleure organisation des espaces, l'auteur nous introduit dans les arcanes de la topologie, pratique nouvelle de l'architecte de demain.

19 From Tent-Show to Television *by Eric Minton*
Theatres, as architectural structures, have varied considerably with the fortunes of the motion picture industry. Today, business looks good and some buildings are showing popular and art films at the same time and under the same roof.

24 The Urban Landscape
Another gardening season is here, although the effects of winter may still remain. A few notes on how to deal with some of these problems.

25 Which Medium is our Planning Message? *by Louis Dernoi*
Planning may seem an unlikely field in which to encounter McLuhanism but today, it seems people can ask "Is your planning hot or cool?"

29 Système de construction par composants intégrés *par Gérard Corriveau*
Un premier aperçu des travaux de l'équipe pluridisciplinaire qui effectue une recherche en aménagement scolaire: le génie des composantes modulaires (efficacité, flexibilité, coût . . .). Le premier de deux articles.

Habitat is a bi-monthly publication of Central Mortgage and Housing Corporation, and is listed in the Canadian Periodical Index. Second class mail registration number: 1519
Opinions expressed by the authors are not necessarily those of CMHC. All communications should be addressed to the Editor, E.H.Q. Smith.

Habitat, revue bimestrielle de la Société centrale d'hypothèques et de logement. Numéro de recommandation d'objet de deuxième classe: 1519.
Les opinions exprimées par les auteurs des articles ne sont pas nécessairement celles de la SCHL. Il faudrait adresser toutes les communications au rédacteur en chef, M. E. H. Q. Smith.

HOUSING and ENVIRONMENT

by Marvin Lipman

The effects of current difficulties and high costs of housing bear heavily on a substantial segment of the population. A great increase is expected in the volume of housing starts over the next few years and both events have their setting in an era of accelerating social change. It is essential that we now ask ourselves what kind of housing environment we will be developing in the next ten to twenty years.

The answer, of course, is that we are concerned about all this and more. Canada is a diverse country, rich in the variety of people who live here. They come from different cultural and ethnic backgrounds; they have different expectations as to what opportunities they can enjoy with regard to employment and education; they have different income levels and they are at different stages in the life cycle of growing up, leaving home, forming their own families or living alone and in turn growing old.

Similarly, they live in different kinds of housing in a variety of locations, with greatly varying climatic conditions. Some environments offer a varied economy, others are based on a single industry. Some areas have steadily moved ahead enjoying the benefits of an affluent society; others have remained stagnant, caught in a cycle of poverty.

Housing and human well-being

In its broadest terms, the traditional theory of environmental determinism argues that by changing the environment, particularly the housing environment, it is possible to effect improvements in people's behavior, in their health, living habits and personal well-being. This assumption provided much of the impetus for early efforts to promote public housing and slum-clearance programs. It is still accepted by many to-day.

The hypothesis of a simple relationship between the housing environment and its social effects has given way to an increased understanding of the complexity of factors involved. Schorr, in his book *Slums and Social Security,* carefully documents the range of factors involved, while it is clear from the study *The Housing Environment and Family Life* that even in a carefully designed research study, it is difficult to show conclusively that a better housing environment brings improvement to any marked extent in specific areas of social functioning.

In the Canadian context, a recent study by Kennedy and Smith of housing conditions in remote northern communities in the prairie provinces, brings out this inter-relationship of factors. In their view, some of the poorest housing conditions in Canada exist in the communities included in this study and they suggest that improvement in the housing environment

Marvin Lipman is a member of the Advisory Group, Head Office, Central Mortgage and Housing Corporation.

would lead to an advancement in other aspects of living. Nevertheless, the authors recognize that, without progress in employment and education opportunities, it is unrealistic to expect any major change simply as a result of improving the housing environment. A similar point is made in a report of the Conseil des Oeuvres de Montréal:

While income, education and employment directly account for differences among people in standards of living, housing is both the product and expression of these differences. A country's housing is a general reflection of its standard of living and that of each social class in the society. Although an improvement in housing conditions does not necessarily imply an improvement in the standard of living of the people concerned, a better living environment creates a favourable climate for the pursuit of further education which in turn leads to better employment and the desire for better living conditions. Healthy and decent housing for all, and especially for the disadvantaged, constitutes an essential element of any strategy aimed at improving the living conditions of the population in question. (Translation of French text.)

Social implications of the type of housing

A drastic change has occurred in Canada in recent years in the type of housing being built; a trend full of social implications.

The proportion of single-family homes being built has fallen from two-thirds of all housing starts in 1962 to about one-third in 1968.* It is even more marked in large urban areas. Recent figures from Toronto indicate that in the metropolitan area, four apartment units are being started for every single-family home under construction, while in the city proper, the ratio is sixty apartment units for every house.

Is this a change we have made by choice? It may be argued that low vacancy rates in apartments indicate many prefer this kind of accommodation and that recognition of this market has led to the change. On the other hand, choice suggests alternatives, and the possibility of single-family accommodation as an alternative for families with dependent children has been severely limited.

It is widely believed that the majority of Canadians still regard the single-family house as the most desirable form of living accommodation. Again, the reasons for this may be economic, (the building of equity), but there are many social considerations involved. These include such factors as the pride of ownership, the desire for privacy, the control of property, and the fact that a house is a good place for families to bring up young children. In effect, the whole growth of suburbia has been geared to fulfilling this ideal.

In reality, nevertheless, it is land economics that are forcing a situation in which building at high densities is a necessity, particularly in the inner city. Row or town housing has resulted which, although it may not meet all the requirements of ownership and privacy, still allows for children to be close to ground level and better supervised. The major area of concern is the multi-storied apartment building, or "high rise," particularly as it becomes an increasingly important source of accommodation for families in the central city, where land values are highest.

The objection here is that while high-rise living is satisfactory for certain groups, (the swingers, the newly married, those with grown families), it is not a suitable housing environment for families with dependent children. For the first group, the proximity to employment, to services, to "where the action is," all help to create an environment in the central city which is considered desirable. For the latter group, the fact that children are far from the ground, cannot be easily supervised, do not always have the space deemed necessary for their development, all tend to argue against this form of housing for families.

It is not hard to find illustrations of this problem in both private and public housing. According to Elizabeth Wood "the basic evil of high rise apartments for families is the distance they place between the mother and her children when they are playing outside the dwelling." A recent letter in a Toronto newspaper makes this point eloquently.

"I'm slowly going nutty with 3 children under five years in a high rise apartment. Believe me, an apartment is no place to raise children . . . They are all becoming little clinging vines because they really have never been anywhere without me. I'm afraid to let them outside the apartment door because the elevators are such a hazard . . ."

Studies have suggested that certain patterns of reaction result from apartment living. The husband, it is alleged, feels himself less of a man as a result of not being needed to do those things he would ordinarily be expected to do in a house. Young children are made more dependent by the need to be very closely supervised by the mother, who is unwilling to let them roam loose on the ground out of sight. Older children are removed from parental supervision and thus are allowed more independence than they may be able to handle.

If these two conditions (single-family housing and high-rise living) can be polarized to the extent suggested, how does one deal with the social effects of the housing types described? One way would be to make a social judgement that while high-rise living is desirable for certain groups, it is not desirable for growing families.

In effect, we would be saying that economic considerations are less important than social considerations in

* *Recent statistics indicate that in 1968 single-family dwellings will account for only 38 per cent of the housing starts.*

producing the kind of housing environment we want for families. Denmark, for example, appears to have made just this kind of judgement. There, the trend from high density and apartment living has been reversed. Statistics show that in 1959 over 50 per cent of all dwellings completed were multi-unit dwellings. This percentage has steadily diminished so that, although the number of dwelling units built has been rising, only 30 per cent were multi-unit dwellings in 1965.

In many ways, our current emphasis in housing and transportation policies are geared to the potential of increasing the supply of single-family housing. Land assembly, greater control of land speculation, satellite or new cities, and transportation corridors all tend to make more land available and to extend the range of reasonable housing choices for families. It is not difficult to develop ways of extending this range of choices to all income levels through such devices as rent subsidies, write-down of land costs, reduction of down payments and so on. If we feel some form of housing other than apartment living is best for families, even though it may cost us more money, it is within the realm of possibility.

However, because it will take time to increase the supply of available land required to expand the range of housing choices, we will continue to be forced by economic considerations to build family high-rise apartments for the time being. In the meantime we must try and create the best kind of housing environment possible out of this form of building. To date these buildings have not been designed for family use, except perhaps for the family with one small child or where children have reached adolescence.

There are many architectural and design solutions to the problems of providing play space within buildings, facilities geared to growing families, and work areas for fathers outside the apartment unit. New construction methods also promise a greater degree of flexibility to changing needs. The development of standards for space and amenity better related to family needs, and the possibility of finding mortgage financing to translate these standards into buildings, are more difficult problems to overcome. Perhaps the most important factor in creating the best kind of housing environment possible is a conviction on the part of governments that the present self-contained apartment unit is not sufficient for families, and something more suited to their needs requires encouraging. From this changes in standards, design and financing would tend to follow.

In urban areas, the form of housing has been standardized into the apartment, the row house, the semi-detached and the single family house. The promise of Habitat 67 as a stimulator of new forms of housing has not, as yet, been fulfilled, although thought is being given to new forms of housing arrangement to make better use of land and to reduce costs.* New approaches to financing and different forms of tenure have been stimulated by the current housing shortage and rising costs. Condominium ownership is now seen as possible not only for high-income but for moderate-income groups as well. Other forms of ownership, co-operative and non-profit housing stimulated by churches, labour unions, and other groups all hold promise of increasing the supply of low — and moderate-income housing.

Tenure and type of housing assume particular significance in the rehousing of rural families and in the resettlement of people in urban "growth centres" as, for example, in the ARDA regional development program in north-east New Brunswick and the resettlement of communities from the outports of Newfoundland. These families bring with them a strong attachment to a particular type of housing — free standing and unemcumbered by mortgages — in which standards of space, design and facilities may be of secondary importance. The minimal cost of housing in the budgets of these families can mean the difference between a modicum of economic independence and poverty. In these circumstances, efforts to improve housing conditions clearly have to be related to programs of economic development, while the housing programs themselves will need to take account of the social preference for ownership and the limited financial capacity to undertake it.

The question arises whether our standard for Canada is to be the three-bedroom suburban bungalow of our larger cities, or whether it might be more related to the minimum requirements of the N.H.A. Residential Standards. Does the house have to be completed or need it be only the frame, to be finished on the inside by the resident in his own time and with his own labor? Perhaps the basic question is whether the rural resident is not entitled to the same size, quality, and standard of housing as the urban resident. With increasing emphasis on regional development programs, these questions will require greater attention as well as specific policy decisions.

In northern and isolated communities, the problem of providing basic services such as water, heat, electricity, and sewage disposal, is a major one. This has led to the possibility of increasing densities along a service line, or building multi-storey units when building land is scarce. The socio-economic effects of scattered housing without the provision of basic services have been aptly demonstrated in the Kennedy-Smith report, and include high costs of transportation, servicing and maintenance, water pollution, poor sewage and garbage disposal, and an inadequate supply of drinking water.

Again, the question of an appropriate standard of housing is important. Whether the Indian residents will be satisfied with the "one room dwelling with a warm floor" proposed in the Kennedy-Smith report as a minimal but distinct improvement over their present housing, remains to be seen.

** Perhaps one of the most significant examples of this approach is a comprehensive study of density distribution and costs initiated in 1967 by the University of Toronto's Centre for Urban and Community Studies, under the direction of Professor A. J. Diamond.*

On the other hand, low-cost housing in areas where climatic conditions are rigorous may be a poor investment in terms of the life of the housing. In any case, it will require all our ingenuity and considerable amounts of money to improve the often desperate housing situation in our northern communities.

Social implications of the location of housing

(a) *Urban renewal programs* and the controversy they have given rise to, have helped to focus attention on the importance to people of the location of their housing. There are signs that the bulldozer approach may be giving way to a more careful concern to preserve and strengthen the social fabric of urban renewal areas. While there is little merit in an approach which leads to a "glorification of the slums." it is becoming apparent that there can be social advantages in living in low-income areas. The kinds of interaction (often thought to be missing in more middle-class communities), based on mutual support and help, are characteristics of urban life which are worth keeping at a time when primary group identification is supposedly decreasing. In Canada, we can point to the examples of Lower Town in Ottawa, Alexandra Park in Toronto and Hamilton North End, as attempts to renew a community rather than change its character.

(b) *Suburbia* lies at the other end of the spectrum posing equally controversial issues with regard to the social effects of location. If one is to believe the relevant literature, suburbs are the wasteland of our modern society, "strawberry boxes piled neatly row after row." Suburbs have been described as sterile, single-class communities, where fathers are never home and mothers are socially isolated. Yet they meet the needs of many who value the single-family home with its piece of ground, the chance for privacy if they so desire it, or social involvement if this is what they want. Gans in his "Levittowners" makes this point. Most people who move to the suburbs find what they are looking for. It is not necessarily a sterile or a socially isolated life; in fact, people report more social involvement than in the central city.

In our efforts to create a range of housing choices, one preference will continue to be some suburban form of living. However, we have learned a great deal about ways of improving the quality of suburban life. Carver suggests the "Town Centre" concept as a way to do this; Gans specifies other factors requiring special consideration. While we may not be able to duplicate the diversity of the inner city in the suburbs, there is much that can be done to improve the quality of suburban living, for those who desire it, in the planning and timing of facilities and services, and the provision of meaningful activities for all age groups.

(c) *Declining communities* that have lost their economic base present as difficult choices for decision, only on a larger scale, as those posed by urban renewal areas. Some are in decline because of the move to the cities from the rural areas, the closing of single industries in resource towns, and the better transportation systems which have by-passed some of the older service towns in agricultural areas. The social effects of a declining housing environment may well be negative, particularly as in relation to money for services and improvements, unemployment and underemployment, and the young moving out to find opportunities elsewhere.

The handling of the declining community raises many issues. For instance, under urban renewal legislation, how much help should it be given? Indeed, is there any point in supporting the community at all when it may make more sense to phase it out or let it die a natural death?

Obviously there are many social and political implications to these questions. Perhaps the present regional approach as exemplified by FRED* and the greater emphasis on regional development programs offer the best hope for the future of the residents of these communities.

(d) *New towns and satellite communities* involve a whole new concept of housing environment in which location, together with types of housing, site planning, transportation systems, provision of amenities and facilities, social organization, are all systematically related to each other to create a pleasant living environment.

More than in any other area, the provision of new communities has crystallized concerns about the kind of housing environment created, thus encouraging much discussion and research. The experience of the British New Towns has been examined in numerous research studies with a view to identifying the successful features in planning new communities as well as the problems. The total environmental approach as exemplified by Washington New Town in Britain and Reston in the United States are exciting both in conception and result.

In Canada, we appear to be on the threshold of developing new towns and satellite communities as a means of increasing our housing stock and the range of housing choices. The experience acquired in other countries has helped to define more clearly the important contribution to be made by the social planner in this process. Thus we are finding that such factors as social organization of the community, the development of communal facilities, the use of open space and the influence of the automobile on the environment, are receiving increased attention. The work of Nicholson on New Communities in Britain, although somewhat dated, focuses attention on the provision of adequate transportation, the relationship between housing and employment, the need for diversity

* *The Fund for Rural Economic Development.*

in age groupings and house types, and the provision and timing of community facilities and social services. In the American context, a study by Eichler and Kaplan of new communities, particularly in California, raises many issues with regard to financing, site planning, political and social organization, etc. We are fortunate in Canada to have the experience and research of other countries available to us as we move into the building of these new communities.

Social integration of communties

Discussion of the preceding issues raises, in acute form, the question of the social integration of communities. Is it possible to build communities that are not just single-class communities but represent a range of income, of age, of ethnic groups? There is ample evidence to support the assumption that most people prefer to live among those who share a similar style of life. On the other hand, we are nowadays increasingly concerned about enlarging the range of opportunities for all of Canada's citizens and tend to view segregation whether along racial, ethnic or socio-economic lines as something to be deplored and something which it is possible to avoid through orderly development and planning of our communities and resources. Thus, the possibility of planning for greater social integration, if we desire to do so, seems greater at this time.

Perhaps "diversity" is better than the word "integration" with its implication of something much more positive than is either achievable or even desirable. For example, there are many who suggest that integration of public housing tenants in middle-class communities is a fallacious concept. Rather than integration, one author suggests that our goal should be based on planning for the community as a whole — "allowing diverse groups to live together peacefully and still have the social contacts and institutions each needs for a full life."

Two illustrations are offered to demonstrate some of the considerations involved in this;

(a) In its original conception, public housing, although tied to slum clearance, was often built in the suburbs. The theory was that if you took people from poor housing conditions and placed them beside higher status groups, the good example of middle-class standards of child care, respect for property, would "rub off" on the low-income groups. Unfortunately, rather than achieving integration, the result was often greater isolation. The choice of site for public housing was often on land considered uneconomic for private building. By its very nature, it isolated public housing tenants from the services and amenities of the community. At the same time, studies of relocation in urban renewal found that most people, including those desiring public housing, wanted to remain in the downtown area.

The possibilities of achieving a better population balance have been increased in some of our larger urban centers with the provision of larger numbers of public housing units in different parts of the city, and a correspondingly greater choice to the family in need of housing. Thus families are not necessarily forced to live in public housing in the suburbs if they choose to live downtown. A second, and perhaps more important reason, is that new housing developments are being planned to include both moderate and low-income (public) housing. In this way public housing avoids being cast in the role of something ancillary to the rest of the community, something forced onto it and thus resented. By including both types of housing from the outset it is hoped that this will result in less stigma and "marginality" being felt by the public housing resident. However, the success of this kind of "mixed" development will only be determined with the passage of time.

(b) A second example, which appears to negate the idea of integration, comes from Rosow's work on housing for the elderly. Rosow, after studying various forms of retirement housing, concludes that segregated housing, defined as a large concentration of housing units for the elderly, often with built-in facilities, appears to offer the best possibilities and benefits for the elderly. These units are not isolated from the larger community, nor are they scattered or integrated throughout the total community. Rosow suggests that in an age-graded society, integration can lead to social isolation. Inter-generational conflicts arise, and the younger age groups tend to have little understanding of the elderly. The benefits of segregated housing, as described by Rosow, include economy in building and in provision of services, the possibility of new group memberships for support and mutual aid, and the provision of role models for those making the transition into retirement.

This article is based on a paper prepared by the author for the Canadian Welfare Council

TIMMINS, THE PORCUPINE & GOLD

by Richard G. Bucksar

Since pre-Confederation days Canada's mines have been major contributors to her prosperity. Iron, copper, lead, nickel, uranium, silver, gold, and other minerals exist in immense quantities. However, difficulties in transporting, mining and smelting the ore, coupled with the rigours of climate and topography, plus a general ignorance and apathy among investors combined to prevent much progress before the turn of the twentieth century.

Historians record that British Columbia shared in the advance brought on by the California gold rush of the 1850's, its placer deposits being worked to the recovery of nearly 50 million dollars. During the boom, Community names were added to the map and legends were born. Although many camps disappeared, the great ones provided much of the technical know-how which would aid later mining developments. The camps became the traditional starting points or bases for exploration and often grew to be regional centres of economic development.

During this period, quantities of gold were recovered, but the surface had barely been skimmed. Nova Scotia for many years kept up a small, but steady production of gold and coal. Ontario, a latecomer to the precious metals race, measured its early wealth only in the production of salt and petroleum. Too few had faith in the economic potential of the Canadian Northland. It was necessary to instill that faith and further to stir the imagination. One thing accomplished both — the discovery of more gold.

Gold has shared the responsibility with fur and religion for serving as a major stimulus for exploration, colonisation, and development on the North American continent. Throughout the centuries, gold has been universally accepted as a medium of exchange between men.

About the author:

Richard G. Bucksar is Professor of Geography at Bay de Noc Community College, Escanaba, Michigan.

Above: *Prospectors with their cabins at Porcupine's Gold Camp. Photo taken in* 1910.

Right: *Mining Recorder's office at Golden City.*

Perhaps the greatest administrative contribution to the country's growing economy was an improving transportation system. Sir John A. MacDonald had tried, during his administration, to unite the several regions of Canada in hopes of expanding mining, agriculture, and the forest industries. At the time of the discoveries in the Cariboo (1873) only scattered railway lines existed, some completed, some under construction. They lacked the bond of union or practical efficiency. As the transcontinental lines were completed at the beginning of the twentieth century, thoughts were given to extending spur lines into the Northland in hopes of attracting agricultural settlement. The Temiskaming and Northern Ontario Railway was purposely established as such a "colonisation" route.

The primary thought of agricultural settlement received a set back, when, in the vicinity of Mile 104, silver was discovered. This led to the Cobalt rush. Although these silver deposits were discovered by chance, it was no accident that trained men were available to mine them and this labour force became one of Canada's greatest assets and contributions of the period.

But although previous discoveries had been fantastic and the riches huge, the greatest Ontario gold field, those of the Porcupine, remained undiscovered.

The gold discoveries of the Porcupine are closely related to the silver find at Cobalt. The silver discovery attracted prospectors, pseudo-adventurers, miners, and others from around the world, and it accelerated the building of the railway. Since surveying is a necessity to the construction of any railway, it was only a matter of time before the area to the west and the north of Cobalt was explored.

Many tales are told of the original Porcupine strike and numerous groups and individuals are credited with its discovery. One party, led by Jack Wilson, had a permanent camp near Cobalt. Mrs. Wilson kept house assisted by one or two swampers. One of Wilson's workers, a George Bannerman, was detailed to remain in camp as a helper during a forthcoming tour but, because of a personality clash with Mrs. Wilson, was allowed to go along with the group as camp cook.

The party went to the end-of-steel near, what is to-day, Matheson. From there they travelled by canoe to an area west of Nighthawk Lake and set up a base of operations.

After about a month without any results, the party decided to go back to Cobalt. Camp duties during this time had denied George the opportunity to do any prospecting, so he requested a day in the field. Since the following day was Sunday and there would be no activity in the field by the party, Wilson agreed to the request.

George rose early, prepared a meal for the camp, shouldered a pack and walked into the bush. He was away all day and the group became concerned when evening came and he had still not returned. Finally, sometime after 10 p.m. he staggered into the camp weighed down with pure gold nuggets.

Evidently, while resting in the afternoon he had accidentally scraped some moss from a large rock and there "like fingers reaching to the heavens" he found gold. The group could not wait until the morning but rushed out at once to view George's discovery.

The claim was filed within several months and the rush was on. Nature supplied the resource, Cobalt supplied the man-power, and soon the towns of the Porcupine emerged.

One of four towns which developed to serve the gold-producing Porcupine area was Timmins. The others of lesser importance were Schumacher, Porcupine, and South Procupine. The four towns now occupy a twelve mile strip of land, containing the major gold producing mines of the area.

By 1910, the railway reached Kelso, and it then became the gateway to the Porcupine. Early conditions were primitive and transportation over the intervening thirty miles difficult. It was necessary in this period to follow the water and portage routes through much bog and muskeg. The majority of the travellers of this route were hardy, well-trained prospectors and miners. Even during the earliest days, families trudged behind their men, carried their share of the load and responsibility and laid the foundations of the early towns.

These prospectors and their families took an active part in community development. They helped to blaze trails, haul supplies and equipment, and to organize the first businesses. It is no wonder that the early pioneers of the Porcupine referred to all latecomers as "Pullman car pioneers."

No other metal has been so acceptable or so widely sought. The discovery of vast quantities of this precious metal in a youthful, non-industrial nation had far-reaching consequences.

In 1894, the total gold production for Canada was valued at $1.1 million, an amount that was almost unchanged over some twenty years. In 1896, production was valued at $2.8 million, in the next year over $6 million, in 1898 it was $13 million, and by 1899 over $21 million. The main cause for the rapid expansion during this period was the discovery of gold in the Klondike. Between the years 1897-1904, it is estimated that over $100 million in gold was recovered from the Yukon's placer deposits alone.

The lure of gold was great. Thousands of rural and urban dwellers gave up the security of home and job, joined in the search, and soon discovered other mining areas. Gold was discovered in the Lake-of-the-Woods area, silver at Cobalt and more gold at Kootenay. With continued findings, the Canadian mining interests grew and stimulated increased feeling toward northern and western frontier areas.

Main Street, Porcupine City - an early photograph

As the population grew from a mere handful of prospectors, it became necessary to develop townsites, community centres, and businesses. Although the first settlements at best, could only be described as a rude collection of shacks, they quickly developed character. Under the circumstances, the Porcupine could be judged as being quite civilized, and by late 1910 had settled down to be an average northern community.

On 11 July 1911, the entire townsite was destroyed by fire. Fortunately, the future of the area was becoming evident, and the rude collection of shacks gave way to a somewhat better planned community. Although rebuilt in a more substantial manner, it remained, for many years, an obvious mining community. It suffered long from the general fear of the "five-year-phobia" that mining communities are short-lived, and with that possibility, few cared to invest in permanent structures or civic improvements.

The "new" Timmins was laid out for development under the auspices of the Timmins Townsite Company. Principally responsible for the new foundations was Noah Timmins, the major shareholder in the Hollinger Mine. He planned the location, laid out the town pattern, put the land up for sale, and finally, bestowed his name upon the community. The first lots were sold at public auction on Labour Day, 1911. The average lot sizes were 30 feet by 90 feet and ranged in price from $5.00 to $10.00 for residential lots, and from $75.00 to $1,000.00 for thirty foot commercial lots.

To improve transportation facilities, the Temiskaming and Northern Ontario Railway ran a branch line from Porquis Junction and established a terminal at Timmins. The completion of this railway led to the further development of the town, eventually linking it with Toronto. Permanent stores, such as Charles Pierce's general store, began to make their appearance and, as the great mines

of the area continued to show possibilities of productiveness, large business buildings were erected. Timmins took on the look of a modern city.

During the period 1914-18, over 1,000 men enlisted in the armed forces. Upon their return they brought new ideas from the "outside" and helped to promote schools, hospitals, and other civic organizations. As the population became more permanent, people found that Timmins was as appealing and as comfortable as any Canadian city. Those who came to the area without intention of staying began to build permanent homes.

Between 1921 and 1933, the townsite was enlarged by annexing lands from the surrounding area. There were six different annexations during this period: three from Tisdale Township, two from Mountjoy Township, and one annexation from both townships.

The Depression years had a strange effect upon Timmins. The continued demand for gold meant employment and steady wages. Depression prices throughout Canada were accordingly lower, but gold prices and miner's wages remained at pre-depression levels. As a result, the unemployed flocked to Timmins creating severe population problems.

During the decade 1931-41, the population of Timmins doubled. Further annexation in 1937 of portions of Mountjoy and Tisdale Townships became necessary in order to accommodate the growing population. Since that time, growth in the area has been slight.

POPULATION — TIMMINS

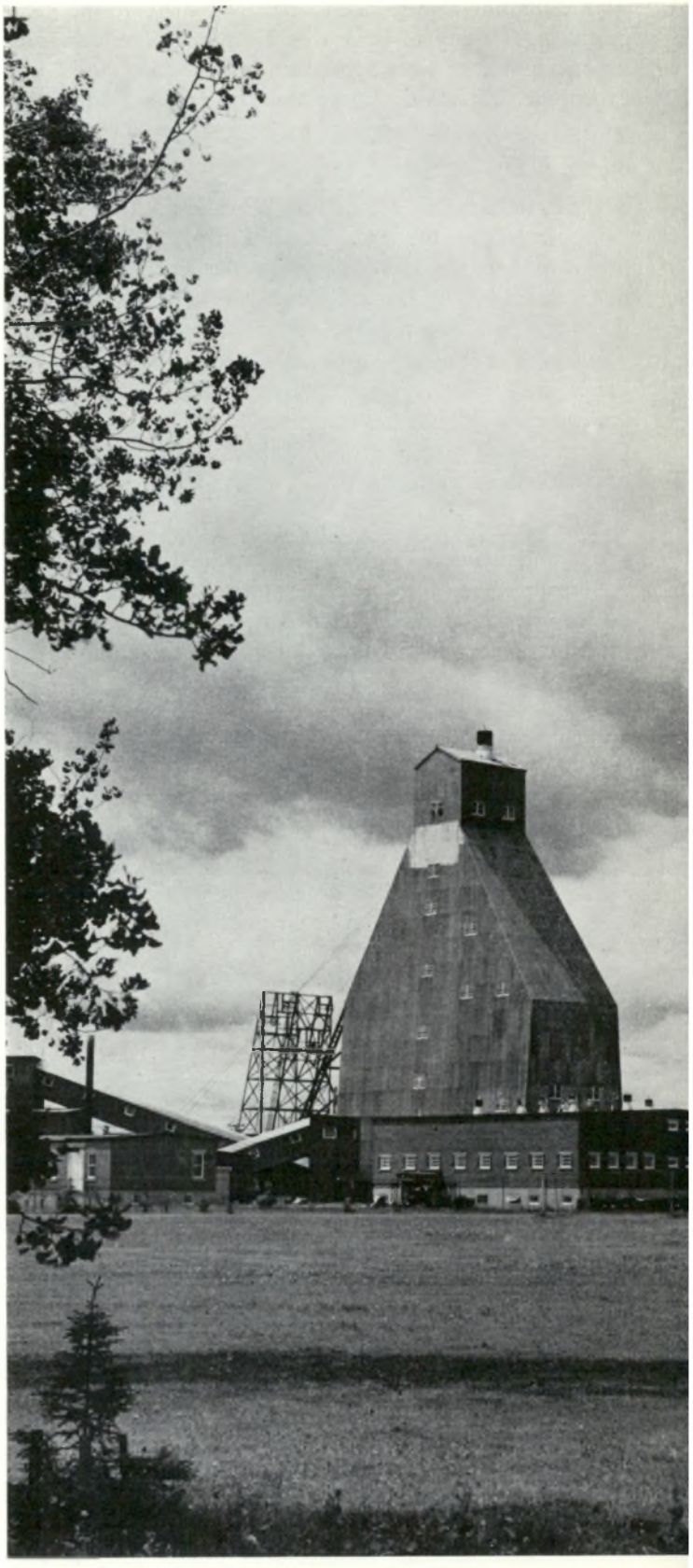
1912	600	1951	27,743
1914	935	1956	27,551
1921	3,843	1959	28,325
1931	14,200	1966	28,500
1941	28,790	1969 (Jan. 1)	28,900

Between 1954 and 1962 there was a general decline in the mine labour force (6,181 in 1954 to 5,869 in 1962). This has also resulted in a decline of natural population increase. Between 1950 and 1962 the average annual increase was 1.04% as compared to 3.05% for the Province and 2.6% for the nation.

The fluctuation in population has been due to a number of factors. The large growth, 1931-41, was primarily caused by the Depression influx. The decrease, 1941-51, was due to World War II. Many volunteered for service in the Forces. But military service, as such, had little total effect upon the population. The greatest single wartime difficulty was the restraint placed on gold mining by a shortage of man-power and materials. These had been shifted into other more vital industrial efforts.

Following the war, the population slump continued owing to the rising cost of mining operations. In spite of this, there were three additional annexations to the town between 1945 and 1948.

Ontario Dept. Travel & Publicity



Head Frame, Pamour Mine near Timmins.

At the end of 1948, there were fifteen producing mines in the Porcupine area. They employed a total of nearly seven thousand workers with a gross payroll of some $12 million annually. Although the other three towns shared with Timmins the responsibility of serving the Porcupine, Timmins dominated the region economically and received most of the business revenues.

The single most important problem to the gold mining industry and the area in general has been the price-setting of gold. The growth of the town up to 1933-34 was rapid, as development was related to the world gold standard. Even after the abandonment of the gold standard by the leading nations of the world, these same nations relied heavily upon gold to help support international trade. Thus the producers were assured a steady market at a good price. The price per ounce has remained at $35.00 (U.S.) since 1934 when it was pegged at that figure by the United States Government (prior to 1934, the price had been $20.64). This obvious increase resulted in boom conditions in Timmins at a time when the rest of North America was in a state of economic chaos.

In the thirty odd years since the price fixing, the cost of producing gold has more than doubled. The fixed United States price, in the face of rising costs, has forced the closure of many Canadian gold mines. Nine mines in the Porcupine have ceased operations in recent years.

In partial solution to the problem, the industry stepped up its introduction of significant technical improvements. New mining methods helped to offset the squeeze by reducing operational costs, but they still did not offer a complete solution to the problem.

The over-dependence upon a single extractive industry was beginning to have its effect. The mining of gold was the major support of Timmins and the adjoining towns. Although other activities were sought after by forward-looking persons, new industries and economic endeavours simply did not materialize. Relief was needed for the failing mining industry, but it simply did not come. Timmins was ripe for a disaster.

Disaster came in a strange form. In early April of 1964, premature announcements of a fabulous copper strike aroused the North. The events which followed are now history. Highly speculative stocks rose from pennies to dollars in value and then tumbled. Too many felt that the town was overdue for a "break," gambled, and lost.

To-day, several properties are now being developed without the mass hysteria of 1964 and the speculative buying which followed. Estimates are far more conservative than in the past, but the work is continuing. The general employment picture seems to indicate labour stability. However, indications of labour problems have become more evident as winter progresses and construction comes to a halt. There are few opportunities for alternate employment in the area at the present time.

Ontario Dept. Travel & Publicity

The Business section, Timmins, Ontario.

The present mining development seems to inspire optimism. Although the officials of Texas Gulf have refused to discuss ore reserves, they have predicted that the present open pit site will be a producer for roughly twenty years. They further predict that the mine is expected to be a major underground producer after that time.

The Kidd Creek Mine, about 15 miles from Timmins, is an open pit, 2,500 feet long by about 1,600 feet across, and is currently about 200 feet deep. The current pro-

duction totals 45,000 tons per day, of which 12,000 tons are ore, and the remainder waste rock. The present working situation dictates three shifts per day, five days per week with an extra shift on Sunday to keep the fine-ore bins up.

The ore is hauled about three quarters of a mile to the crushing plant where the waste is separated and hauled to a tailings area. About fifteen miles southeast of the mine is the concentrator mill. The two sites are joined by a new rail line, which is used to haul six 18 car trains to the concentrator each day. As of 31 August 1968, approximately 32 million tons of material involving 5,829,000 tons of ore have been removed since the mine started operations on 1 January 1965.

In spite of the extreme optimism caused by the new developments in the area, the main problem still exists. Timmins and the adjoining area have become over-engaged in extractive industries. Continued finds in copper and other base materials may aid the town for a considerable period of time, but industry must be diversified if the community is to continue. At present, several additional mining concerns, including INCO, are investigating the area in search of other minerals; but no plans for industrial variety are being considered.

Today, the Cochrane District, has a total area of 52,237 square miles and contains a population of roughly 96,000. In addition to Timmins, the largest urban centre, the District consists of six towns and nine incorporated townships. Due to the limited population of the area, there seems to be much duplication of services. Apparently, it will only be a matter of time before it will be necessary to join the several parts of the community into a single entity.

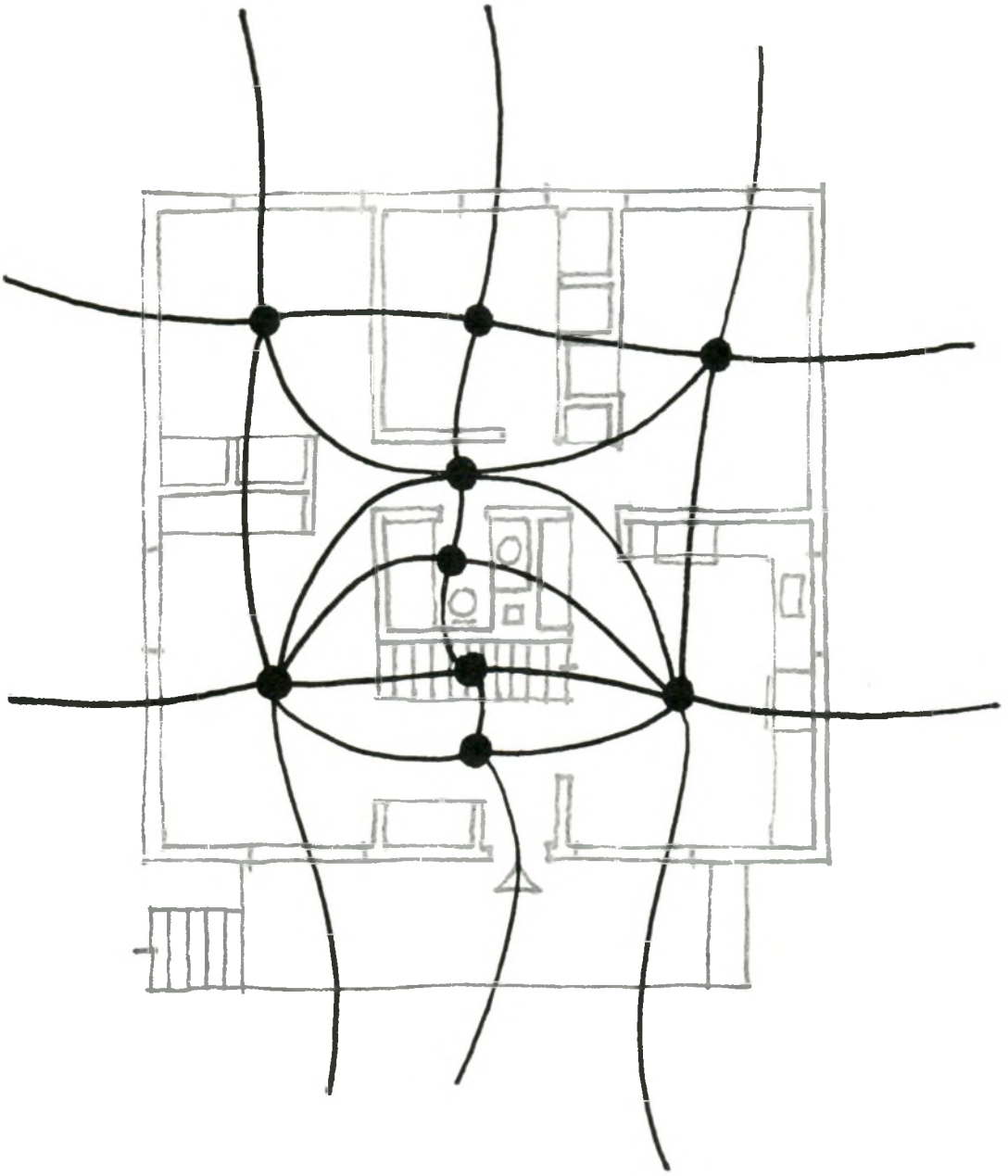
Timmins is at present a part of the Porcupine Planning Area which, in addition to the town, extends over the townships of Jessop, Murphy, Hoyle, Mountjoy, Tisdale, Whitney, Ogden, Deloro, and Shaw. The proposed new planning area would include the surrounding twenty-one unorganized townships for a total area of approximately 900 square miles, as opposed to the 324 in the present planning area. If this unification takes place, and a single community emerges, the new "Timmins-Porcupine" should certainly be in a better position to assume the leadership of the region.

Because of Timmins and the Porcupine, Canada ranks third in world gold output with an annual production of some 4.5 million ounces. The remaining six producing mines have an annual production of nearly one million ounces, representing approximately twenty-five per cent of Canada's production and nearly half the production of Ontario. The mines of the area have mined and milled nearly 125 million tons of gold ore in the fifty years of production and they have produced innovations in mining technology which have been used in mining throughout the world.

The author gratefully wishes to acknowledge the assistance of Austin Jelbert, A. Campagnola and the late G. A. MacDonald (Timmins-Porcupine Chamber of Commerce) for their aid in the preparation of this article.

Architecture et Topologie

par Jean Cousin



L'auteur:

Monsieur Jean Cousin est architecte et professeur agrégé au département d'Architecture de la faculté de l'Aménagement de l'Université de Montréal.

L'ordinateur commence à envahir la plupart des activités humaines. L'architecture, activité plutôt artisanale, doit faire face à cette nouvelle situation.

On peut déjà entrevoir les changements possibles; il suffit pour cela d'analyser les différentes fonctions de l'architecte. Nous ne savons pas, bien sûr, quand ces changements se produiront. Le facteur technologique est important. Aurons-nous les personnes compétentes? Le facteur psychologique n'est pas négligeable. Quelle sera la réaction des architectes? Le facteur économique n'est pas facile à déterminer. Qui pourra se payer les services d'un ordinateur et de quelle manière?

On assiste donc actuellement dans le domaine de l'architecture à un foisonnement de recherches qui demeurent des prototypes.

Nous pouvons, semble-t-il, utiliser les ordinateurs pour emmagasiner des quantités d'informations — qu'elles soient d'ordre technique ou financier — et les obtenir en quelques secondes. Il serait préférable, bien entendu, d'avoir une seule source d'information centralisée dans laquelle on pourrait puiser selon ses besoins. Nous pouvons aussi utiliser les ordinateurs pour la rédaction des devis. Certains bureaux d'architectes américains ont déjà débuté dans cette voie. Il est également possible de les utiliser pour toutes sortes de calculs compliqués ou fastidieux tels que des statistiques. Mais il est bien certain que nous aurons quelques difficultés à nous habituer aux langages et à la logique des ordinateurs.

Un nouveau domaine bien séduisant pour les architectes est le *graphisme par ordinateur*. Le graphisme est en effet pour les architectes le meilleur moyen de transmission des idées; c'est aussi un excellent moyen de création. On commence par des schémas, des croquis symboliques, puis on précise l'organisation et les formes. On termine même par une présentation parfaitement dessinée et parfois par une perspective. Le *graphisme par ordinateur* semble donc promis à un bel avenir dans la profession.

On peut simplement faire représenter graphiquement les résultats d'un problème soumis à l'ordinateur, sur un écran simulaire à celui d'un téléviseur On peut aussi se servir d'un *crayon électronique* pour dessiner sur cet écran. Dans ce cas l'opérateur *esquisse* les différentes possibilités du dessin et la calculatrice lui donne *graphiquement* les résultats de ses hypothèses.

Il demeure une phase importante du travail de l'architecte où l'ordinateur n'a pas encore vraiment pénétré. C'est celle où en se basant sur un programme donné, il doit *organiser des espaces*. C'est une phase cruciale, mais assez floue, et qu'il est difficile d'analyser systématiquement. De plus, ce travail devient de plus en plus difficile, étant donné la tendance à regrouper en d'énormes ensembles des activités humaines très différentes.

Il existe des programmes pour ordinateur qui permettent de localiser au mieux les espaces suivant les relations de proximité existant entre eux. Ces *space allocation programs* peuvent être considérés comme un premier pas de fait dans l'utilisation des ordinateurs à la phase préliminaire du *design*.

Mais organiser des espaces, les placer suivant leurs fonctions respectives, leur attribuer des dimensions souhaitables, c'est à la fois un problème géométrique et un problème *topologique*. Pour résoudre ce problème, nous savons que les architectes se servent de leur *intuition créatrice* et de leur sens de la logique. Ils ont généralement une bonne vision géométrique des formes et des espaces.

Les problèmes d'organisation des espaces deviennent toutefois de plus en plus complexes et l'on peut se demander s'il n'existerait pas une méthode plus rapide et surtout plus logique de les résoudre.

Si les architectes s'orientaient davantage vers la *topologie*, il leur serait possible, par l'emploi des ordinateurs, de résoudre le problème de l'organisation des espaces en architecture.

Une méthode souvent utilisée pour exposer un problème d'une façon visuelle est d'utiliser un *graphe* ou *organigramme*. Cet organigramme indique par des points ou des cercles les espaces demandés et par des lignes les joignant, les possibilités d'une communication ou d'un voisinage immédiat. La figure 1 nous donne un exemple de graphe hexagonal, avec une matrice, dressée au préalable, qui indique les liaisons souhaitées.

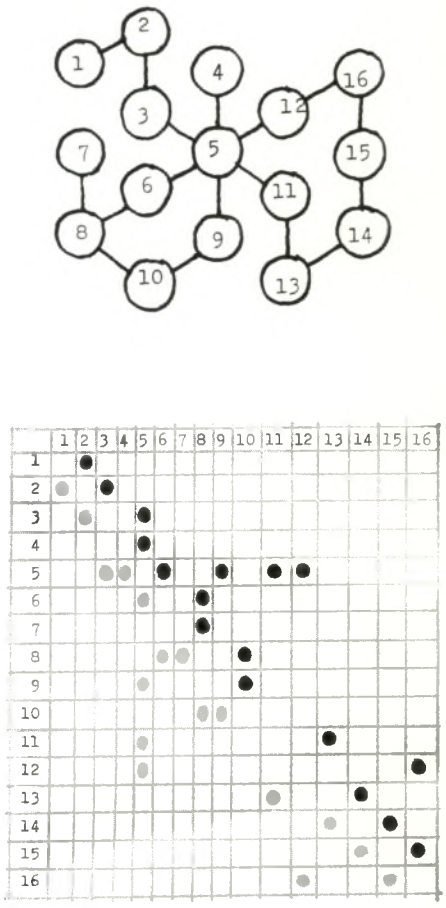


fig. 1

Il n'est pas difficile de dresser ce genre d'organigramme. Ce qui est plus difficile, c'est de passer de l'organigramme au plan final, où toutes les différentes zones, les régions, les pièces du bâtiment sont localisées exactement suivant les besoins et les fonctions à remplir.

La *méthode topologique*, processus que nous préconisons ici, pourrait simplifier le problème et permettre l'emploi des ordinateurs.

Il semble qu'utiliser un graphe où des points symboliseraient des espaces soit une bonne méthode. Cependant les lignes joignant ces points devraient

indiquer, symboliser que les espaces considérés ont véritablement des *limites communes,* qu'ils sont limités par une frontière. Par exemple, si nous relions deux points par une ligne dans le graphe, ce sera pour indiquer que deux espaces ont une limite commune par laquelle il sera possible d'avoir toutes les sortes de communications désirées.

Les deux points *A* et *B* du graphe de la figure 2 correspondent aux espaces *A* et *B* de la figure 3.

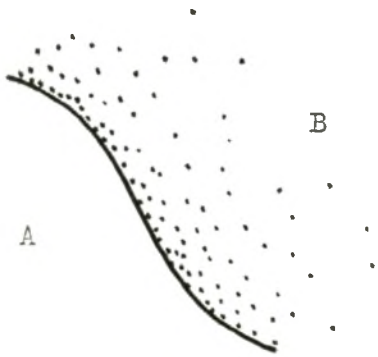


fig. 2

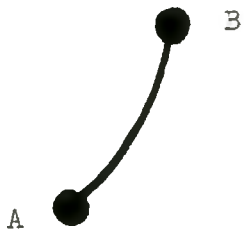


fig. 3

Il est, bien sûr, plus facile de relier des points par des lignes dans le graphe, que de disposer des espaces en rapport les uns avec les autres.

Si nous pouvions:

1. faire dessiner le graphe sur l'écran cathodique de l'ordinateur en donnant simplement le programme à ce dernier,
2. obtenir immédiatement le dual, c'est-à-dire le plan voulu sur ce même écran, et
3. modifier, si nécessaire, presque aussitôt le programme, donc la solution finale,

nous aurions, bien sûr, obtenu un résultat appréciable!

Il existe justement une méthode de correspondance entre des points et des surfaces. Il suffira simplement de se servir de la formule générale d'*Euler*. Cette formule

$$\mathbf{P} + \mathbf{R} - \mathbf{S} = 2$$

où **P** est le nombre de points

R, le nombre de régions

S, le nombre de segments reliant les points,

permet, en effet, en partant d'une configuration, d'obtenir son *dual,* en remplaçant simplement *P* par *R*, et vice versa, dans la formule.

Des recherches importantes doivent être faites pour voir de quelle manière l'ordinateur peut rapidement donner ce dual. Nous aurions alors dans le graphe

—des points qui représentent des surfaces, des régions,
—des segments représentant les liaisons entre les espaces.

Nous aurions dans le dual

—des régions qui sont les espaces demandés,

—des segments qui sont les frontières, les limites communes entre les espaces,

—des points qui sont les points de rencontre des limites.

La principale difficulté devient moins de trouver le plan final que de dresser un graphe parfait.

Prenons quelques exemples pour illustrer ce que sont un *graphe* et son *dual.* Par exemple le graphe de la figure 4, où

P = **4**

S = **5**

R = **3**

Ce qui vérifie la formule

$$\mathbf{P} + \mathbf{R} - \mathbf{S} = 2$$

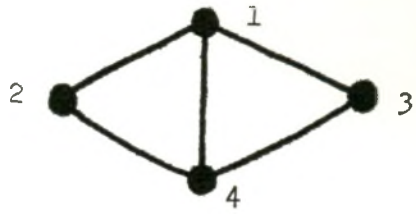


fig. 4

Interprétation: l'espace 1 communique avec les espaces 2, 3, et 4,

l'espace 2 avec les espaces 1 et 4,

l'espace 3 avec 1 et 4,

l'espace 4 avec les espaces 1, 2 et 3.

Le dual où

P = **3**

S = **5**

R = **4**

est représenté en superposition dans la figure 5.

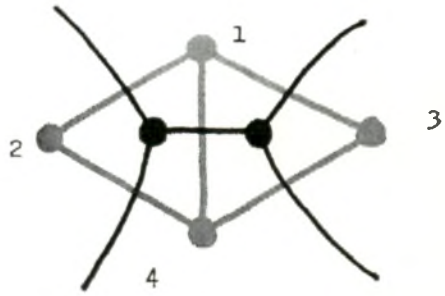


fig. 5

C'est une illustration fidèle de l'interprétation donnée ci-dessus. La superposition des deux images permet une vérification rapide. Nous avons un point à l'infini où aboutissent les lignes qui ne sont pas limitées par un point apparent.

Avec le même nombre d'éléments, nous pourrions avoir cet autre graphe

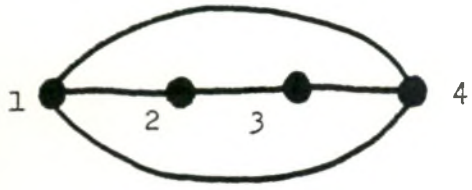


fig. 6

Interprétation: l'espace 1 communique avec les espaces 2 et 4 (2 fois),

l'espace 2 avec les espaces 1 et 3,

l'espace 3 avec les espaces 2 et 4,

l'espace 4 avec les espaces 3 et 1 (2 fois).

L'interprétation est différente de la précédente. Ce n'est pas le même problème à résoudre. Le dual superposé est la *solution au problème posé* (figure 7).

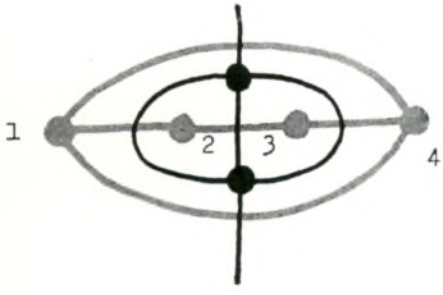


fig. 7

Nous pourrions avec la même formule avoir aussi cet autre graphe qui possède un point à l'infini (figure 8).

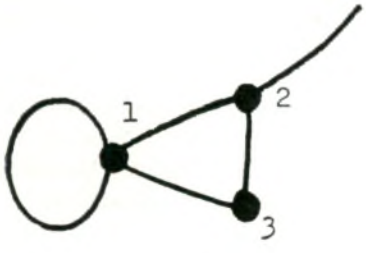


fig. 8

Interprétation: l'espace 1 communique avec lui-même (la boucle) et avec les espaces 2 et 3,

l'espace 2 avec les espaces 1 et 3 et avec un espace *extérieur,*

l'espace 3 avec les espaces 1 et 2.

Le dual superposé (figure 9) est la solution au problème posé.

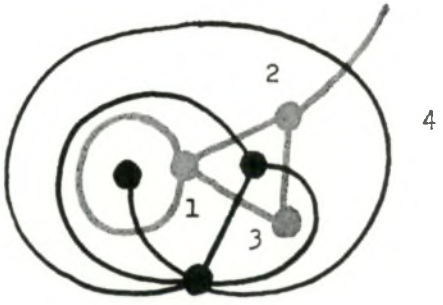


fig. 9

Nous voyons que seul l'espace 2 communique avec l'espace extérieur. Quant à l'espace 1, il possède une limite *interne.*

Il est intéressant de voir comment nous pouvons utiliser cette méthode et de remarquer à quel point elle peut être flexible. Prenons le graphe de la figure 10.

P = 5

S = 4

R = 1

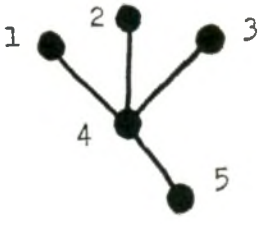


fig. 10

Les lignes joignant les points 1, 2, 3, 4 et 5 sont des lignes qui symbolisent les *liaisons impératives.* Nous pourrions avoir d'autres lignes qui seraient les *liaisons facultatives.* Seules les lignes impératives sont des données du problème. Suivant la position des liaisons facultatives, nous obtenons donc plusieurs solutions acceptables (mis à part le fait qu'il pourrait exister des *liaisons interdites*).

Dans la figure 11, nous avons le dual du graphe précédent, qui ne possède que des liaisons impératives.

P = 1

S = 4

R = 5

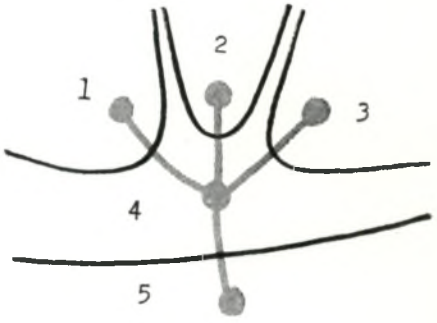


fig. 11

Dans les figures suivantes (12, 13, 14 et 15) nous avons quatre solutions différentes étant donné que nous avons des liaisons facultatives différentes.

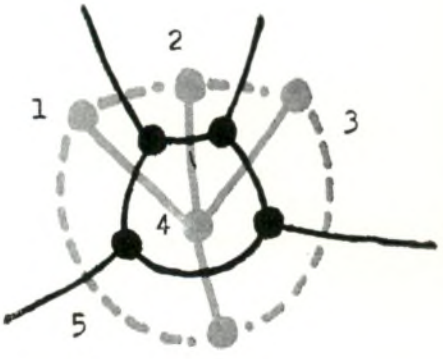


fig. 12

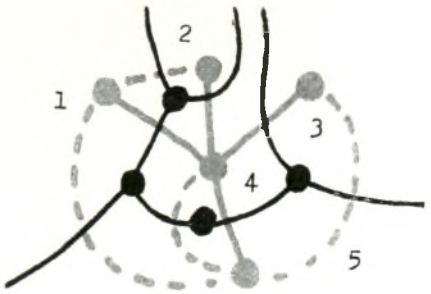


fig. 13

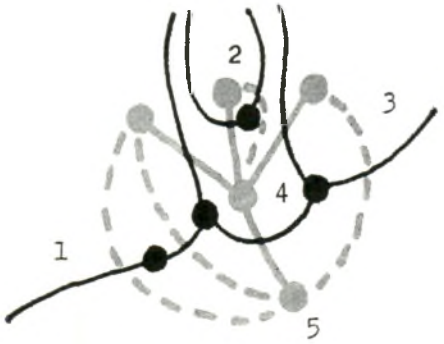


fig. 14

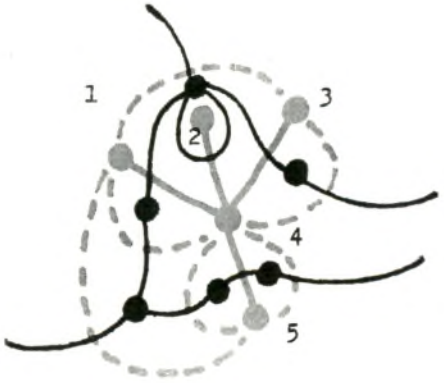


fig. 15

Les formes générales que nous obtenons semblent quelque peu *biologiques* et pourraient sans doute être considérées d'un point de vue artistique (quelque chose comme un *top art* ou *topological art*).

Si nous désirons avoir des espaces architecturaux où les cloisons sont rectilignes et à angle droit, nous pourrions programmer notre ordinateur en conséquence. Bien entendu, cela limitera passablement le nombre de solutions. Imaginons une petite résidence avec

1. vestibule ou entrée
2. vivoir
3. cuisine
4. corridor des chambres
5. chambre
6. chambre
7. chambre
8. salle de bain.

Nous pourrions adopter le graphe de la figure 16 où toutes les liaisons désirées sont indiquées.

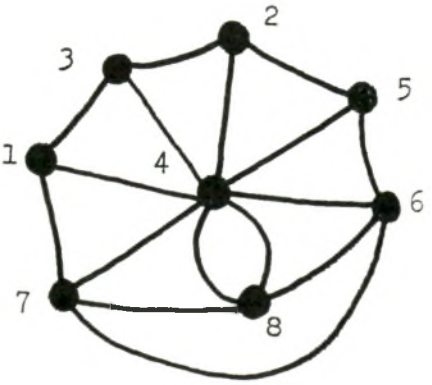


fig. 16

On peut, au préalable, obtenir un dual aux formes libres. Il ne faut pas oublier qu'en topologie les dimensions et les valeurs d'angles n'ont aucune importance. Dans la figure 17, nous avons le dual superposé.

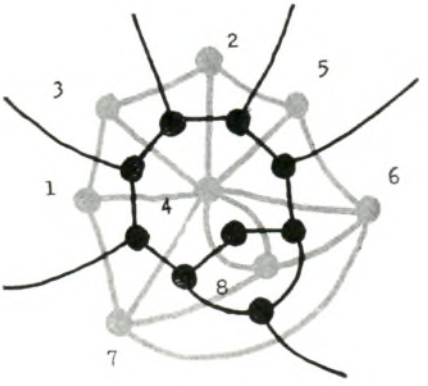


fig. 17

Dans ce dual, nous avons des lignes ou segments qui représentent les cloisons, les limites entre les espaces cherchés. Nous avons aussi des points, qui sont les points de rencontre des cloisons de séparation des espaces. Nous avons enfin des régions, qui sont réellement les pièces, les locaux désirés. Les lignes ou cloisons que l'on obtient sont les cloisons absolument nécessaires et non pas suffisantes pour clore l'espace considéré.

On peut enfin obtenir un dual aux formes rectangulaires (figure 18). La limite extérieure de l'ensemble est, à ce stade, sans importance. Nous voyons donc, qu'en partant d'un graphe indiquant les relations spatiales, nous pouvons obtenir directement le plan désiré.

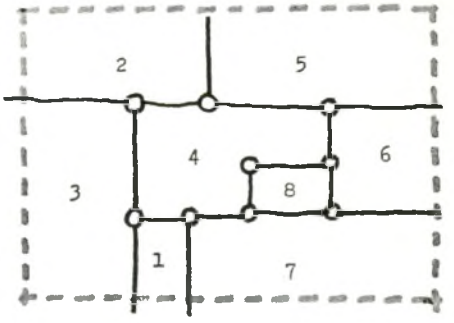


fig. 18

L'étape suivante serait d'obtenir des valeurs plus géométriques que topologiques; c'est-à-dire de programmer les vraies dimensions des espaces désirés. Une fois établies les relations de connectivité, de voisinage impératif ou facultatif entre les espaces, nous devrions pouvoir, au niveau du graphe, leur attribuer des *valeurs numériques.*

A cette fin, on pourrait employer une méthode comme la rencontre, suivant deux directions orthogonales de deux *réseaux de transport;* les valeurs devant s'équilibrer en chaque point à l'entrée et à la sortie. Voici en exemple un graphe numérique (figure 19) et sa solution (figure 20).

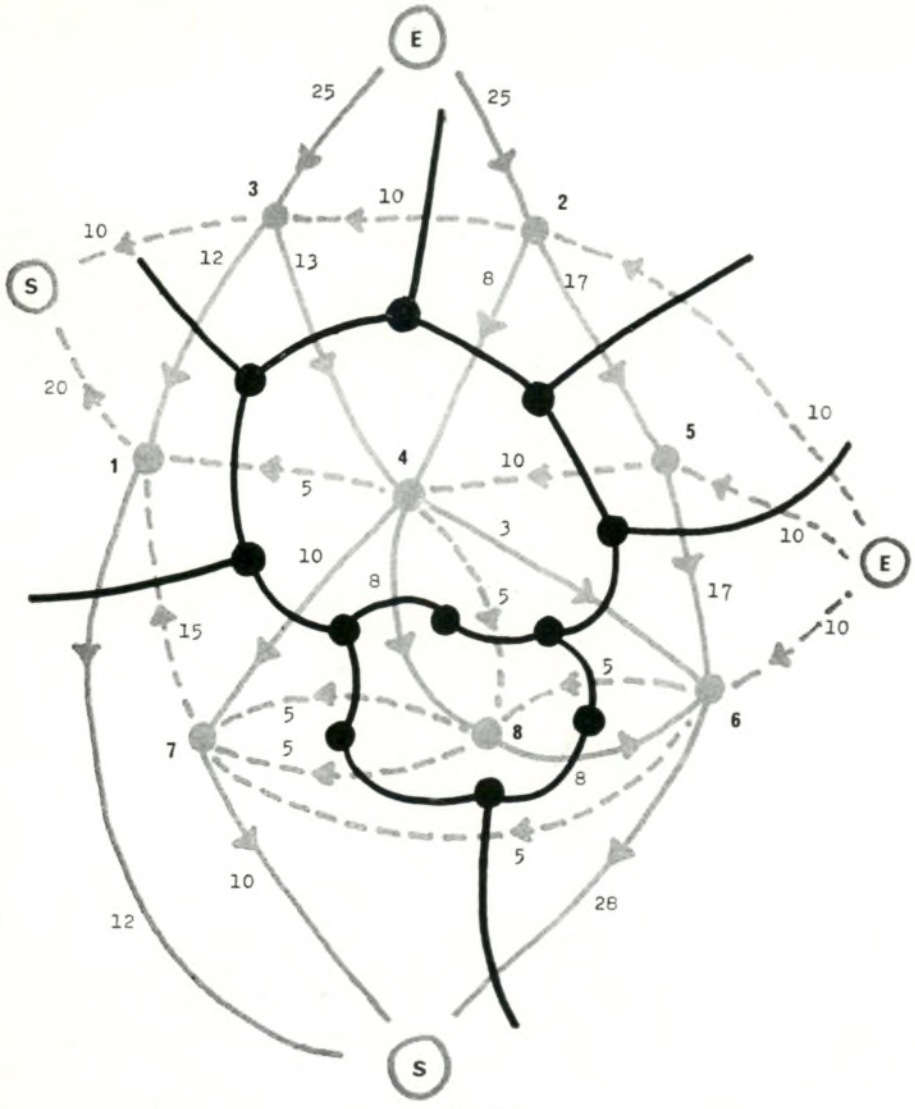


fig. 19

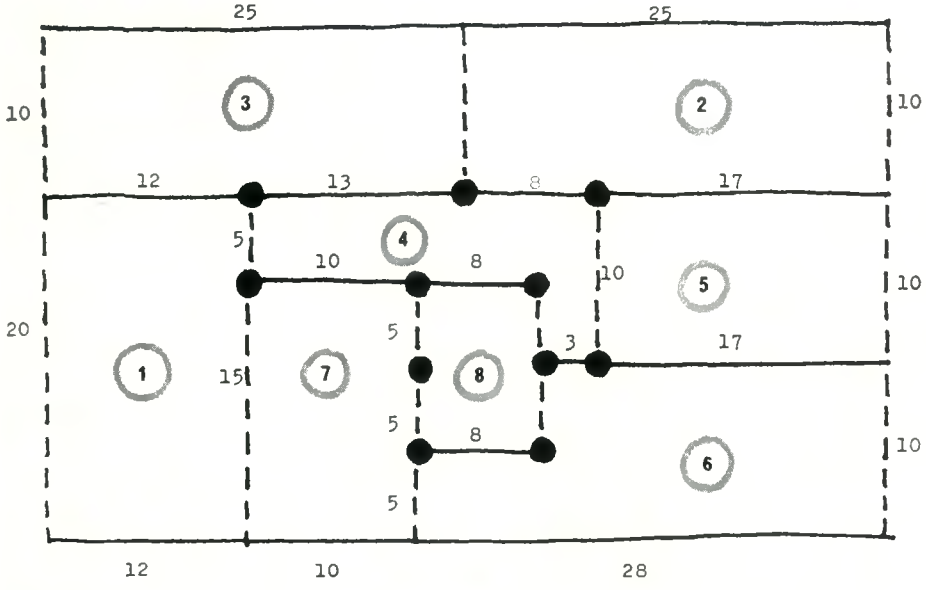


fig. 20

Cette étude n'est que le premier pas vers une organisation logique et systématique des espaces architecturaux. Lorsque l'architecte pourra accepter l'ordinateur comme coéquipier, il devra opter pour de nouvelles méthodes en *design*.

Nous pensons que les architectes devraient se pencher davantage sur les problèmes de topologie combinatoire pour substituer à leur manière artisanale et intuitive, une méthode logique et rapide.

FROM TENT-SHOW TO TELEVISION

by Eric Minton

Odeon Theatre Photo

In 1948 the last of the 'movie palaces' were built as show-cases for the new products of the British film industry. The Odeon Carlton in central Toronto was the largest 'house' in this new chain and it was opened with impressive formality and a memorable film — "Oliver Twist".

On a long-gone summer day a small boy in a garden grabs the hose and douses the gardener. Since that brief comic interlude on film in the eighteen-nineties, the motion-picture has been an important part of community life. Today the theatre is found in the shopping-centre; forty years ago it was in a big picture-palace downtown. With each age and phase of motion-picture production, there have been new theatres, growing and changing as the economics of the time dictated.

With the theatre so much a part of our daily life we don't realize our great-grandparents first saw such entertainment in a tent. Before the turn-of-the-century tent shows were popular and in 1896, in Ottawa, it was summer evening entertainment. In 1898 John Schuberg imported equipment from Seattle, moved indoors, and opened a show in a store on Cordova Street in Vancouver. When the initial novelty wore off, he and his wife worked their way east introducing moving pictures in the cities of western Canada. In Winnipeg, Schuberg and his father-in-law, Fred Burrows, rigged up a black-top tent and went out on a tour of the small towns.

By 1902, Schuberg, known professionally as Johnny Cash, had made enough money to open the Edison Electric Theatre in Vancouver. This was Canada's first permanent motion-picture theatre. In those early years film was a novelty. The mere fact of movement drew the crowds and they screamed in horror and delight as the Black Diamond Express seemed to bear down on them smoke pouring from its wide stack.

In Montreal, Auguste Guay and Andre Vermet introduced M. Lumiere's films from Paris. In less sophisticated surroundings in Almonte, Ontario, the curious packed the small grandstand at the fair grounds at night to see "The Great Train Robbery," the first of the new films to tell a story as it went along.

In the cities, warehouses, vacant stores and variety theatres, were used as exhibition halls. In Toronto, John Griffin's Theatorium opened on Yonge Street, near Queen, in March, 1906, the first of a substantial chain. In Montreal, the Ouimetscope opened at the same time and within a year was so profitable that owner Ernest Ouimet was able to introduce reserved seats and two-a-day performances. In the smaller community of Brantford, Ontario, the Allens rented a store, 150 kitchen chairs, and were in business.

The public called these first theatres "Nickelodeons:" admission 5¢. Many of them were in rented quarters for as long as the novelty lasted, but when it showed no sign of waning the first actual buildings were erected to display the initial efforts of D. W. Griffith, Edwin S. Porter and other pioneer directors.

Here from The Ottawa Journal of September, 1915, is a description of the first Nickel Theatre in the city: "The Unique Theatre was on Rideau Street, in a store, with little or no ventilation. It was furnished inside with wood. Its roof was all wood. The seats and everything in fact was wooden. In front were a lot of slot machines where pictures could be seen for a penny. In back the pictures on the screen were the 'wild-west' kind. The better class of people would not go to a show. They would sneak by with their heads down and mothers could be seen taking their children across the street as if afraid of germs. If the Unique Theatre got 100 people a day out of a population of 65,000 the management was satisfied."

The "Nickelodeons," were for the most part, small, airless, and dimly-lit, seating no more than two or three hundred patrons. The amenities — and safety precautions — were few, but the on-screen action and the crescendo of the piano player were sufficient compensation. Nickel Theatres continued to be built until the end of World War I; the little Gem Theatre in Prescott, Ontario, opened in 1918. Sometimes the laughter of the audience ended in panic as in the Laurier Palace fire in Montreal. (Such events hastened the passing of the Nickelodeons, but other forces were also at work.)

Hollywood had become big-business. By 1914, C. B. DeMille, one of the industry's great pioneers was already at work on his first feature film, and such stage luminaries as Sarah Bernhardt and Martin-Harvey were appearing regularly in "photo plays." "Quo Vadis" from Italy introduced screen spectacle and with "Intolerance," the American, D. W. Griffith, forced the new medium of pictorial expression to display its unique powers fully for the first time.

By then the industry needed a suitable showcase for its expensive product. The great concert halls and legitimate theatres — Massey Hall in Toronto, the Russell Theatre in Ottawa, were satisfactory for a time, but by 1918 such was the supply of films available, and such was the insatiable public demand, that large chains of new theatres were built, closely tied in with the Hollywood studios.

In Ontario, the Allens' enterprise greatly influenced motion-picture exhibition. They operated no less than 50 theatres, many of them representing unheard of luxury in that type of structure. The present Regent in Ottawa and the Capitol in Kingston are original Allen outlets. In 1920, in a business move endemic in the industry, the Allens' entered into partnership with a leading American firm. Today their company, Famous Players, is Canada's largest chain.

Many of the original Allen Theatres are still in operation. They were built as spacious comfortable houses enabling 1,000 or more patrons to watch the silent dramas. A "mighty Wurlitzer" organ usually set the mood.

These new buildings were adequate but not ostentatious. Built for the most part during World War I, they reflected the necessary restrictions of the period, were functional in design, and lacked any superfluous ornamentation in interior decor.

The Canadian-financed product, serviceable, and long-lasting, though it was, paled before the opulence that Loews' were able to pour into their new theatres which opened in eastern Canada in 1920. Here was the ultimate in splendor.

The ornamentation of these new theatres was so lavish that the eye was bewildered. Sweeping marble stairways, priceless objets d'art, deep-pile carpeting, bubbling fountains and ceiling-high mirrors all left the innocent patron breathless. To help the public find its way there were regiments of ushers suitably garbed in colourful, semi-military uniforms.

The more sophisticated among the audience professed a good deal of superiority about this commercial splendor but most of them enjoyed it every bit as much as the less-knowing patrons. A routine trip to the motion-picture palace in 1920 provided the pleasure equal to a tour of Government House.

What the public did not know was that this early and impressive display of wealth was all carefully calculated and pre-planned. The priceless panelling and the objets d'art, had all been manufactured in bulk and shipped to Canada by the parent organization in New York, with each piece clearly numbered so that it could be quickly installed and displayed with no loss of time.

These theatres seating 1,500 or more were built on choice locations in the very heart of the metropolis: on Bank Street at Queen in Ottawa, on Yonge Street at Bay in Toronto, and on St. Catharine's Street near Peel, in Montreal, three central areas. Large, imposing, fire-proof structures, these theatres dominated the skyline of the city center in 1920. The lavish interior displays were seen against a background of Greco-Roman architecture: Doric columns impressive in size and number appeared to hold up the structure. In the pit, an orchestra of almost symphonic dimensions and pretentions accompanied "Ben Hur" or some like spectacle.

This golden age of cinema construction ended when Al Jolson, dropped down on one knee and sang "Mammy" in "The Jazz Singer" in October, 1927. The "sound" revolution closed the doors of many a small Nickel Theatre, and forced the conversion of the remaining houses to "talkies."

The new theatres that were built at the end of the decade were different in design and decor from the palaces of 1920. Chrome, leatherette, and glass were dominant; indirect lighting, abstract art, and terrazzo flooring were the latest concepts. Architecturally, many of the buildings were distantly related to the designs shown at the Exposition des Arts Decoratifs in Paris, in 1925 and, more practically, to some of the buildings erected under the guidance of Addison Mizener, a brilliant, non-professional, American architect.

Built as a reflection of a steadily growing city, these theatres of 1928 were for the most part small, low, stucco or cinder block structures. Balconies and stages were eliminated.

Exterior design was self-effacing; interiors were, by contrast with those of the Golden Age, utilitarian, despite the veneer of contemporary glamour.

CMHC Photos — Bill Cadzow

The Depression, and then World War II, brought theatre construction almost to a halt. But immediately after the War, new theatres sprang up in nearly every Canadian community, lead in many instances by the Odeon chain from Great Britain. Their new houses downtown and in suburbia were the last big theatres built before the coming of television. The Odeon Carlton, in Toronto, is the key to this chain, the last big show-case built specifically for films.

Top Left:

In 1920 a new era of elegance was introduced in the film world with the opening of the Loew's Theatres. The Capitol Theatre, as it is now known, in Ottawa still presents a high standard of visual opulance, with careful preservation of the original striking decor.

Lower Left:

Cinema II in the St. Laurent Shopping Centre in suburban Ottawa is a fine example of the design and placement of the new theatres. Here, 500 patrons can be comfortably seated for the showing of the newest films. Dual auditoriums allow for the most economical use of the facilities at all times.

About the author:

Eric Minton is Chief Liaison Officer Audio-Visual Aids, Information Division, Central Mortgage and Housing Corporation.

The battle with the television has been long and well-publicized. Theatre after theatre closed down as Hollywood, in financial pain, wrestled with the problem; eventually new technical innovations and more mature screen treatments recaptured the audience that had been caught by the box in the living-room.

Today, twenty years later there is, what the press calls, "a movie boom." Famous-Players opened 11 new theatres in 1968; 18 are under construction and will open this year, and a further 19 are now on the drawing-boards for 1970. The other chains are also expanding. Business is back, so much so that in many cities the supply of good new films exceeds the number of available first-run film houses. Hence the construction boom.

Some of the new theatres now being built have twin auditoriums to cut down on operating costs and many an old theatre has cut out waste space once considered essential to the operation. The former lobby of the Capitol in Winnipeg, for instance, has vanished and admittance is now by a smart new entrance around the corner off Portage Avenue and leading directly into the auditorium proper.

The new Odeon Cinemas I and II in Ottawa are located some miles from the downtown below the surface of a new and busy shopping centre, Cinema I seats 770; Cinema II seats 270. In this way both the popular and the art-house film can be profitably shown to a discriminating audience.

These two cinemas with their escalators, discreet entrances, and low-key displays are duplicated today in every major shopping center across the country.

In the new theatres now opening or under construction, the opulence of 1920, and the chrome of 1930 are missing. Gone too are the 1,500 or 2,000 seats. Instead, modern design, simple decor, and comfortable seats, ensures a continuing and profitable operation in the world of film and the motion-picture theatre.

Milder weather, the departure of snow, the receipt of garden catalogues, and the return of winter vacationers are the harbingers of spring. And with spring another gardening season arrives.

In addition to the many other tasks the gardener looks to at this time of the year, he will want to check out how well Mother Nature cared for plant material during the winter months. It is possible some choice ornamental trees may have been damaged by rodents. The bark may have been nibbled on the trunk or, perhaps, some of the lower branches may have been bitten or the ends eaten off. Apple and crabapple trees appear to be favorite food, and even the roots near the trunk may suffer.

The health of a tree and its survival, is entirely dependent on the continuous and uninterrupted flow of food and water throughout its circulatory system. The cells of this system that nourish a tree are located immediately beneath its bark, and it is for this reason that trees are particularly susceptible to rodent activity.

Mice can be blamed when tree bark has been eaten within four or five inches of ground level, while rabbits are usually responsible for damage from this level to a foot or so above the snow line.

THE URBAN LANDSCAPE

Gardeners who took the precaution of installing protective devices, spreading poison bait or applying repellants the previous fall should have no problems. Others may have to do some pruning, cutting, painting, or even grafting.

Damage that completely encircles the main stem is commonly referred to as "girdling" and when it is of serious proportions, grafting is necessary. Partial girdling seldom kills a tree. In fact, as little as one-quarter of an inch of bark is often adequate to sustain the life of a tree provided, of course, that the damaged areas have been properly treated. Bridge grafting provides a remedy, but this form of tree surgery can only be performed by an expert.

The best precautions available to the average gardener for avoiding these problems still remain anti-rodent measures taken in the fall. *M. P.*

by Louis Dernoi

Which medium is our planning message?

Is your planning hot or cool? Are your plans fragmented and lineal or are they cosmic and global? Do you design mechanically in a detached way, or in the electronic tribal way, with total involvement?

If questions like these are put to you as a planner don't be surprised, especially if you are having a professional discussion with a student of McLuhanism.

Some of the terms above may seem meaningless or enigmatic to you. If they do, you should familiarize yourself with the writings of the 'master,' especially his most comprehensive book, "Understanding Media."

Some of McLuhan's basic lines of thinking, at least those directly connected to our profession, are:

1—Our communication with the world and with people is through our senses (in a broader meaning, through our body).

2—The human environment is actually an extension of our senses or body.

3—Our communication with the world and with people forms or creates environment.

4—The methods of communication and the outcoming environment could be termed as either HOT or COOL.

This fourth assumption, derived from the three others, is worth investigating, since it is easiest to apply to the planning profession.

For better understanding a rule of thumb differentiation between HOT and COOL may prove helpful in spite of its lack of precision.

About the Author:

Louis Dernoi is a planning consultant working in Quebec and New Brunswick. He is also involved with resort development on the island of Maderia.

HOT, covers most media and environments in the Western world since the Renaissance, reaching a summit in the last century rationalism. It was a long, expansionist, explosive period steadily developing into a fragmented and specialized way of life.

COOL, on the other hand, be it yesterday's tribal environment or today's global village, reflects a "cosmic", overall attitude, interest or understanding. The generalist has an important role in it, thinking in more than lineal, one-dimensional terms. It is also more inward turned, implosive.

"Hot" civilizations tend to subjugate nature, to triumph over it by sheer force; they go against it. "Cool" civilizations live with it, ride the natural forces, build into them.

A strong "libertine" individualism characterizes the hot periods of history, whereas the cool is characterized by some type of collectivism: be it the Medieval church unity, modern collectivism or the New World's mass media. The Cool always demands total involvement and full participation in contrast with, for example, the typical 19th Century nationalism and strong individualism, that was accompanied by the elegantly indifferent, detached: a superficial-like attitude.

Marshall McLuhan draws our attention to three major dates in history when technologically new tools of communication were brought about and exerted influence, among others, on our political and physical environment:

—the relative generalization of phonetic writing about the middle of the first milleneum B.C.,

—Gutenberg's press in the 15th Century and

—the present T.V. age.

Since the effect of each on humanity does not immediately penetrate all areas and environments, the following "findings" do not necessarily coincide at first sight with the above three dates.

—The Greek civilization with its strong philosophical and art-technological nature (tekhne) may be classified as a *cool* one (at least until the expansionist era of Hellenism);

—The explicitly law and organization-oriented, militaristic Roman Empire may be a good example of a *hot* period;

—The following Medieval period leads again in a *cool* era with its inwards oriented, less outside-active, collectivist and unifying tendencies. (see: the Holy Roman Empire)

—Since the Renaissance a large part of the Western world experiences expansionist politics (see: colonialism), fragmented nationalism, strong individualism, especially in the early capitalist period.

—Instant communication methods (telegraph, radio, telephone, T.V., etc.), since the last century show a new lead in the most developed areas of the globe; witness phenomena such as unification trends (U.N., Common Market, etc.), neo-collectivisms, the rise of inward looking (modern) sciences such as psychology, etc.

However, what significance has all this for the planner?

To begin with, let us hope we are not overly biased in saying that our profession, as it is practiced these days, is a cool form of communication both in its content and its medium. It should not be very difficult to see why.

Compared with a pre-Howardian, say baroque design, our present community layouts make an effort to blend with nature. The approach is a global one reaching into every and each facet of life and activities. The fragmented "spot" planning is out, total environments are "in"; witness, among others, regional, state, even international levels of design as well as the accent on total harmony sought: fully preconceived large entities such as the "planned unit" and other complex development schemes that include detailed sociological, architectural, artistic, landscaping, engineering, and other elements.

Present planning is obviously organic as opposed, for example, to the previous neo-classical era which (in most American cities) arbitrarily imposed a superficial grid on natural features.

Going further, one may safely state that not only our products (contents) are "cool" but, and this in McLuhanism is the deciding factor, so are our tools, our media. In the production of the projects, or of the plans, a total involvement is required in all the facets of the subject treated. The emphasis on research is a typically cool phenomenon: we do it exactly because we want to find out the natural course of things, why and how they happen. Our analyses and predictions aim at the organic extension of past and current tendencies (naturally with the possibility or even need of corrections).

Planners have to take a global view in these operations, consulting all human functions: individual and collective, physical, social and economical. And not only in the relative professional circles but also engaging in grass-roots investigations as well.

Throughout the ages physical appearance, especially town layouts, reveals much about the communications character of a civilization.

The Ancient Egyptian Empire by its transcendental and cosmic-oriented pyramids (and their balanced triangular shapes) hints to a strongly collectivist cool type of culture. As Mumford says* the vast army of priests, scientists, engineers, architects, foremen and day laborers . . . who built the Great Pyramid, formed the first complex machine . . ." similar to the building of medieval cathedrals.

The HOT City — Lower Manhattan.

The Middle Empire with the development of a centralizing bureaucracy leaves us cities such as Hetep-Senusret (Kahun) with strong grid patterns. This sign implies the same "hot" atmosphere as the later similar eras of Hypodamian, Roman or Neo-Classical design.

A certain "cooling" is evident in the New Empire especially during the reign of Pharaoh Echnaton (IV Amenhotep). His capital Achet-Aton (Tell-el-Amarna) shows definite signs of a free flowing layout that distantly follows the Nile. Only the slave district kept the grid pattern.

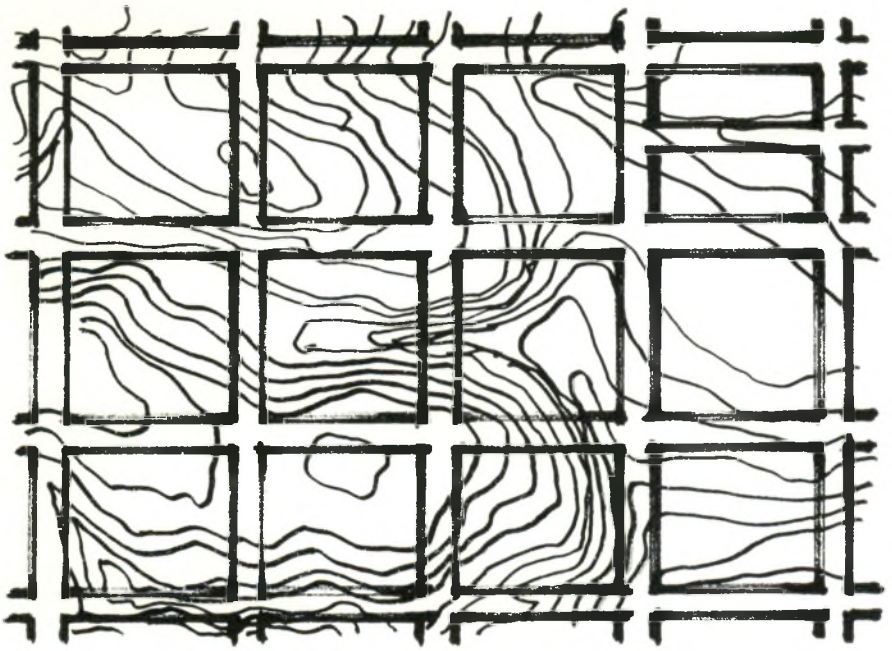
The new COOL town — Reston, Va.

The same distinction could be observed in Mesopotamia. The early Sumerian and Assyrian settlements (Ur, Uruk, Assur, etc.) definitely adhere to the natural forms of the existing physical environment. The expansionist, highly centralized New-Babylonian Empire embraced again the grid system.

A COOL Medieval Italian town.

The Greek sphere of civilization seems to follow the same pattern. Early (Achaian) settlements of "tribal" preponderance, adapt to the hilly terrain with a layout blending with nature. However, when the imperialist, forcedly expansionist era of Hellenism

* *The City in History (p. 60) by Lewis Mumford, Harcourt Grace & World, New York,* VTFV.



A HOT City Plan — Philadelphia, Pa.

began, the Hypodamian checkerboard grid ruled all new city formations (e.g. the City of Dura-Europos).

The Roman Civilization, as one of definitely "hot" character, swiftly imposed its quadratic military camp style in city building over the "cool" Villanova -Etruscan settlements.

The Middle Ages produced thousands of fortified settlements in Europe; most of them highly responsive to the natural features and assuming the topography for their own protection.

The collectivist, transcendental, pre-Gutenberg codex era of the Middle Ages gives testimony in every respect of its complex, global character. Looking at the dwelling unit where relatively little privacy existed (in contrast to the following Renaissance and Baroque periods), we find a blending of private and business life; as was the case of master, his family, his apprentices and his servants.

Since that time, Western white man in general lived in a world of ever increasing mechanization in a culture turning "hotter and hotter", more fragmented and more superficial. The Age of Reason with its strong individualist nationalism and capitalism — although probably indispensable to progress — created the "Fact-Barbar," the one-track minded professional, expert or scientist.

That long period from the 16th to the 20th century busied itself with details, instead of the whole. This came out fairly clearly in its urban products. Except a few new polygon shaped fortification towns (with rigid, centralized layout) the main achievement of the era was the creation of impressively radiating boulevards in many European and some American cities. These all were — and are now more than before — unquestionably useful, but they meant a very limited change or improvement in the city as a whole.

The latest "hot" development in urbanization was produced on the North American continent, by the uniform and rigid application of the grid-iron pattern in settlements. Lacking another system they have been forced upon completely different topographies. — New York City, the "hot jazz in stone," is unquestionably the most outstanding achievement of that already past era and fairly obviously a cul-de-sac.

The modern era of town planning came about when other fields of the "extensions of man" began to be shaped. With roots still in the 19th century, represented by such developments as the telegraph, the mosaic style press, "l'Art nouveau," phenomenology and existantialism, the processes gained new impetus through mid-20th century film, radio, and T.V.

The planning profession seems to have the right to claim it was one of the pioneers of the new type of sciences (or arts if you wish). By looking at problems globally, be it the social-utopist planners, or Ebenezer Howard and all the other followers and tendencies, town (and country) planning became automatically an advocate of the actual global electronic age.

According to McLuhan, telegraph, radio, T.V. and the satellites have provoked the present era of immediate and instant communication on a global scale in the "global village:" this Earth of ours. This has, in turn, evoked in the West a new "cool" period of total involvement and participation in all affairs of the globe.

When the modern New Town idea developed into reality, fully adapted to nature by practically blending with it and not superimposing the grid, our profession obviously testified of the traits of the new civilization. *Natural in physical appearance, global and complex in its analysis, demanding and offering total involvement to both the planner and the public: this science (art)* is of our electronic age.*

Perhaps I should apologize for the numerous, seemingly, half-sentences in this article. Probably not all details are sufficiently clear to the reader. McLuhanese makes it easy to refer in a short manner to long thought processes but it makes it difficult to follow the sequence for those who have not yet ventured through at least one of Professor McLuhan's works.

I do not claim to present all facets of the parallel: the place and role of urbanism in McLuhanism (or vice versa). A great number of details in the planning and housing field (as hinted in the chapter on Housing in "Understanding Media") need real examination. Likely useful deductions will have to be made for the benefit of appropriate housing and planning in the electronic age.

* *The sheer fact that it cannot be termed either, but is similar to the classical Greek tekhne both witnesses to the unified and unifying nature of planning.*

par Louis Dernoi

Quel médium serait notre message?

Quel médium serait notre message? Quelques idées de base sur le mcluhanisme qui nous concernent en tant qu'urbanistes.

— C'est par nos sens que nous communiquons avec le monde extérieur et nos semblables.

— L'environnement humain n'est autre que l'extension de nos sens et de notre corps.

— C'est notre façon de communiquer avec le monde extérieur et nos semblables qui crée notre environnement.

— Nos méthodes de communication et l'environnement qui en naît peuvent être définis comme étant "HOT" ou "COOL".

Pour préciser ces deux concepts, suivent quelques époques, phénomènes et attitudes les caractérisant, présentés en opposition les uns par rapport aux autres:

"H O T"

Sociétés bureaucratisées
Civilisations hellénique et romaine
Renaissance, baroque
Néo-classicisme
Rationalisme, capitalisme
Nationalisme
Individualisme
Fragmentation
Retrait
Précision
Séquence
Indépendance
Linéarité
Centralisme
Spécialisation
Assujettissement de la nature

"C O O L"

Sociétés tribales
Civilisations grecque pré-hellénique et étrusque
Moyen-Age
"L'Art Nouveau"
Age électronique d'aujourd'hui
Village global
Collectivisme
Intégration
Participation
Peu de définitions
Simultanéité
Interdépendance
Configuration
Décentralisation
Généralisme
Composition avec la nature

Quelques déductions "mcluhanistes" appliquées à l'urbanisme:

— la forme urbaine à travers l'histoire reflète le genre de civilisation qui l'a créée:

- les "COOL" s'adaptaient à la nature, composaient avec elle: voir les villes achéennes, médiévales et les nouvelles villes satellites d'Angleterre et des pays scandinaves;
- Les "HOT" utilisaient des formes géométriques, arbitraires et généralement imposaient au terrain leur "pattern"; le système du damier (la ville hellénique, le campus romain) ou les villes de la Renaissance et de l'époque baroque en témoignent;

— l'urbanisme et l'urbaniste contemporains (post-Howardiens) répondent bien aux exigences d'une profession "COOL". — Et la ville et l'urbaniste doivent être généralistes, ouverts à tous les aspects de l'activité humaine et de l'environnement physique.

— peut-être le plus important trait "mcluhaniste" en matière d'urbanisme est-il sa "méthode de production": confectionner le "plan" ou bâtir la ville est une opération collective, non pas fragmentation mais intégration, faisant appel à de nombreuses professions et métiers; cette façon de travailler requiert de plus presque tous les sens de l'homme qui veut exercer convenablement son activité.

Système de construction par composants intégrés

par Gérard Corriveau.

Historique

En vue de réaliser son programme de construction scolaire de $300 million, la Commission des Ecoles Catholiques de Montréal (CECM) a patronné en 1967 avec l'aide financière et technique d'Educational Facilities Laboratoiries un projet de recherches afin de normaliser l'équipement scolaire et de réduire les coûts de construction par la fabrication en série d'éléments du bâtiment scolaire.

Ce programme de recherches connu sous le sigle RAS (Recherche en Aménagement Scolaire) a été confié à IRNES dont l'équipe est composée de spécialistes multidisciplinaires: architectes, ingénieurs, urbanistes, économistes, pédagogues et sociologues.

Après avoir mis au point un programme détaillé de recherches rigidement structuré par un ordonnancement précis, l'équipe d'IRNES a précisé les fonctions et les besoins des écoles élémentaires et secondaires polyvalentes. Ces fonctions et besoins ont ensuite été traduits en espaces dont l'environnement a fait l'objet d'études en vue de définir les critères de rendement à observer. Ces données techniques ont été structurées en système (Système RAS) lequel a été exprimé sous la forme d'un devis rendement.

L'auteur:

Monsieur Gérard Corriveau, ingénieur, est directeur de l'Institut de recherches et de normalisation économique et scientifiques Inc.

Système R A S

Tout en satisfaisant aux exigences de la pédagogie moderne et aux besoins particuliers de la CECM, le système RAS répond à deux principales nécessités, à savoir:

1° La flexibilité d'utilisation des espaces par l'introduction de grandes portées, d'éléments mobiles tels que cloisons, appareils d'éclairage, distribution de l'air et distribution des services électriques-électroniques;

2° la réadaptabilité à longue échéance du bâtiment scolaire en fonction des besoins changeants de la pédagogie. De plus le système doit obéir à un certain nombre de règles essentielles couvrant les trois principes de base suivants: la coordination modulaire, l'intégration et la normalisation des critères relatifs à la conception de la qualité.

IRNES a choisi d'exprimer les besoins spécifiques de la CECM par le truchement d'un devis rendement. Ce document est diamétralement opposé au devis descriptif traditionnel en ce qu'il offre aux manufacturiers la possibilité de sélectionner en toute liberté les solutions techniques qui selon leur jugement devront être en mesure de répondre efficacement aux critères définis.

Le système RAS est formé par l'intégration totale de 5 composants: le composant Structure, le composant Chauffage-Ventilation-Refroidissement, le composant Plafond-Éclairage, le composant Cloisonnement et le composant Services Électriques-Électroniques. Par composant, il faut entendre un assemblage homogène d'éléments interdépendants mis en oeuvre pour remplir une ou plusieurs fonctions spécifiques du bâtiment.

Coordination modulaire

Pour permettre l'intégration, non seulement des différents composants entre eux, mais aussi des composants avec les autres éléments du bâtiment scolaire, il était important que les dimensions se réfèrent à une unité commune de mesure et ce moyen était l'emploi d'un module.

A la suite de recherches techniques sur la modulation entreprise au début du projet il a été décidé que la coordination dimensionnelle serait basée sur le module de 4", système international connu sous le nom de coordination modulaire. Comme le module de 4", parfait à l'échelle des matériaux était trop petit pour l'échelle des composants, après des études techniques le choix a été arrêté sur un module horizontal de 20" et un module vertical de 8" pour les 5 composants intégrés.

Définition des composants du système RAS

Le composant STRUCTURE comprend toute l'ossature, soit les poteaux, les poutres et solives ainsi que tous les planchers et les dalles de toiture.

Le composant CHAUFFAGE-VENTILATION-REFROIDISSEMENT comprend les gaines de distribution d'air, diffuseurs et grilles de retour, unités de mélange, unités de contrôle, les filtres et ventilateurs ou éventails ainsi que les serpentins de réchauffement ou de refroidissement.

Le composant PLAFOND-ÉCLAIRAGE doit offrir des appareils d'éclairage amovibles répondant aux critères de rendement de l'indice VPI (Visual Performance Index) et l'unité usuelle exprimée en pied-bougie.

Quant au composant CLOISONNEMENT, il doit remplir les fonctions suivantes: séparation visuelle et acoustique et support des plans de travail verticaux. La trame fonctionnelle de ce composant est constituée par une grille orthogonale de 20", c'est-à-dire que les cloisons peuvent être déplacées tous les 20" dans les deux directions.

Enfin le composant SERVICES ÉLECTRIQUES-ÉLECTRONIQUES couvre les services suivants: service d'intercommunication, télévision, horloges synchronisées, prises de courant, contrôle de l'éclairage et contrôle du composant CVR. Il comprend une colonnette pour laquelle une trame fonctionnelle de distribution a été mise au point offrant des noeuds de branchement primaires et secondaires d'où une grande économie d'utilisation.

Appel d'offres

L'appel d'offres comprenait comme première tranche un volume de construction de 3,000,000 pieds carrés répartis sur les années 1970, 1971 et 1972. La période de l'appel d'offres et des soumissions s'est subdivisée en cinq séquences:

1° réunions d'informations aux manufacturiers;

2° préqualification des soumissionnaires;

3° proposition préliminaire de conception soumise sans prix par les manufacturiers;

4° rapport d'évaluation des propositions préliminaires de conception;

5° soumissions comprenant proposition finale de conception, bordereaux de prix unitaires, application des composants à 4 projets témoins dont les plans types ont été inclus dans le devis rendement.

Phase de développement

La phase de développement s'étalera sur 4 mois dans le but de développer les composants, d'effectuer les essais sur prototype et de fabriquer les composants de l'école pilote. L'école choisie comme école pilote est une école élémentaire de deux niveaux comprenant 50,000 pieds carrés construits. Pendant la construction, des essais complémentaires auront lieu ainsi que la mise au point définitive du système RAS dans son ensemble.

Résultats

Le projet RAS a suscité un très grand intérêt parmi les manufacturiers: 55 soumissions, se regroupant par permutation compatible en 11 systèmes intégrés, ont été présentées.

De plus, après analyse des solutions proposées, on peut affirmer avoir atteint le triple but que s'étaient fixé les promoteurs du projet:

— réduire le coût de construction des écoles par la fabrication en masse d'éléments du bâtiment scolaire;

— réduire la durée d'érection des écoles par l'utilisation de composants industrialisés;

— construire des écoles pouvant constamment répondre à l'évolution de la pédagogie, c'est-à-dire facilement transformables, d'excellente qualité technique et de rendement optimum.

Les deux paragraphes suivants exposent le détail des résultats obtenus.

Résultats quantitatifs

L'utilisation d'un système de composants intégrés permettra de réaliser des économies considérables puisque, après analyse, le prix unitaire, au pied carré, des composants offerts est de $5.29, comparativement au prix effectif de $6.07 pour la construction scolaire traditionnelle à Montréal et au prix-guide de $5.63 établi à partir du budget normalisé du ministère de l'Éducation pour l'ensemble de la province.

En outre, on estime que la fabrication à l'avance et en grande quantité de matériaux et de composants permettra d'accélérer les travaux d'érection des écoles

d'environ un mois dans le cas des écoles élémentaires et de deux à trois mois dans celui des écoles secondaires polyvalentes.

Résultats qualitatifs

En prenant le composant Structure comme base de classement, les systèmes présentés peuvent se répartir comme suit:

— deux systèmes en béton préfabriqué
— deux systèmes en acier
— un système en béton coulé sur place.

1. Des cadres de portique de 10 et 20 pieds de largeur ayant la hauteur d'un étage et servant à supporter les éléments horizontaux;

2. Des dalles doubles tés ou simples, les premières constituant les éléments horizontaux de plancher ou de toit supportés par les cadres de portique.

Chaque ensemble de portiques et de dalles compris entre quatre membrures verticales de portique constitue en soi un volume structural indépendant, à l'exception des cas où il devient plus économique d'utiliser un portique double commun à deux éléments de volume adjacent. Horizontalement, ces éléments de volume peuvent être agencés les uns par rapport aux autres de quelque façon que ce soit et sont rendus structuralement homogènes à l'aide de la chape de 2". Verticalement, ces volumes sont superposés les uns par rapport aux autres, la continuité étant assurée par le joint entre les portiques superposés. De plus, le soumissionnaire offre des éléments à longue portée (soit 60 pi.) en grande quantité et au même prix que pour les éléments de portée conventionnelle. Ceci procure des espaces libres beaucoup plus grands.

Les poutres des cadres de portique possèdent chacune trois ouvertures de dimension appréciable, permettant ainsi le passage des conduits des autres composants et des éléments hors-système. L'intégration des différents éléments est également facilitée par des ouvertures additionnelles prévues dans les éléments horizontaux.

Les différents assemblages correspondant au composant CVR répondent aux différentes charges thermiques des locaux et sont constitués de diffuseurs, de grilles de retour et de thermostats, le tout étant intégré aux composants PE et ST. Le système proposé est un système à basse vitesse et à zones multiples. Les unités de traitement de l'air étant groupées deux par deux dans des salles de mécanique typiques peuvent desservir jusqu'à 16,000 pieds carrés de plancher. Ces salles sont localisées les unes au-dessus des autres et mesurent 20'-0" x 20'-0".

De ces salles, l'air est acheminé par les gaines d'alimentation (une par zone) vers les différents locaux. Les diffuseurs sont localisés dans les nervures du plafond et peuvent être très facilement relocalisés et réarrangés en utilisant des éléments simples comme des couvercles et des plaques d'arrêt ou bouchons, très faciles à installer, éliminant par le fait même l'emploi de gaines flexibles, ce qui permet de dégager l'espace sandwich.

Le composant Plafond-Eclairage assure l'éclairage, le traitement acoustique, la diffusion et le retour de l'air. Les appareils d'éclairage, éléments acoustiques et diffuseurs d'air contribuent à la flexibilité des écoles du projet RAS en pouvant se placer et se réaménager dans un temps minimum à un coût relativement bas.

Le composant comprend: les luminaires avec tubes et ballasts, les éléments acoustiques, les éléments d'ancrage nécessaires pour stabiliser les cloisons, les colonnettes et les unités d'éclairage localisées. Certains assemblages ont été groupés suivant les activités dans les locaux et se composent de plafonniers de 5' sur 5' juxtaposés, appelés modules. Ces modules sont constitués des éléments suivants: les châssis, le luminaire, les panneaux acoustiques, les supports intermédiaires.

L'espace entre chaque module permet d'une part la diffusion ou la reprise de l'air provenant du CVR et d'autre part la stabilisation des cloisons. La solution proposée permet d'utiliser 16% de moins de tube d'éclairage que les solutions traditionnelles.

Le composant Cloisonnement qui a été offert est constitué de panneaux en acier cuit joints les uns aux autres par des potelets. Le fini des surfaces d'écriture (tableau) est appliqué sur la totalité des panneaux. Les chambranles et les portes sont relocalisables et cinq couleurs de base et 10 d'accent sont offertes pour les finis.

Le composant SEE consiste en une colonnette située dans l'espace compris entre le plafond et la structure. Elle permet de relier les différents tableaux électriques de distribution aux noeuds primaires et secondaires de raccordement à l'aide de conduits normalisés. La colonnette est constituée d'un encadrement métallique de 4" x 20" x 8'-0" de hauteur. Elle a le même fini que la cloison.

Ce système est nouveau. Ses éléments présentent des détails d'assemblage et de mise en oeuvre suffisamment poussés pour pouvoir envisager une réduction de temps d'érection sur le chantier. Mais la construction de l'école pilote (école élémentaire de 50,000 pieds carrés construits) est subordonnée à la décision de la CECM.

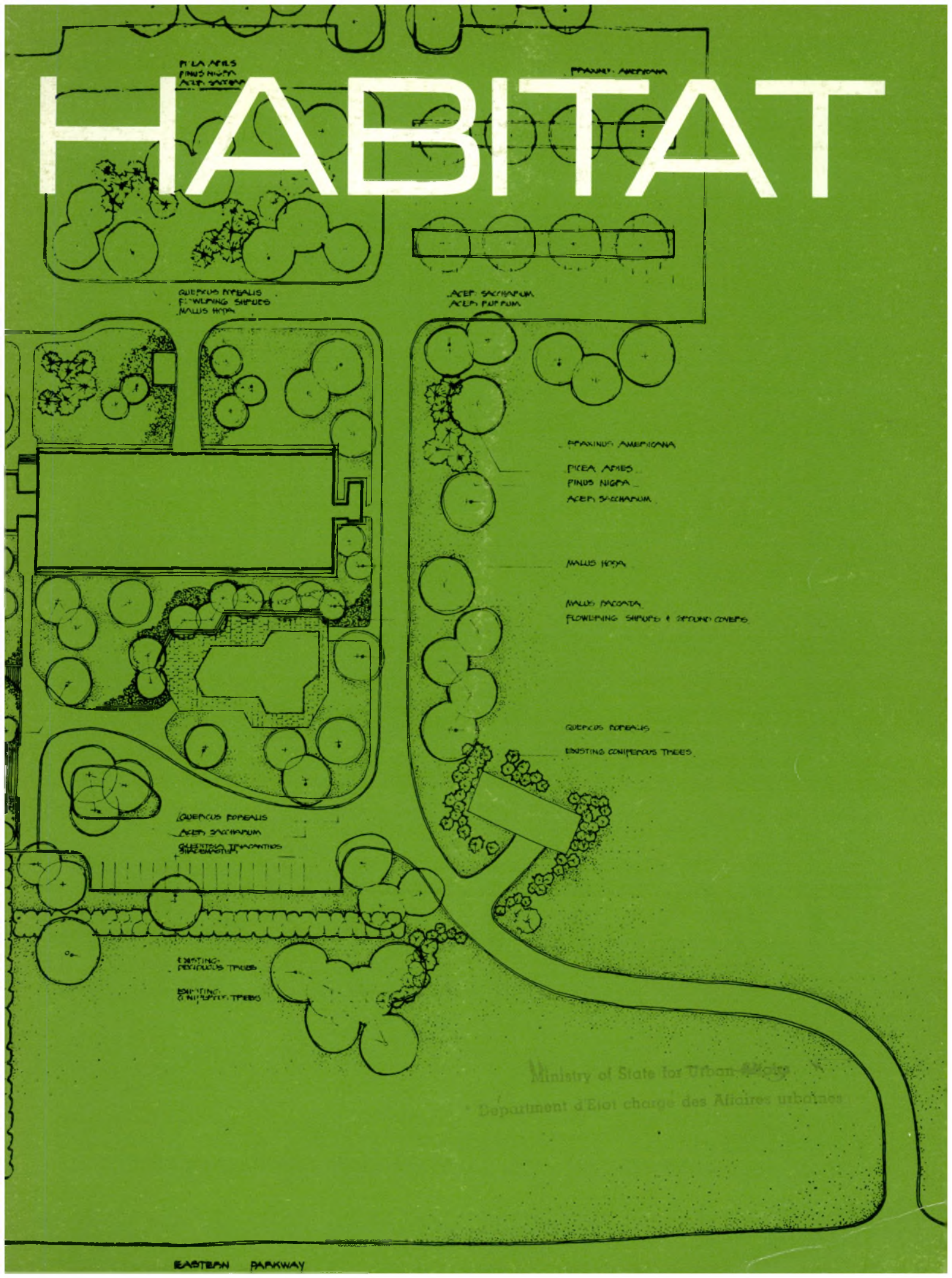
A partir des études fondamentales qui ont été faites (telle l'étude sur la coordination modulaire), et des différentes solutions techniques mises au point par les manufacturiers, ces techniques d'avant-garde trouveront de nouvelles applications dans la réalisation de bâtiments à bureaux et dans la construction domiciliaire.

Design / Maquette
Morton Baslaw and Company Limited

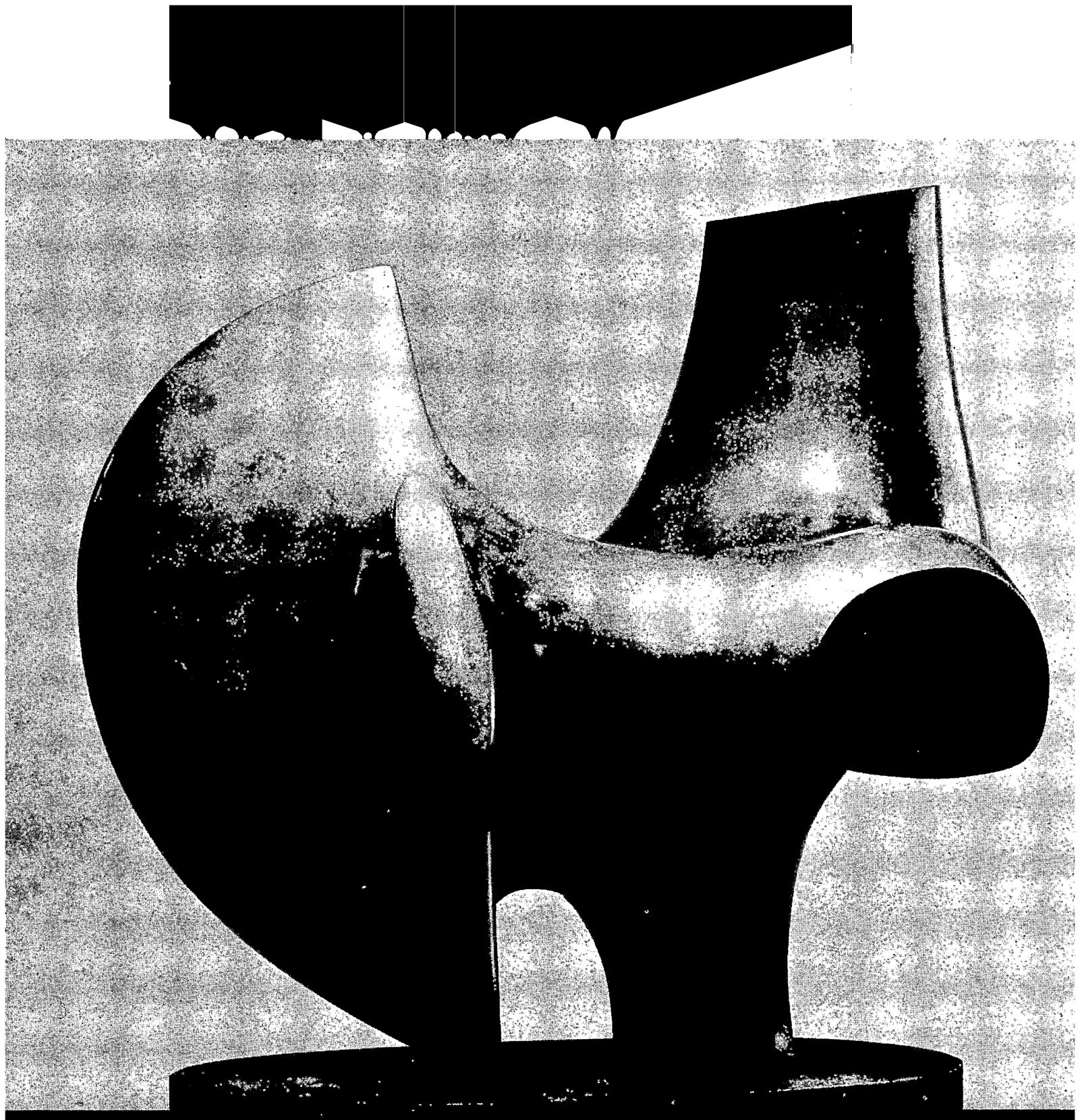
Central Mortgage and Housing Corporation
Ottawa

Société centrale d'hypothèques et de logement
Canada

HABITAT



Ministry of State for Urban Affairs
Department d'Etat chargé des Affaires urbaines



Outside Cover:
Planting plan for CMHC Head Office Extension. Designed by Richard Strong Associates, Landscape Architects.

Couverture extérieure:
Plan d'aménagement paysager près de l'allonge au Siège social de la SCHL. Architectes-paysagistes: Richard Strong Associates.

Inside Cover:
'The Archer' by Henry Moore. Photo: The Christian Science Monitor.

Couverture intérieure:
'L'Archer' par Henry Moore. Photo: The Christian Science Monitor.

Volume XII, Number 3
Volume XII, Numéro 3
1969

HABITAT

TABLE OF CONTENTS / TABLE DES MATIÈRES

2 Land is for People
by Wallace McCray and Jaan Krusberg
No more the green-thumbed planter, to-day's landscape architect is university trained and draws on a wide range of skills in preserving and enhancing the landscape for our enjoyment.

7 Wildlife in the Metropolis
by Gunter Voss
Zoos, wildlife parks and aquariums are cultural assets ranking with art centres and museums. Apart from safaris, where else can city dwellers see wildlife and learn about those creatures who share the earth with us?

13 Habitat Intégré *par Danièle Routaboule*
Voici un exemple d'un plan d'aménagement d'un quartier où un très grand soin a été apporté dans la conception et la réalisation des aménagements paysagers qui constituent le cadre de vie personnel des familles.

15 The Urban Landscape
If you like your garden but find it difficult to do all the work, these suggestions will help keep the effort down.

16 Parks; their Relevance in the Urban Place
by John Janzen
Many civilizations have reflected man's affinity with gardens, in fact disobedience in a garden is supposed to have been how it all started. At the moment the future of the urban park is bleak so long as the humanizing influences so obvious in the bond between man and nature are shaded out by motives of profit.

20 Children and Space *by Polly Hill*
Canada and children both begin with 'C.' What else do they have in common? Much, especially when it comes to the question, How well do Canadians plan their environment to meet the needs of 43% of their population — the children?

25 Green for Breathing
by Cor Westland and Lionel Marleau
More leisure and more urbanization means additional pressures on existing space. Being able to walk, run, jump and disport oneself — and having the areas in which to do it — is vital to a well-balanced life.

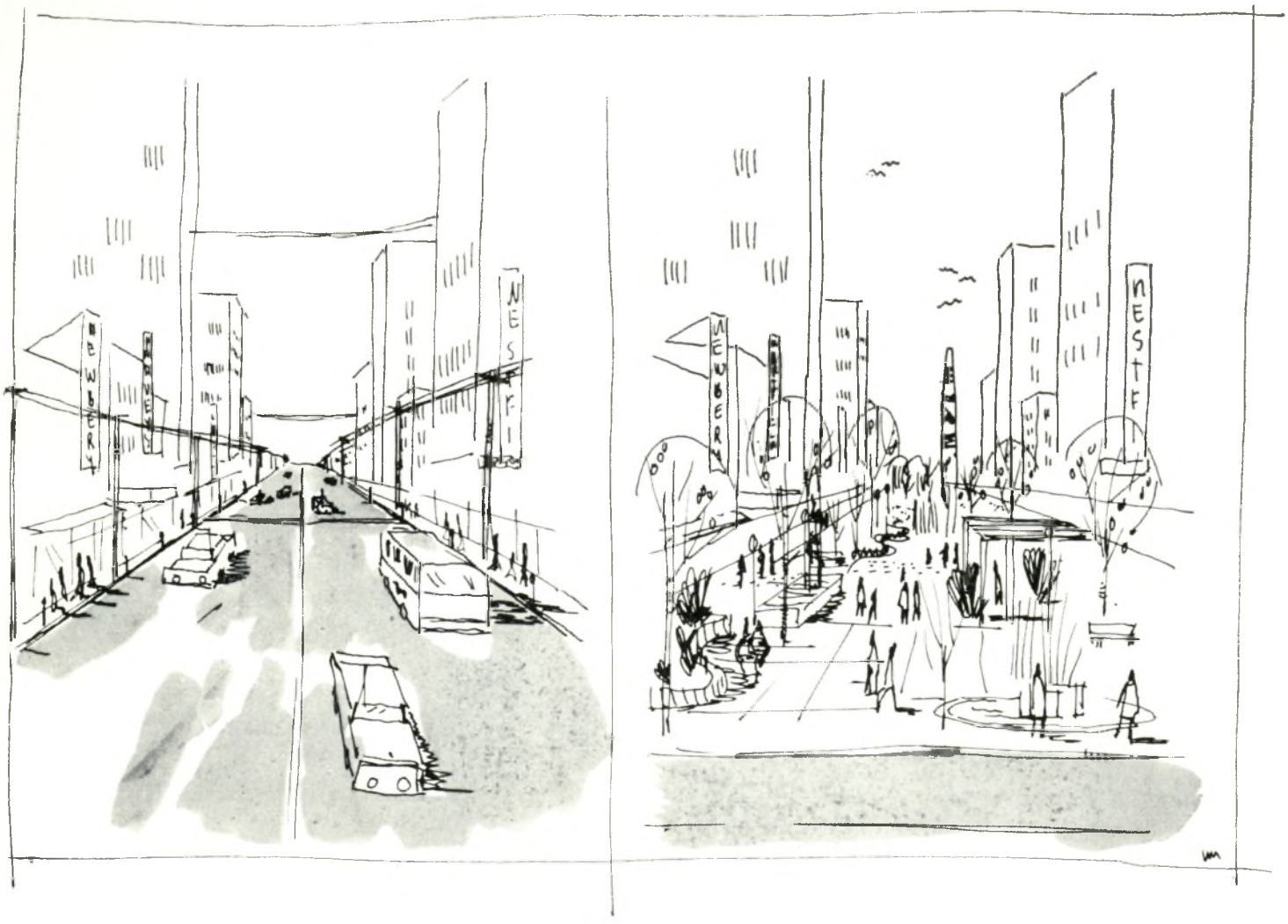
Habitat is a bi-monthly publication of Central Mortgage and Housing Corporation, and is listed in the Canadian Periodical Index. Second class mail registration number: 1519
Opinions expressed by the authors are not necessarily those of CMHC. All communications should be addressed to the Editor, E.H.Q. Smith.

Habitat, revue bimestrielle de la Société centrale d'hypothèques et de logement. Numéro de recommandation d'objet de deuxième classe: 1519.
Les opinions exprimées par les auteurs des articles ne sont pas nécessairement celles de la SCHL. Il faudrait adresser toutes les communications au rédacteur en chef, M. E. H. Q. Smith.

LAND IS FOR PEOPLE

Landscape architecture and related planning isn't particularly well understood by the public, or even the professionals. It's been developing as a profession in the U.S. for the past fifteen years but in Canada only recently have the first university students been graduated in landscape architecture. Perhaps these men who work the earth to please vistas seen in the mind's eye will help provide some natural alternative to urban artificiality.

by Wallace McCray and Jaan Krusberg
with sketches by Wallace McCray.



Our cities. *The noise, wires, hot pavements, and cars on some city streets are being replaced with beauty, serenity, green spaces and people.*

Landscape architecture is also for people since it is the art of creating or retaining exterior spaces for the use and enjoyment of man.

Man does his living on the land, it is therefore one of his most precious possessions; it is also one of the most misused.

Of the raw material of landscape architecture, land is the constant; the variables are time, technology and people.

The prime goal of the landscape architect is to meet the growing need for sensible and imaginative planning and design in the development and conservation of the natural and human environment in the cities and countryside.

"To me the quest of harmony seems the noblest of human passions. Boundless, as is the goal, for it is vast enough to embrace everything, it yet remains a very definite one."

Le Corbusier

The landscape architect translates people's desires and aspirations into a language that has the land as its raw-material vocabulary. He is a problem solver, able to arrange things on the land for the greatest economy of upkeep, movement and functional simplicity. Ideally he is an artist, a designer, using the elements of nature, land, water and space to create harmony delightful to the mind and senses. The services the landscape architect can offer include: feasibility studies, problem analysis, site selection, project management, development programming and planning, landscape architectural design, structure siting, working drawings and specifications, project tendering and construction supervision.

Noise, smog, garbage, dust, hot pavements, gasoline fumes, visual eyesores — all increase our daily tensions, endanger our health and rob us of our close and essential association with nature.

A little past the 1900's, after the period of the great city building, landscape architecture unfortunately became more and more identified with design of estates, institutional and home grounds. This, together with other factors like the emergence of planning activity based on economic and social consideration, suddenly and decisively changed the course of landscape architecture.

Within the last twenty or so years, concepts embodying esthetic beauty and total environment have again played a major role in shaping man's revised landscape considerations. Economic considerations alone it was found, simply did not do the job. The most economic road may not look the best. The boring straight line subdivisions created uninteresting environments. Something had to be done to change this situation. Man had to learn again to retain and create some of the better looking environments. The activity of city design, better known as the "city beautiful" movement of the early 1900's has regained public favor, although with a sounder approach and in the name of urban design.

Thus variables of time and people are combining to create an explosion of needs and possibilities for good environmental design and planning today in Canada. There are three main reasons for this: the fast-growing population and its need for land of all types: increased Canadian leisure, brought on by the age of affluence and automation; and increased Federal and provincial legislation and funds for the purpose of large scale land developments.

Our cities are realizing what fast population growth means. There is a need to create exterior leisure spaces for man. An oasis of greenery is pleasant indeed in the midst of the noise, traffic, confusion and confinement of the city. People will visit a mall, district, shopping area or housing development in which the open spaces for people are provided so they can experience beauty, serenity and charm and get away from the dirt, grime, exhaust fumes and litter.

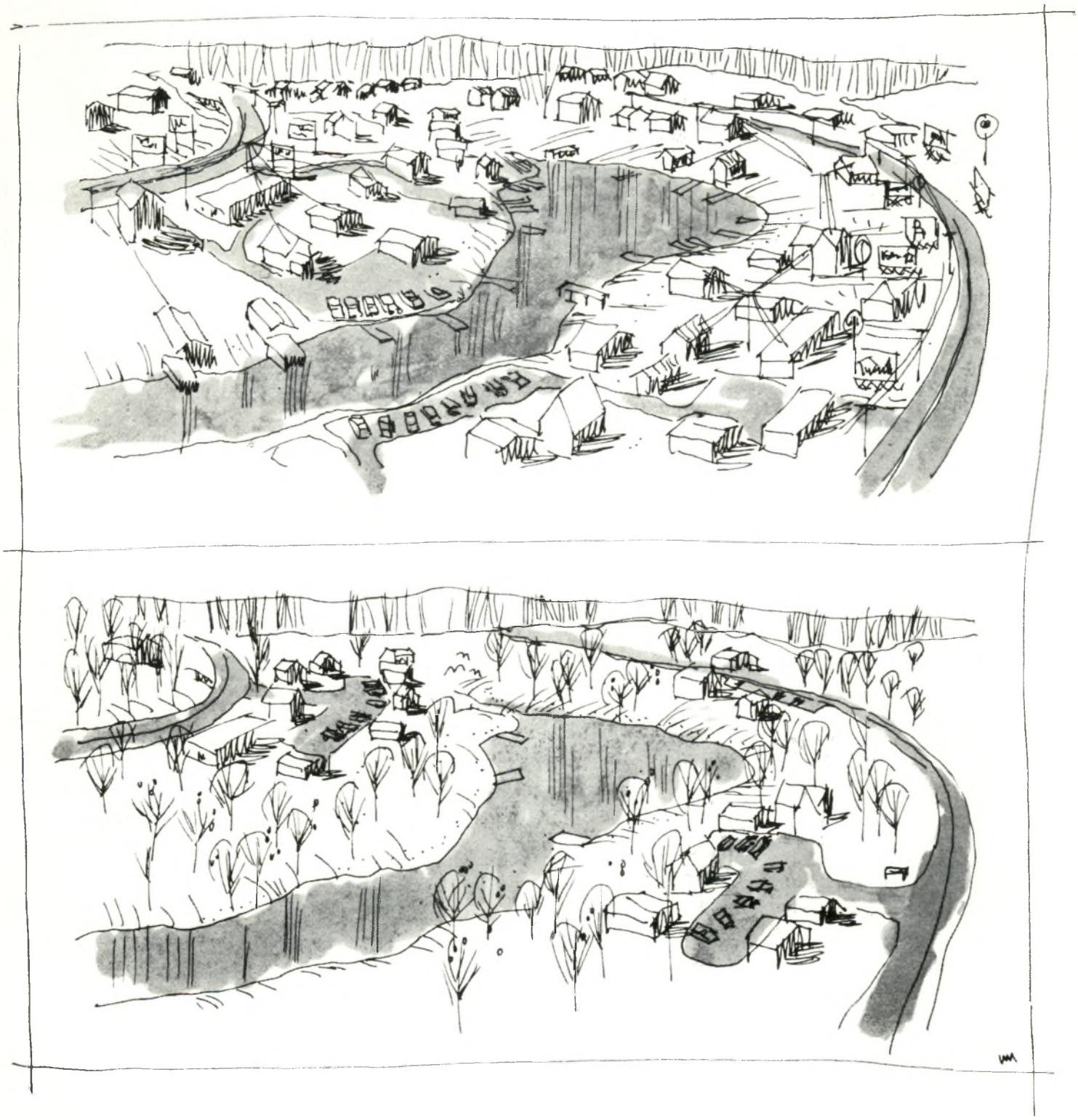
The Sparks Street Mall in Ottawa is a fine example of a downtown area where people like to congregate. These city plazas seem to restore man's true proportion, his humanity and his spirit, and in an increasingly urban society, the carefully planned plaza is no luxury — it must be provided, and it must be well designed. The National Capital Commission parks are instances of well planned green exterior spaces throughout the Capital city.

Our places of work are beginning to consider the human as related to the exterior. Some of the buildings are providing courtyards or terraces for coffee or lunch breaks. Landscape architects are being contracted to create factory and business sites which will not only be pleasing to the passing public but enjoyable for the workers themselves. For example, driving into Montreal from the west the exterior green spaces in front of the new factory buildings are noticeable. Some businesses dealing in creativity are even engaging landscape architects to work with architects in evolving a building whose atmosphere and surroundings will provide intellectual and artistic regeneration as well as social fulfillment for the employees.

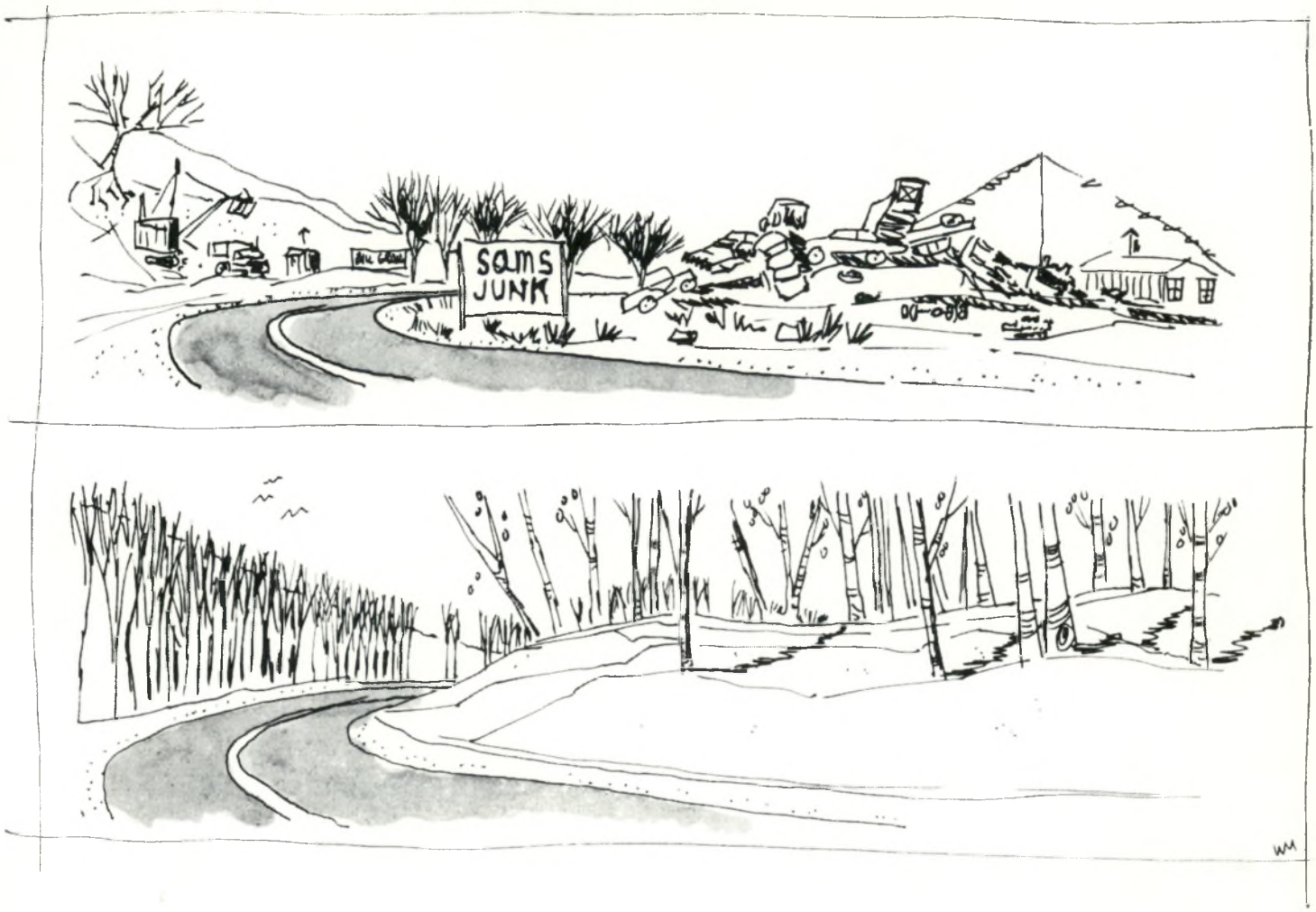
Our living places are becoming exterior recreation spaces. We first sought to bring leisure into our daily lives with gardens, then new suburban homes, and now new planned creative subdivisions. Landscape architects are helping to create the land plans for whole subdivisions in some cases. In many cases the swimming pools, tennis courts, spas, golf courses, lakes and parks are planned so that the housing units may cluster around them. Pathways, courtyards, community squares or plazas ideally complete this new atmosphere in which Canadians may have in their own home community the outdoor pleasures which have traditionally required travel, time and money. There are beginning to be some good examples of these planned communities around the larger cities of Toronto, Montreal and Ottawa.

Our national and provincially owned park spaces are now becoming important land areas. The land use for these areas is increasingly related to increased population, mobility and leisure time. New highways have made parks more accessible, affluence has made families more adventurous, and improved equipment has made camping, boating and fishing more enjoyable to more people. The parks must provide the best use of land for the most people. Generally the best use of land for people in the parks is recreational in the forms of wilderness areas for hunting, swimming, boating, skiing, historical and ecological exploration. Landscape architects can provide master and site plans which will accommodate the needs of all the people without destroying the unmarked, natural beauty which drew the public originally. Our natural areas must be preserved for the enjoyment of present and future generations. One of the main objectives of a possible new Gaspé National Park in Quebec will be preservation of the area for people in the future and recreation for people now.

The open roads are introducing great scenic areas of Canada to the mass of the public who, little more than a decade ago, could not have known these natural wonders. Inexpensive family travel, camping and increased interest in remote countrysides are all products of new highway transportation. Careful site plannings, and co-ordination of routes are being done by civil authorities. Our parkways around Ottawa are excellent examples of esthetic road design along with function. Landscape architects are being employed or consulted by civil authorities to ensure the most esthetic, as well as the most practical highways are being planned. Roadside rests, turnouts, shaded picnic areas, handsome shelters and vista points can give beauty and pleasure as well as functional transportation needs.



The working and living places.
Instead of overhead wires, buildings everywhere, contamination of water, congested parking, large signs, and an overall raped-land environment, we can plan open spaces, underground utilities, clustered housing, centralized parking, and retain our beautiful heritage.



The open roads.
We can hide man-made eye hazards along the road zones by three dimensional planning. A road leading to a recreation area can then be a recreation experience itself. Instead of planning only for the transportation factor, we are now thinking of the esthetics of the entire road zones.

Our cities, working and living spaces, national and provincial parks, and our open roads must be planned for people. A landscape architect or a well trained designer can plan and supervise the building of an entire land project. A landscape architect may be commissioned to work in conjunction with an architect, town planner, or engineer, as in the case of a building or factory site, or he may work alone, as for a park or city plaza. He can design the furniture, foundations, equipment and shelters, devise the plans, supervise the work and prescribe the maintenance. He will consult with engineers, architects, town planners, ecologists, geologists and botanists as required for the specific site analysis and requirements. He creates or preserves a landscape — fulfills a public or private need, and protects and beautifies the land.

So land is important, but just as important is the way it is planned. The problems of land development and open space planning are only partially solved by money and committees. The true test of the success of any land project is whether it provides the greatest and best uses for the most people, and whether it does so without jeopardizing the passive zones which must be preserved for tomorrow.

The school class was a large one of about forty-five boys and girls. They had come to the zoo by bus from a rural area. While the teacher strolled along a pleasantly shaded mall enjoying a 'day off' the children dashed after each other screaming, shouting, jumping on and off benches and balancing on the tops of rails.

Annoyed by the disorderly behaviour I rushed to the scene. As I got there I happened to notice a startled female wallaby with a young one in its pouch. I stopped three girls who came racing my way, bent down and asked them if they had ever seen a young kangaroo in its mother's pouch. They had not. They were fascinated by the sight and became silent. Then one of the girls stole away and retutrned with some friends. In a few moments the entire class had gathered around me watching the wallabies and listening to my explanations. They begged me to tell them more and I thereupon took them on an unscheduled guided tour of the zoo. The youngsters responded — and behaved — wonderfully well. I believe I instilled some reverence for God's marvellous creation in their minds and I always think of the event as an ideal illustration of a zoo's educational value.

WILDLIFE IN THE METROPOLIS

By Gunter Voss

PHOTO: NEW YORK ZOOLOGICAL PARK.

NEW YORK *The lions are real but they cannot get at the nyalas in the New York Zoological Park. A dry moat separates the cats from the antelope.*

Cultural values of Zoos

Unquestionably zoological gardens, wildlife parks and aquariums are cultural assets ranking with the art centre, museum and the concert hall. They serve as a source of community pride and help make the community a good place in which to live. And, of course, they stimulate business both directly and by being a tourist attraction.

In their popularity, zoological gardens exceed other centres of education and research by far.

Site selection factors

The greatest care should be taken in choosing the right zoo site. Obviously many factors must be taken into consideration; easy access from heavily populated centres, a proximity to public transportation systems and major highways, ample parking space and a reconciliation of the site with local zoning regulations.

In addition, the possibilities of vandalism, pest and predator intrusion must be weighed, together with the best means of defence.

The macro- and micro-climates need to be carefully studied and factors relating to sun exposure, shade requirements and wind chill temperatures must be examined.

There should be investigations into threats from noise, flooding, smog, landslides, whirlwinds, avalanches and chemical-gas air pollution.

Questions must also be asked regarding the location of industry and high-rise buildings in the area, natural bodies of water (standing or flowing, dirty or clean), soil erosion, natural storm-water drainage patterns, an adequate and economical water supply, fire department access and the location of hydrants, soil composition and proper mineral support for the desired plant life, subsoil qualities and, finally, room for further expansion.

Location of some zoo or wildlife parks		Annual Attendance	Year Reported
Ardrossan near Edmonton, Alta		980,000	1966
Calgary, Alberta	ca	1,500,000	1966
Granby, P.Q.		412,951	1966
Montreal, P.Q. (aquarium)		1,479,905	1967
Moose Jaw, Sask.	ca	85,000	1966
Orsainville near Que. P.Q.		311,880	1966
Penticton, B.C.		50,000	June to Dec., 1967
Quebec, P.Q. (aquarium)		250,000	1966
St. Felicien, P.Q.		242,600	1966
Shubenacadie, N.S.		200,000	1966
Vancouver, B.C.	ca.	1,300,000	1966
Winnipeg, Manitoba		1,012,038	1968

Service requirements

When the site has been agreed upon, the planning phase comes about. To arrive at optimum results, the zoo biologist who develops design concepts requires the assistance of the most capable architects, mechanical, civil, sanitary and electrical engineers, landscape architects, horticulturists, acoustic, colour and lighting specialists, sculptors and artists.

Jointly, the professionals will attempt to provide every amenity for the zoo goers' enjoyment and comfort. The needs are numerous, ranging from the supply of drinking fountains to the construction of an auditorium. Where public transportation inside the zoo becomes a clear necessity, additional design problems arise. As unobstrusively as possible the network of service lines and supply traffic must be incorporated in the plans. The size of the operating budget depends largely on the efficiency of this system. Ideally it should not enter, cross or disturb the pedestrian traffic at all. I see it as a major zoo of the future. But then, who has the funds, for example, to finance a three-tier zoo?

The facilities which satisfy visitors and service requirements can be patterned after structures of comparable function elsewhere. I hasten to add that the harmony of the overall design must not be lost sight of:

That exquisite flow of sentiment
we call good taste,
and that harmony of intellect
we call good judgement,
lie not within the grasp
*of power or riches.**

Elementary design errors

The fact is we have no textbook of the science of zoo design as yet. Publications on plans for wild animal exhibits are particularly scant, and the few that have been written in professional zoo literature have the common error that they were written too soon. They were usually published before the animals had worn and torn the accommodation. Thus the mistakes, from which we could learn so much, go unreported. When I was a voluntary animal keeper at the age of seventeen, the zoo suffered the loss of an elephant. It died in its night stall. It was an elderly specimen, weighing an estimated five thousand pounds. It had always sauntered easily through the doorway that connected night stall and outdoor yard. But now it was lying there on its side, dead; we had no choice but to do the autopsy right there in the stall. I left, when it was all over, convinced that proper zoo design was a science and an art, difficult to master.

Basic design requirements

But even considering "ordinary" zoo exhibits, it is clear that standardized mink-ranch and turkey-farm cages are out. Good enclosures for wild animals in captivity must be as different from one another as the animals which they contain. They must provide the most complex amenities to induce the animals to behave naturally in all respects. The design has to be psychologically and biologically correct. This is a moral obligation which man assumes as he removes wild creatures from nature. More than that, it is practical and economical, too. A zoo animal, properly accommodated, will be healthier, live longer and reproduce better.

Planning and display

Planning should commence with nature studies and it is biologists who should develop the concepts of design. As a result of a better understanding of animals' needs and behaviour we can present wild animals in habitat settings and in open-fronted exhibits, using moats rather than fences. I am not an advocate of the moat for its own sake. Animals that climb and jump extremely well, lynx for instance, can be more suitably housed in a cage with proper landscaping than in a damp, deep grotto. But where moats can be safely arranged and where they enhance the naturalistic setting, then I favor them. Inasmuch as parallel lines and right angles are rarely found in nature, they should be avoided in the design of animal exhibits as well.

It follows that moats do not have to be laid out between parallel lines (the visitors side and the animals side) either. I know of an ingeniously planned wolf wood where there is a lookout-point of piled rocks on the wolves, side of the water moat, looking every bit like an oxbow

* *from: The Rotograph, Fort Worth*

PHOTO: NEW YORK ZOOLOGICAL PARK.

THE BRONX

The explanatory labels opposite the wolf woods at the Bronx Zoo represent a particularly fine example of an educational exhibit.

in a northern lowland river system. To the delight of photographers, the dominating specimens of the pack frequently climb up onto the rocks to survey their range.

Another example is Hagenbeck's clever design of the sunken wall in a lake of the India district in his zoopark at Hamburg. It has a feeding and nesting area for water birds on one side and a large exhibit of Indian hoofed animals on the other, all of it framed in the most beautiful landscaping. The pelicans, geese and ducks are free to swim across and walk about the large compound, but the antelope and deer cannot get to the feeding and nesting sites of the birds because of the sunken wall.

When we rebuilt our polar bear display in Winnipeg, I imagined that these bears, in nature, would probably not be totally submerged or totally ashore all the time, but would often stand or walk by the water's edge. So we designed our new polar bear pond with a ledge covered by about two inches of water, together with a shallow and a deep portion, an underwood ridge and an island. The animals make a marvelous display, are active and relaxed. To walk the ledge in shallow water, is one of their preferred pastimes.

The Frankfurt zoo director made good use of psychology when he spent all the money he had been allowed for alterations to his elephant house, on lowering the visitors floor. After completion of this job everyone believed that the zoo had obtained new elephants, twice as big as before. The same zoo successfully separates one free flight area from another by means of a curtain of strings of beads. Monkeys can be kept behind wire fence the meshes of which are wide enough for very young monkeys to get through unhurt; it is an entertaining show and safe as long as the viewing public behaves well.

Elephants are notorious for their sensitivity to soft or shaking ground. Therefore, it is in order to pad an elephant moat with lots of moss. A scientist in Chicago suggests studying gorillas in a landscaped setting from behind one-way glass. In Antwerp giant snakes would creep right up to the viewer, were it not for an ice-covered metal grating, skilfully camouflaged by what appear to be tropical plants! One of these days, a zoo will let you stroll through a colony of prairie marmots, on planks, such as you do through Geyser Valley in Yellowstone Park.

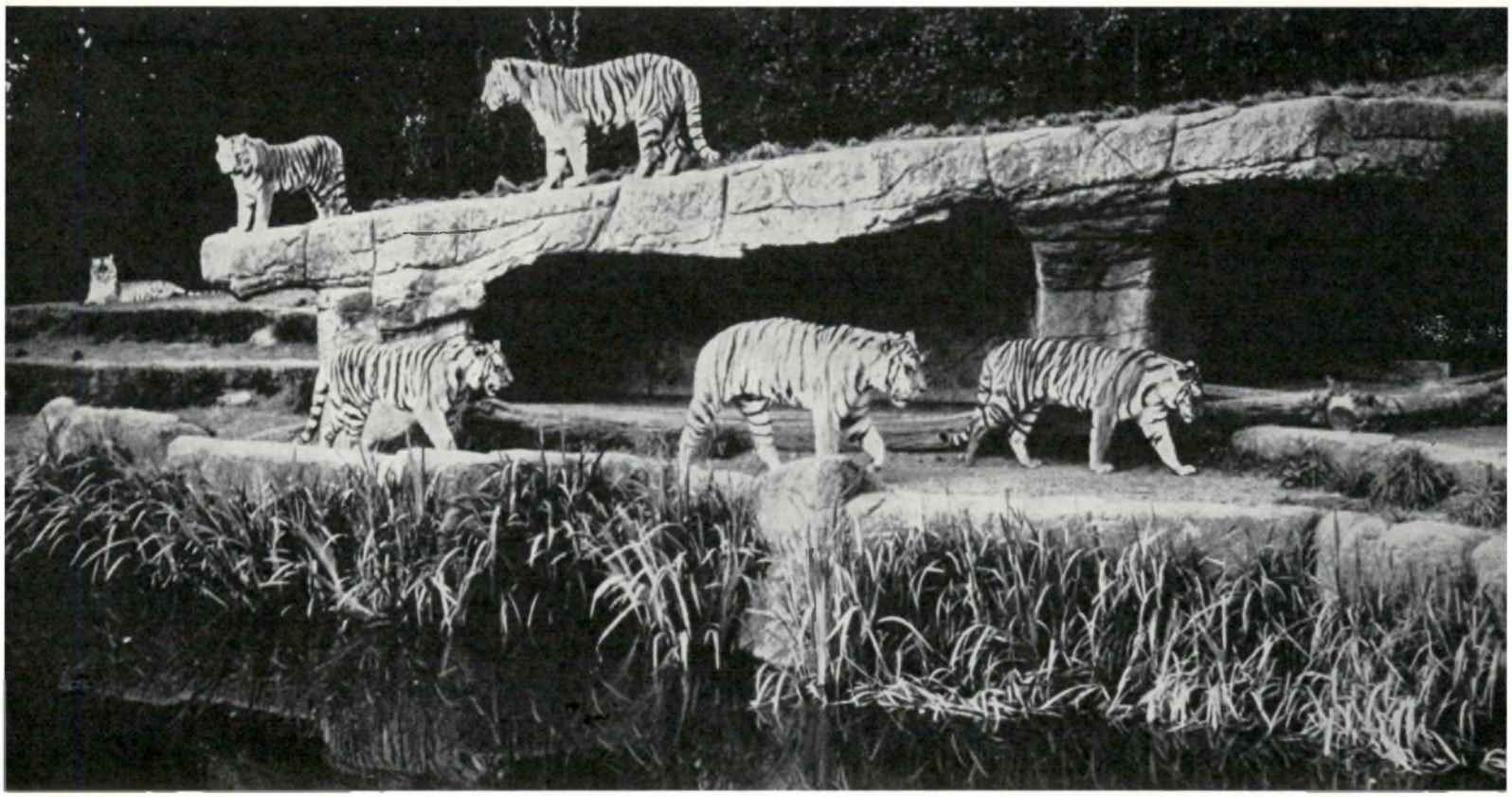
Conservation

Animals in zoological gardens help their threatened cousins at large. Firstly, research on wild animals' biology can nowhere be carried out more effectively, deeply and continually than in a zoo. The knowledge gained from such research can be usefully applied to the understanding and protection of wild creatures at large.

Secondly, federal or provincial legislation to conserve nature and wildlife is enacted in cities. The parliamentarians are city dwellers, at least for the time the House is in session. Where then can they see wildlife, become attracted and and interested and learn about it? Apart from books and dead museum specimens, nowhere but in the zoo. Provided the zoo animals are exhibited in an appealing setting and interpreted properly on labels and by guides, zoo animals can "swing" a politician to support legislature helping wildlife and nature. Admittedly, research in biology and the impact on a politican's mind are somewhat indirect means.

The most direct benefit derived by nature from zoological gardens has been, and will be, the reintroduction of native wild game into areas where this game became rare or extinct before proper protective laws were passed and enforced. There are practical examples of this and zoologists are proud of them. Zoo-born creatures have been released in nature where safe territories were set aside for them in their home lands. Furthermore, they readjusted to a life in the wild without any problem. The wild herds of European Bison (Wisent) in Polish, Russian and Swedish forests are examples. This large animal had become totally extinct in its native ranges after World War I. Concerted efforts in zoological gardens saved the species and boosted the captive population so that releases in the wild could safely take place.

PHOTO: CARL HAGENBECK'S TIERPARK, HAMBURG.



HAMBURG *In the Siberian Tiger habitat of Hagenbeck's zoopark in Hamburg, the tigers may actually swim in the water moat. The enclosure is designed for multi-level activity. There is live plant growth inside and around the exhibit. The dens have cosy peatmoss bedding.*

Many of the Alpine Ibex in Austria and Germany and the Blesboks and White-tailed Gnus in South Africa originated from zoos and farms. More than half of the populations of Hawaiian Geese (Ne-Ne) on the island of Maui and Swinhoe's Pheasants on Taiwan were introduced to their original range from bird breeding centres in Britain. There have been no signs of degeneration. Several wild animal and bird species have fewer survivors in nature than in zoological parks. This is true of the Aoudad (Maned Sheep) of the North African Atlas Mountains, Blackbuck from India, the Onager from Iran, Przewalski's Horse of Mongolia, all of which are rare in their native haunts. And there is even a species of large deer, totally extinct in nature, Pere David's Deer, surviving in zoological parks only. These deer number about 450 altogether, of which eleven specimens live in Canada.

The tremendous importance of longevity and propagation of wild animals in captivity cannot be fully appreciated unless seen in perspective to the world wildlife situation.

The International Union for Conservation of Nature and Natural Resources (I.U.C.N.) collects data on nature conservation from around the world and organizes and co-ordinates protective measures. According to their latest release, there are presently about 280 kinds of mamals and 340 forms of birds to be considered rare and endangered.

Man is almost invariably the cause for these animals teetering on the brink of extinction. Man is destroying wildlife habitat on a frightening scale, often senselessly wasting the plant life, the topsoil and the water resources on which his own survival depends. To man's hunger, greed and lust to kill, wildlife falls prey in quantities staggering anyone's imagination. The United States alone imports twenty-eight million live wild animals a year for pet businesses as well as medical and other laboratories, plus twenty-two million pounds of wild animal skins for the fur and leather industries. Hunters in the United States shoot sixty million birds and mammals in one average year.

Of course, conservationists advocate the setting aside of national parks and wilderness areas. But the alarming problem is that we are not preserving these areas at a pace rapid enough to ensure saving the wildlife in unspoiled, wild country. Man's professional and technological skills must help. Private wildlife park owners, aviculturists and zoological gardens find their noblest task cut out for them in the preservation of rare and endangered forms of wildlife. National Parks of unspoiled nature and zoological gardens in the heart of metropolitan centres have this high work in common: to protect and preserve endangered creatures.

PHOTO: TIERBILDER OKAPIA.

FRANKFURT *The crane and stork exhibit at the Frankfurt Zoo, is a superb example of landscaping art.*

The future

It has become fashionable all over the world to plan and create new zoological parks. But it is likely that future zoological gardens will become specialized and concentrate on breeding.

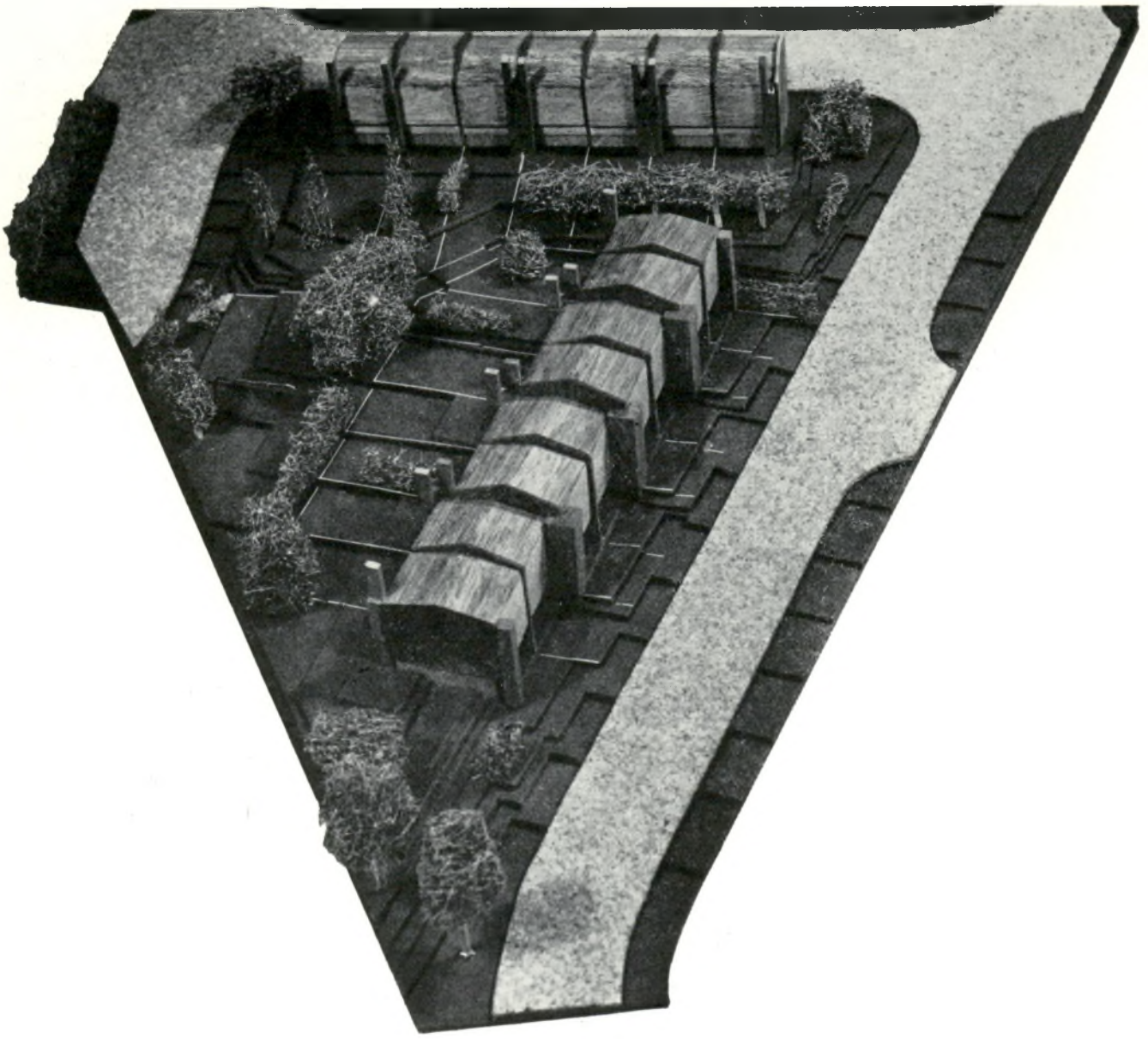
There will be oceanariums and marsupial zoos; primate forest and African safari zoos; bird flight halls and nocturnal exhibits under reversed light. Some zoological gardens might decide to present the largest and the smallest of numerous classes of animals, the fastest and slowest, predators and prey, animals in summer and winter pelages, summer and winter plumages side by side, specimens in hibernation and other ones wide awake.

Some will choose the geographical theme and carry it through to perfection. Imagine a beautiful tea garden setting with hostesses, deer and cranes from Japan, or a pampas view of rheas, guanacos, ponies and gauchos from South America. Picture a scene from the island of Bali with hornbills and gently waving cocoa-nut palms.

Eventually, indeed, we shall see realized one of the most exquisite settings ever described, "The wolf also shall dwell with the lamb, and the leopard shall lie down with the kid; and the calf and the young lion and the fatling together; and a little child shall lead them."

> *"The vision of beauty is the greatest thing in the world, and those who can catch what the ordinary eye cannot see are among the great people of the world."*

PHOTO: ROLAND LEMIRE



Habitat Intégré

Danièle Routaboule

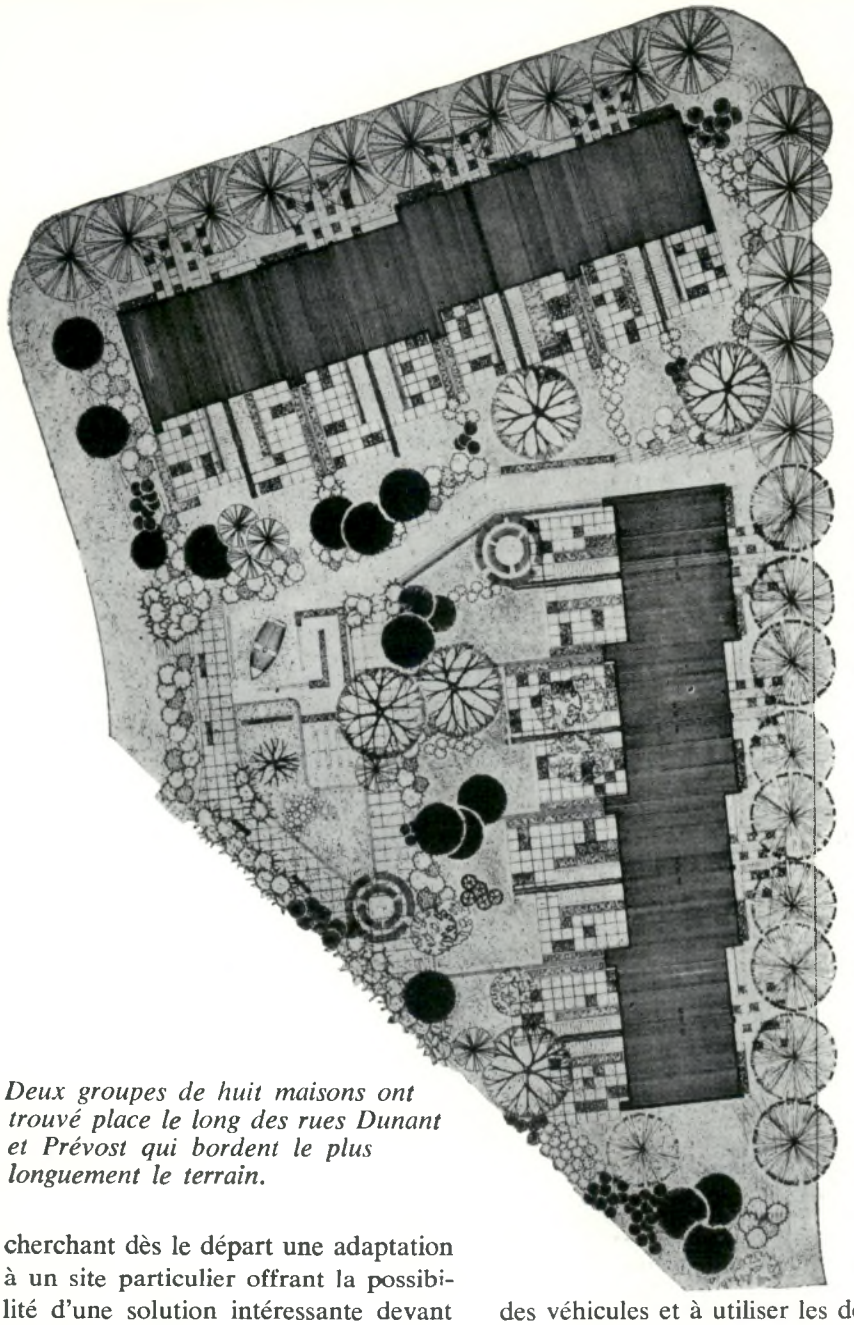
A Trois-Rivières, le quartier St-Jean-Baptiste a été réalisé selon un plan d'aménagement, dont l'étude fut confiée en 1957 à Monsieur B. J. Bégin, urbaniste, ancien directeur et professeur à l'Institut d'Urbanisme de l'Université de Montréal.

S'appuyant, en les adaptant, sur les principes qui régissent l'organisation d'une unité de voisinage, c'est-à-dire sur un type d'aménagement classique, les propositions émises furent cependant considérées à l'époque comme révolutionnaires, notamment en ce qui concernait la variation des densités d'occupation du sol. Celles-ci s'élevaient aux environs des terrains réservés au centre communautaire. C'est aux abords de ce dernier que se situe l'aire considérée, aire qui fit l'objet d'une étude particulière et qui, bien qu'entreprise quatre ou cinq années après le tout début de l'opération, fut encore soumise à des impératifs étrangers, aux soucis d'une organisation simplement rationnelle.

Le terrain de superficie réduite — il ne compte que 1 acre — est enserré par trois avenues et l'emprise de la compagnie d'électricité, éléments qui lui donnent la forme d'un trapèze irrégulier.

L'espace en question présente une dénivellation maximale de 18 pieds et, de plus, un relief très tourmenté, ayant servi de dépôt de sable provenant des excavations faites pour la construction d'autres maisons aux environs.

Il eût été possible de procéder à l'enlèvement de ce dépôt, mais les autorités de la Cité, maître de l'ouvrage, aimèrent autant éviter une dépense supplémentaire; de leur côté, les auteurs du projet saisirent l'occasion de sortir des sentiers battus, en l'occurrence un terrain consciencieusement aplani à la pelle mécanique et préférèrent tirer parti de la situation, en



Deux groupes de huit maisons ont trouvé place le long des rues Dunant et Prévost qui bordent le plus longuement le terrain.

cherchant dès le départ une adaptation à un site particulier offrant la possibilité d'une solution intéressante devant rompre avec la monotonie des constructions semblables sur des lopins de terre désespérément plats.

En dehors du domaine physique, la proximité du centre communautaire de l'unité de voisinage commandait, pour l'occupation du sol, une densité relativement élevée. De ce fait se trouvait écartée la maison unifamiliale isolée, toujours l'objet des désirs les plus chers, ces derniers n'admettant évidemment pas l'immeuble à appartements qui eût constitué la solution de facilité.

La solution a donc retenu la maison unifamiliale, mais non pas isolée; elle fut envisagée en groupe. De plus, l'exiguïté du terrain et les différences de niveau qu'il comportait conduisirent à éviter les pertes du sol, auxquelles condamnent le stationnement hors rue des véhicules et à utiliser les dénivellations au maximum de manière à réduire les déplacements de terre.

Enfin, mode d'habitat inhabituel dans le temps et dans le lieu, il devait offrir autant et même plus d'avantages que les modes traditionnels; pour atteindre ce but, l'étude fut poussée jusqu'au détail et menée de concert par l'architecte, le paysagiste et l'urbaniste.

Deux groupes de huit maisons ont trouvé place le long des rues Dunant et Prévost, qui bordent le plus longuement le terrain. Les deux blocs sont isolés l'un de l'autre et orientés vers les méandres de la rivière St-Maurice dont les rives abruptes aux sommets plantés d'arbres anciens, offrent de très belles perspectives. Les maisons implantées à vingt pieds de la chaussée, épousent le relief et sont décalées en hauteur par quatre ou par deux.

En façade, le garage installé sous la maison, avec l'entrée et la cave, se trouve au niveau de la rue; le vivoir, la dînette, la cuisine et une salle de toilette (soit le séjour du jour), sont situés au deuxième niveau par rapport à la rue, mais de plain-pied avec le jardin. Le niveau supérieur enfin, séjour de nuit, compte trois chambres et une salle de bain.

Le jardin, prolongation du vivoir, reste visible de l'intérieur grâce à un panneau vitré de grande dimension.

Les espaces extérieurs ont été aménagés avant que les acquéreurs ne prennent possession de leur demeure. Traités pour répondre aux besoins spécifiques des résidences (calme, intimité, détente, jeux pour les jeunes enfants d'âge préscolaire), ces aménagements se répartissent de la manière suivante:

1. terrasse dallée en prolongement de l'habitat, servant de coin à dîner ou de lieu de repos . . . bains de soleil, etc . . .
2. Bac à sable pour les bébés (jusqu'à 3 ans), qui doivent être surveillés par la maman, sans que celle-ci ne soit obligée d'interrompre ses occupations à la maison.
3. Chaque jardin privé est pourvu d'écrans, bacs à fleurs, etc. . . . , le séparant du voisin, et un certain nombre de plantations ont été prévues: haies d'arbustes, arbres feuillus et conifères.

Un très grand soin a été apporté dans la conception et dans la réalisation de ces aménagements paysagers qui constituent le cadre de vie personnel des familles.

Outre cette organisation de domaine privé, le projet considéré fut également pourvu d'un terrain de jeu collectif pour les enfants qui, étant d'âge préscolaire, sont trop jeunes pour s'éloigner de la maison et trop grands pour se contenter d'un tas de sable ou du jardin familial (4 à 6 ans, besoin de mouvement et âge des principales découvertes). Ce terrain situé à une cinquantaine de pieds des habitations est muni de terrains de repos où les mamans peuvent surveiller les enfants.

A great many people who enjoy their gardens or yards often seem to lack both the time or inclination to do all the work required to keep their place in good order. Of course, there are some who thrive on the digging, planting, pruning, sodding, clearing, watering, weeding, coaxing, complaining and worrying that is very much part of the 'compleat gardener.'

THE URBAN LANDSCAPE

But for those who find they have to toil away at all the many tasks, and more, while wondering how golfing or fishing friends keep their own particular surroundings in such immaculate condition, here is some advice which will help minimize the work load:

First, redesign your garden. *Second,* insist the work is done by a competent designer. If this happens to preclude you, a landscape architect is probably the next best person qualified for the job. *Third,* make sure these guidelines are followed:

Simplify the design. Do this by eliminating the scattered shrubs and flower beds, the small irregular shaped grass areas, and the multitudes of garden ornaments and the arboretum approach.

Provide generous paved areas for walks, entrances, patios and parking.

Provide paved edging or mowing strips for flower and shrub borders, foundation walls and fences. This eliminates hand clipping and facilitates machine operation.

Carefully select plant material which will perform the job expected of it. Ultimate size, hardiness, light and soil requirements are all factors in the selection.

Carefully select ground treatments which will require little maintenance, such as pavement (plain or decorative), loose aggregate, wood decking, and ground covers.

Acquire the proper tools and equipment for each operation.

Finally, ensure the water outlets are convenient and adequate.

Now, all that remains, is to make sure you have a good spot for that deck chair and a glass of cool lemonade to go with it. *M.P.*

Parks: their relevance in the Urban Place

by John Janzen

Man has lived with, or yearned for, gardens from early times. The Old Testament Book of Genesis describes the first man, Adam, and his helpmate in the "garden", and tells how he was punished by being driven from the garden. Genesis leaves the impression that the garden was a good place to be in and an historical review will indicate that succeeding generations of man have endorsed this view.

PHOTO: DEPT. NATIONAL HEALTH AND WELFARE

Various civilizations have shown how real is man's desire for access to restful or contemplative areas.

About 3500 B.C. the Sumerians became the first known agriculturists and in addition created garden or grove areas around their temples.

The early Egyptians venerated trees and are credited with providing 'tree sanctuaries.' The poor were permitted access to small gardens or tree-shaded groves and these were, perhaps, the forerunners of arboretums.

Through their conquests and unique occupation policies the Persians are believed to have been the progenitors of public parks.

Greece, after the 6th century B.C., absorbed and sophisticated the agricultural heritage of Babylonia, Persia and Egypt. Hippodamus of Miletus, for example, who planned several Greek cities in the 5th century B.C., was the first known City Planner.

Pleasure gardens came later, for the Athenians preferred the urban life with their consuming democratic interests (talking, debating) and history has repeated the statement that "democracy does not (usually) create great gardens" although the famous Athenian Demosthenes is said to have had a large garden.

The urban garden of Epicurus was so extensive that Pliny recorded the novelty that he "dwelt in the country in the middle of town". Dinocrates, the architect of Alexandria, specified gardens and squares for palaces and public buildings in such profusion that they occupied a third of the city's area.

Rome in the first three centuries after Christ, began to develop as a "garden city," having eight "commons" for public games, and 30 public parks (many of which had been formerly private) and though the poor lived in squalor in the "plebeian quarter," they had the run of public parks.

Greece and Rome had by this time satisfied their needs for public city parks; by the 13th century B.C. their crowded cities had cried for breathing space and obsolescent slum areas were torn down and planted with turf and trees.

The need for gardens was recognized by various dynasties in China, Japan and India and the benefits to be derived from such areas for both private and public use.

The Moors brought Arabian garden culture and design during their invasions of the Iberian region and this persists to the present day.

The Mexicans and Peruvians had a long history of formal gardening prior to their conquest by Spain, their pleasure gardens for royalty including large pools and other water features. The Inca Kings were enthusiastic devotees of the large garden.

The Renaissance period marked the rise of Crescenzi, Alberti, Michelozzi, Lenti and Tribolo and San Gallo as landscapers and arbiters of social taste in gardens, strict rules being set for the size and style of gardens according to social rank.

Country homes became popular as resorts or refuges against the dangers, both health and political, of city living and they developed as magnificent places of luxury and entertainment for nobles and the privileged classes, complete with fiestas, banquets, tournaments, dances, plays and other diversions.

The Baroque period was typified by extravagance in landscaping, including the art of topiary. Two outstanding European gardens of the period are those of Catherine de Medici in Luxembourg (by T. Francini) and Cardinal Richelieu of Luel (by S. De Bosse).

The French Master, André Le Nôtre, 1613-1700, designed the gardens of the Palace of Versailles, and Marly was the work of a contemporary, Mansart.

In 1721, the Earl of Danby donated 5 acres of Oxford for a "physic garden" and the first wooden glasshouse was built there in 1734.

The Wimbledon Gardens were laid out during Cromwell's rule while, after the Restoration, Charles II obtained the advice of Le Nôtre in the design of St. James Park, Hampton Court and Whitehall.

In 1646 Massachusetts colony passed laws to punish "garden robbers" as their activities imperilled the colonists' existence.

In 1750 Philadelphia set out the first street tree planting recorded in America. Towns such as Savannah in 1733 were the forerunners of the American garden-city now much used as enlightened examples of adequately planned centres.

Since that time, the trend to more public access to park areas has increased. Civic administrations have, in varying degree, recognized the value of parks for a number of reasons, whether personal, commercial, paternal or democratic and their frequency and size has been to a large degree a reflection of each city, its background, economy, climate and aspirations.

In the past century in North America, this has been particularly noticeable, the major city parks and squares being a kind of mirror of civic history and affluence and frequently a monument to the donor of the park.

The wealthy or privileged of Rome could get away from the mean urban scene by travelling to their suburban or country homes. The Mediaeval nobleman and his descendant could travel to chateau, schloss or castle as whim or social pressures dictated. The British colonial official or civil servant in India fled the hot season and took refuge with his family in the cooler hill regions. The industrial tycoon of North America has kept his country place on Rhode Island, in the Maritimes or along the British Columbia coast. The wealthy and not-so-wealthy in the prairies can fly to more temperate climates or simply take to the mountains for a week or a weekend.

While a relatively few families public recreation needs may be satisfied by the occasional use of little-league ball or hockey facilities, the larger part of the populace has a different need which must be satisfied on several levels.

The public can generally be relied upon to favour or give tacit approval to the provision of parkland at any level of use but their support is often of a vague or indefinite kind with little in the way of meaningful information to support their requests. This ignorance is shared to a degree by the professional park and recreation administrator. Just what constitutes "adequate" recreation space has rarely been spelled out and the varieties of standards are as numerous as the persons who attempt to set them, conditioned as they are by the history, needs and experience of the city and its administration.

Land developers, on the other hand, are under no illusions about the relative need for recreation and the value of their land. Their interest in the public's demands or needs ranges from indifference to incredulity. Land opened up for any residential or commercial use has a real or market value and the amount to be dedicated by the developer (for the roads or community reserve use) is usually kept to a strict minimum and means sought to evade the spirit, if not the letter, of subdivision planning legislation where it touches on open space provisions. The developer aims, naturally, to secure the best return for his investors and he sees a maximum population-per-acre ratio as demonstrable evidence of his ability to do this.

Planning legislation in some cases provides for certain minimum open space provision. In Alberta, the Planning Act requires "Community Reserve" dedication of a minimum of ten percent of all subdivisions of two acres or more. This community reserve

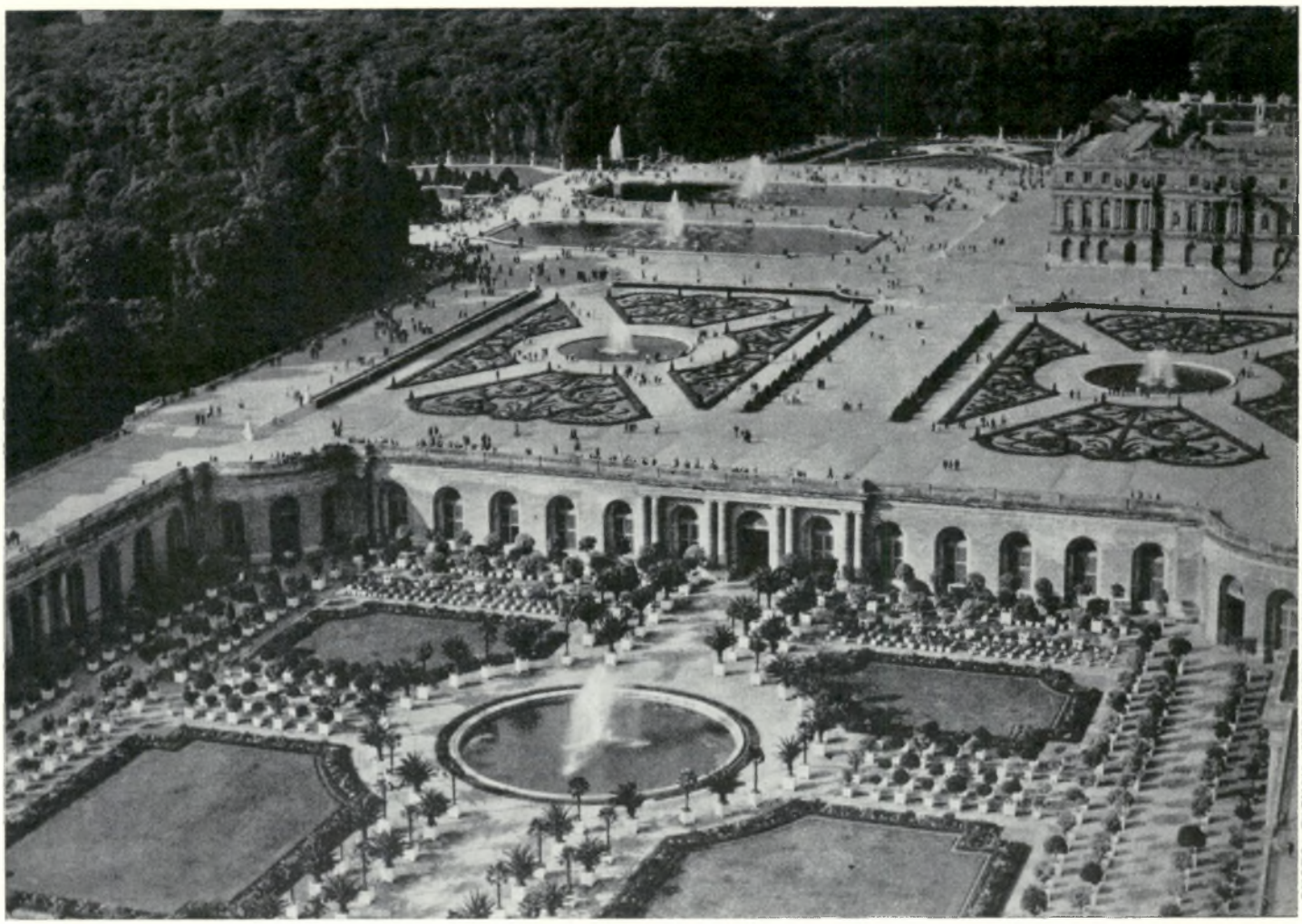


PHOTO: FRENCH INFORMATION SERVICES

The Gardens at Versailles. *Le Nôtre laid out the park and gardens. Included in the elaborate decorations are sculptures, fountains and reservoirs. A huge pump was constructed at Marly-Le-Roi to provide water for the fountains.*

dedication is apportioned among the school and park authorities and must almost invariably be augmented by purchase of additional open space to satisfy the minimum requirements of the schools and parks. In Ontario, the dedication is limited to five percent for public purposes other than highways.

The developer's notion of parkland, as expressed in advertising for new housing schemes, whether single-family, town-houses, row-housing or apartments, often seems to be small park-like parcels, repeated at intervals among the residential blocks, giving a kind of graphic relief, when coloured green, to the sterile subdivision plan which he displays to his prospective purchasers.

Residential buyers have learned to their cost, that these green patches on plans are often of nominal recreational value because of their diminutive size, their decorative value also being questionable in single-family home areas where the owner provides the landscaping of his own property and the public ornamental areas thus become redundant.

The small "green-patch" in a residential area, developed as an attractive park, has often proven a source of dissension among neighbours, its function to grace often falling victim to the active play needs of children, thus pointing up the real need for adequate playing space on the neighbourhood or sub-neighbourhood level.

Experienced park and recreation administrators are tending to the view that the small decorative amenity park is best suited to provide relief from the impersonal, harsh aspect of the central business areas while residential areas require play space, of a kind and size that varies with the character and density of population. For instance, a group of smaller apartment buildings on a one block site could require a fairly large open space for active play (assuming a pre-school and school age segment in its population) while a similar area of high rise apartments with a relatively few children (all pre-school) resident therein might require instead two or more small sitting-out areas for residents, particularly mothers with babies, wish-

ing to escape some aspects of apartment living. This is simply an example of some of the problems and decisions facing park planners and recreation specialists.

It is always a matter of astonishment that so little interest, time and research is devoted by planners, developers and legislators, to the relief of human psychical and social needs in the urban clutter. Many grand urban development schemes run out of the end of draughtsmen's pens as incipient failures for a lack of those humanizing considerations of open space which could spell the difference between a benevolent environment and an eventual slum. Fortunately, all deficient schemes do not reach fruition, however, due to the sense of values and vigilance of impartial arbiters in various positions in Canada, who exercise some control in these matters, e.g. Municipal and Provincial Planning Boards.

Recently in Minneapolis, the city authorities, a firm of solicitors and other experts have arrived at a formula of parkland evaluation which is now being tested in the courts which a reasonable hope of success. The success of any formula, however, must surely rest on the conviction that parks do have a priority rating along with the other so-called essential services, viz., sewer, water, roads, to name a few.

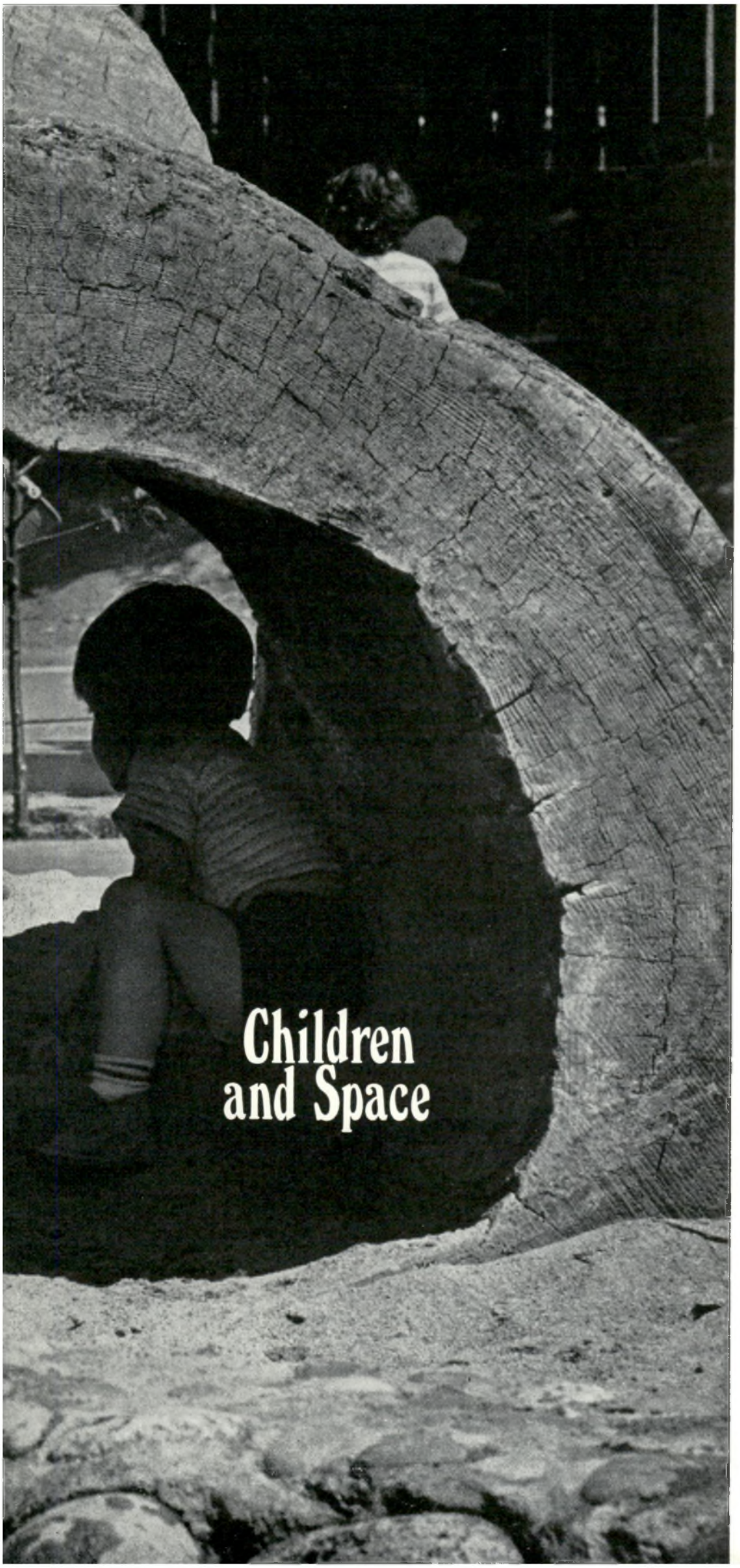
The "long, hot summers," whose unpleasant connotation is becoming commonplace, are perhaps here to stay in our larger urban areas, although many factors contribute to the incendiary nature of the human unrest. It is noteworthy that there is no parallel in the rural settings of this continent. Until social scientists unravel all the component factors and can more precisely pinpoint causes, the lack in our downtown areas of open space — simply air, trees, grass, soil — must be considered paramount.

It can be argued that while it may not be possible or even desirable to set any kind of hard and fast standard or rule for park and recreation facilities, on the individual unit level, some kind of formula must be devised to at least place a value on the need for parkland, a need which has been demonstrated through the ages. Have not the military, that most stern-visaged of employers, truly recognized the value of recreation by providing rest camps, with recreation facilities, behind the 'lines'? Has not the monolithic Soviet Union provided paid vacations at seaside recreation resorts for diligent service by its workers? British industry provides recreation facilities for its production staff in the form of sports grounds, sports clubs, recreation pavilions and organized activities. If the military, the faceless society and the traditionally tight-fisted industrialist has long recognized even the dollar-value of recreation, surely the urban planning and park planning profession should strive to place a competitive dollar value on the land needed for recreation if it is to be accounted for in the distribution of land requirements in subdivisions and cities.

The future of the urban park remains bleak indeed, so long as the profit motivation on land development completely dominates and shades out those intangible, but nevertheless essential, humanizing influences which can only be manifest in an admission that there is an indestructible, age-old bond between man and nature.

PHOTO: BRITISH INFORMATION SERVICES

The Pond Garden, Hampton Court Palace. *The Palace was built by Cardinal Wolsey in 1515. It was later used by Henry VIII as his own residence when Wolsey fell from power. The gardens were laid out in the 17th century and contain a famous maze and vine, both of which are well over 200 years old.*



Children and Space

First of a series on planning environments in which children can develop.

by Polly Hill

The needs of children are basically the same as they were in the Stone Age. But to develop they must play, and today children live in an urban environment that doesn't encourage play and is almost hostile to their development. It must be altered and controlled to meet their needs, and adults are the only ones who can do it.

We have taken away the child's natural playground, the open space, the fields and woods, the water and mudholes, the barns and abandoned shacks, the insects and animals and replaced them instead with killer strips, concrete boxes piled tier upon tier (with not even a stairwell to meet and play in), acres of asphalt parking space and swaths of throughways slicing integrated communities into isolated nonentities.

Sometimes there is a special piece of hard-topped land called a playground set aside for this purpose, but occasionally it is completely empty and it is often enclosed by a fence and a locked gate. It can be identified by the ironmongers' contraptions and concrete shapes it contains, devices that are static, non-manipulative, clean, economic, maintenance free, are a safe insurance risk and are completely without play value — and most of the time without children.

Living is not a state, it is a process. How children live, the manner in which they respond to the environment is the way we know about their 'living,' their ways of learning and their social, emotional and intellectual development. More important, it is how we recognize when they are being stunted, running offbeat and exhibiting anti-social and unstable reactions.

A tree-fort of left-over building materials *was created with help from young and old. To encourage play in natural surroundings, groves of trees and plants were left in between buildings whenever possible at the Acadia Park Married Student Housing project, UBC. (Landscape architect: Cornelia Hahn Oberlander.)*

PHOTO BY SELWYN PULLAN

It is very easy to see that the development of our cities is a haphazard and fragmented operation for demands of the car, adult mobility, space and financial budgeting have come way ahead of the considerations of the child. Yet Canada, as well as most civilized countries, has a huge body of knowledge on child behaviour, but when it comes to planning the environment in which they must function we are inordinately slow in translating this knowledge into action that will benefit more than a pitifully few children.

Beautiful national parks are too remote to be available for anything but a small number of children. Even the glories of Stanley Park do not serve the pre-schooler in Vancouver who has no one to take him there. It doesn't meet the needs of 6 to 15 year olds who need an environment they can manipulate and call their own, that is private, challenging and not adult dominated.

Imaginative indoor space for children is just as drastically impoverished. Modern schools are experimenting with the open plan design and are turning from formal to informal teaching methods, procedures that demand innovations, are flexible and make use of available space. Hopefully, lessons learned from new school designs will spill over into housing projects and recreation spaces.

Pre-school and 6 to 18 year olds, plus adults and geriatric groups can all use the same space at different times, even at the same time, if proper planning based on realistic human, needs of the age groups is taken into consideration.

"In ways yet unknown, all the many disciplines will have to contribute their specialized abilities and understanding in a common effort if we are to counteract the effects of each, and satisfy human needs. Technology, ignorant of or defiant to the social sciences becomes mechanistic. Design ignorant of or defiant to the behavioural sciences, becomes inane." (Carroll Cihlar. Editorial, Office Design, Research and Design Institute Publication.)

Nursery schools and now headstart programs, have amassed impressive evidence about the benefits of pre-school education and the importance of play.

There is also definite proof that facilities should be close to the child's home. Transportation is wearing, and expensive, for children of this age, and yet huge housing projects are still being built without any provision for pre-schoolers.

Our current concern over the needs of working mothers is nothing compared to the concern we should have for the needs of their children. The mother may worry and this will harass her, but if the child suffers it may warp him. And, of course, it is not only the children of working mothers, or even disadvantaged mothers who need places to play and learn. All children need it — all children who live in our world of roads, concrete, immaculate suburbia or broken down inner cities.

How well do Canadians plan their environment to meet the needs of 43% of their population — the children? How do we stack up

against other countries, such as Denmark, Sweden, Switzerland and England in fostering, through a planned environment, sound child development?

The way other countries have faced this reality and done something about it should serve as a driving force for action in Canada.

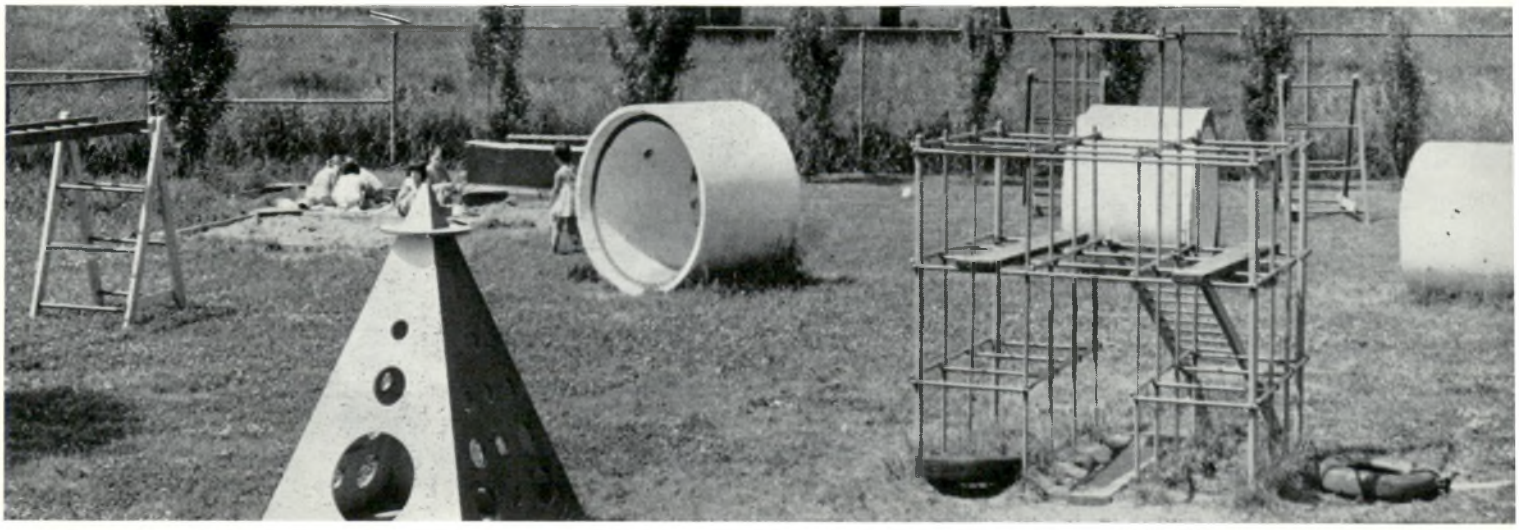
Professor C. Th. Sorensen, the famous Danish landscape architect, tackled the problem of juvenile delinquency by watching children who preferred to mess around in gutters, back alleys and building sites, rather than play in the designated playground. He started the Emdrup Waste Material Playground in a new housing project near Copenhagen in 1943. With the help of an outstanding play leader, Emdrup has inspired the world, except alas, for Canada. "The object must be to give children of the city a substitute for the rich possibilities for play which children in the country possess." (A letter to Lady Allen in 1947 from Professor Sorensen.)

Lady Allen of Hurtwood, England, who has devoted her life to the needs of children, adopted for England from Denmark the "adventure playgrounds." Her inspiration has brought about what is termed a revolution in playground design in the United States. Canada barely acknowledges the trend, and except for the Children's Creative Centre at Expo in 1967, has few functioning examples.

Many different countries are meeting the needs of children in many different ways. All of them have some relevance to our situation and our climate.

One of the basic problems in Canada is that we have no central organization whose role it is to disseminate

Static conduit pipes and single purpose climbing contraptions *do not present much of a lure to children whereas the simple, manipulative sandbox in the corner does.*



CMHC PHOTOS - BILL CADZOW

Flat, antiseptic school yards can be seen in every town and city. *The whole year round they use up potentially creative play space and in return they offer little more than fresh air and skinned shins.*

PHOTO BY SELWYN PULLAN

Water has infinite play possibilities. *This artificial pond and stream combined with a sand island, is part of the playground at the North Shore Neighbourhood House, North Vancouver. (Landscape architect: Cornelia Hahn Oberlander.)*

information. There is no source to which architects, landscape architects and planners, educators, recreational workers, social workers, etc., in fact all who work with children, including the vast unorganized mass of parents, can turn for the latest information on this all important phase of the child's development — his physical environment.

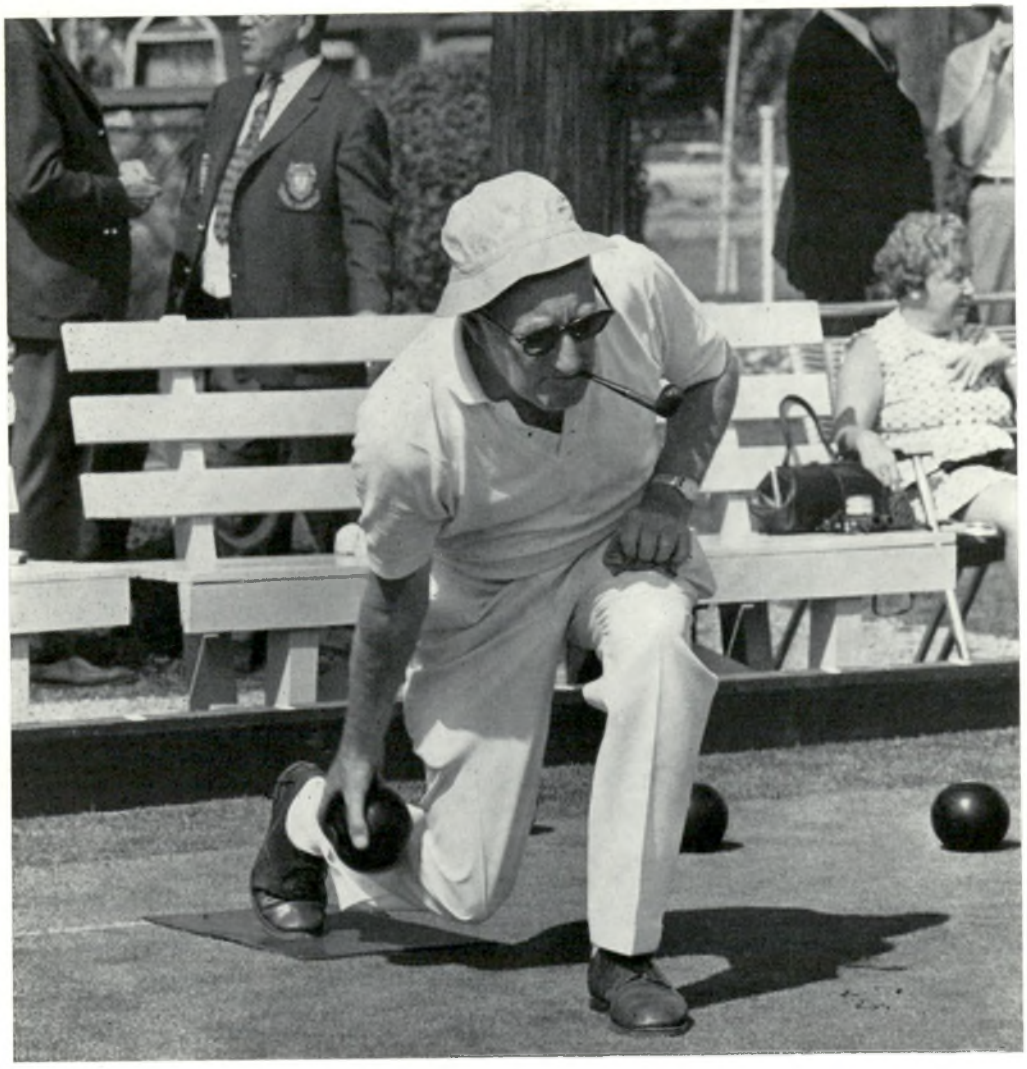
In subsequent articles, I will discuss ideas that have been successful in other countries and our own. I will deal first, with small children who live all day in the home area. Planning for play means design of the whole neighbourhood, not just playgrounds or play schools. Norway, England, Australia, Denmark and Switzerland have much to tell us about this.

Following that I will discuss the special challenge children over 8 present to planners. They are noisy, messy, independent, adventurous and often mischievous. The problem of channeling this into creative, satisfying, healthy direction has been met squarely in England, Denmark, Sweden and Norway.

And lastly I will try, in the closing article, to tie together these new directions in planning for children and make specific recommendations for action in Canada.

I would also like your help. If you are connected with any project you consider answers some of the challenges presented in these articles, share them with me. To begin with, at least, I would be happy to act as a resource for the exchange of ideas.

ALL PHOTOS: DEPT. NATIONAL HEALTH AND WELFARE



Green for Breathing

by Cor Westland and Lionel Marleau

Recreation leaders and experts are often asked what kind of outdoor recreation activities are available in large cities and what use is made of the limited space available for recreation purposes.

The answer, as can be suspected, depends a lot on the type of city involved and the scope of services it provides. It would be much simpler to talk about the facilities which ideally should be available and the legislation best suited to meet the needs of the citizens. Each individual and each family would then be able to find what exists in his own neighbourhood and determine what's missing.

The problem is an important one. Technology is providing man with increasing amounts of leisure while at the same time accelerating the urbanization process. The result is that while the increase in free time creates a demand for opportunities to spend it, the over-population of our urban centres puts serious restrictions on the use of the available recreation spaces and facilities.

Although the rising standard of living and the increased mobility which accompanies the shorter working hours make it possible for the family to spend more time away from home, surveys have shown that an average of 30% of the available time

is still spent in or close to it. Furthermore, the low mobility groups, namely children, mothers and the aged are home-bound, and so are the increasing number of unemployed and the unemployable.

The relationship between recreation and housing

There is then a definite relationship between recreation and housing. Possibly the best way to underline this is to quote the first paragraph of the "Directions and Recommendations" adopted during the 3rd International Seminar on Playgrounds and Recreation Centres which took place in Zurich, Switzerland, in 1964.

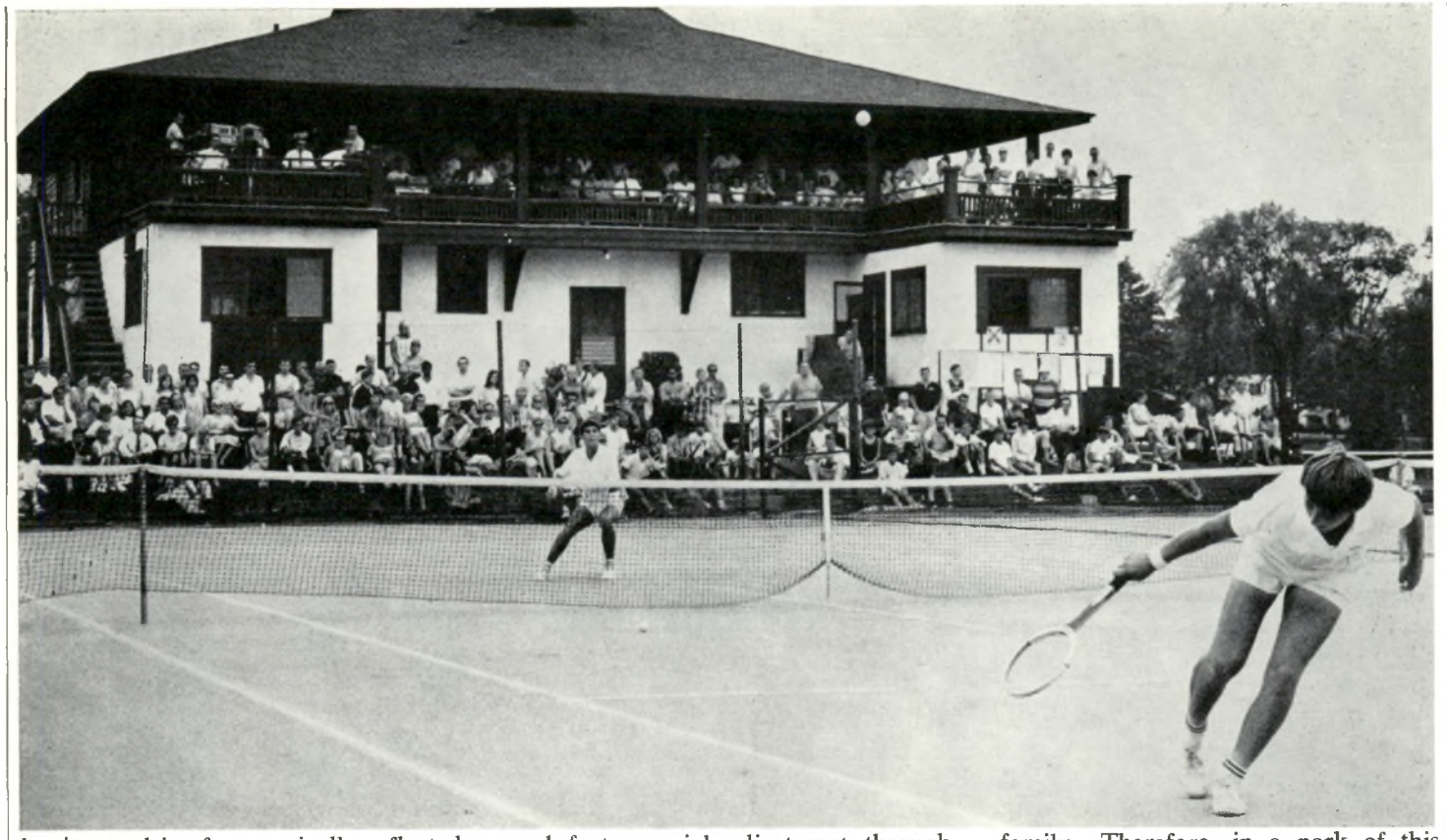
The recommendation reads: "Through this urbanization, industrialization, specialization and shortening working hours, increasing problems of leisure for the modern individual are being presented. They concern the need for children to play, the leisure problems of teen-agers but also, and above all, the new recreational problems of families, grown-ups and elderly people.

In order to keep people of all age groups physically and spiritually healthy, more green areas than ever before should be reserved and created in every city and village. The green area policy under this positive aspect of the psychic regeneration of the population should be lastingly improved. The land required for all sorts of recreation, should be obtained by legislation and authorization. Playgrounds and recreation centres for young and old should be established by means of the appropriate laws, decrees, and standard national plans of interest."

This underlines the requirement that an effective policy on housing must consider the individual's physical and spiritual needs; the provision of adequate housing at a reasonable cost meets only part of this.

Furthermore, the problems are not restricted to the inner core of our large cities. The President's "Task Force on Suburban Problems" in the United States says: "The dullness of existence is acutely felt by many older subur-

PHOTO: DEPT. NATIONAL HEALTH AND WELFARE



banites and is often tragically reflected in the behaviour of their children. Suburban vandalism, drug offences and larceny by the young are on the rise."

Prevailing needs

There is a scarcity of Canadian information and research on the prevailing needs of the urban population in the area of recreation, and much of our research findings come from the United States, France, Germany and Switzerland. Although conditions in these countries vary there are enough common factors in the findings to support a base for some general principles.

First, the overriding need is for participation in outdoor activities. The five activities which are considered essential in a residential community are: Children at Play, Picnicing, Swimming, Team and Individual Sports for Youth and Adults, and passive appreciation of the outdoors.

Space for these activities must be available near the home because they are of general interest and benefit and because they are equally necessary for a full and rich life for people of all ages. They are needed to help develop and foster social adjustment through participation and association and to preserve family solidarity. Some facilitate the development of physical coordination and all provide an outlet for energies which contribute to the total fitness of the individual.

The second most expressed need is to develop interests and then skills in arts, crafts, drama and the like, and to take part in social events.

In order to meet the most pressing of these needs, the development of neighbourhood parks is of prime importance. Good legislation exists covering the percentage of development land to be set aside for recreation purposes; however it seems that directions on the use of it are lacking, with the result that in most cases this space goes to waste.

Parks for the entire family

Neighbourhood parks should serve the total population. In the past, facilities have either been developed for a certain age group or for specific activity. Recent experiments show that it is much more effective to provide, within a park, facilities for the entire family. Therefore, in a park of this nature one finds a play corner for little children, playing fields for teenagers and young adults, lanes to walk for older people, buildings for arts and crafts, flower gardens as well as areas to enable the apartment dwellers to practice the art of gardening.

The need for imaginative playgrounds

In the area of playgrounds we must depart from conventional patterns. Constructed playgrounds, as adults would like them to be, should be replaced by creative playgrounds which make it possible for children to structure and restructure and by doing so develop their personalities, sharpen their imaginations and stimulate their physical growth.

We need playgrounds therefore, not built to grimly established layouts but mobile, with forms which can be altered and remodelled.

In Canada, small children can play outside only on a limited number of days, so provision should be made to cover at least part of the playground, so it can be used in bad weather.

Plans for this type of park development must be made by those who are experienced in playground design.

Park standards

The standards for parks, especially from a space point of view, vary greatly from country to country. Maybe the best ones, as far as Canada is concerned, have been published by the Youth and Recreation Branch of the Ontario Department of Education.

A park of a minimum of five acres per three to four thousand people is generally accepted.

In this respect it would be interesting to know how much space has been set aside for this type of park in the plans adopted for some huge Canadian downtown developments. Some of these involve a total population of 5,000, 10,000 or even 20,000 people which would mean a minimum of park land of 5, 10 and 20 acres to go with them.

Other facilities

When considering the familiar high-rise apartment constructions, increasingly the normal pattern for city cores, there are other facilities which ought to be included in the buildings: playrooms for small children, central nurseries for those children whose mothers work, rooms (per building or development) for small group meetings or for use by workshops, or for arts and crafts.

Two other facilities, the inclusion of which has been up to now the exclusive privilege of the affluent establishments, are gymnasiums and swimming pools.

In view of the expressed interest of our governments in the fitness and participation level of Canadians, it would be important to introduce facilities of this type in future housing developments.

A more intensive use of schools

It is generally recognized that the lack of recreational facilities is one of the major problems facing the urban population. Although there have been noticeable improvements in the past years, we're still a long way from the desirable minimum.

A trend which can help greatly to offset the need for facilities is that towards a more intensive use of the schools, and the Park School development, uniting formal educational systems with the recreational needs, thus identifying the total concept of education.

Many school trustees and principals are not yet sold on the idea that schools are public properties, built with taxes, and should serve the entire community not only during school hours but at night, on the weekends and during the holiday periods.

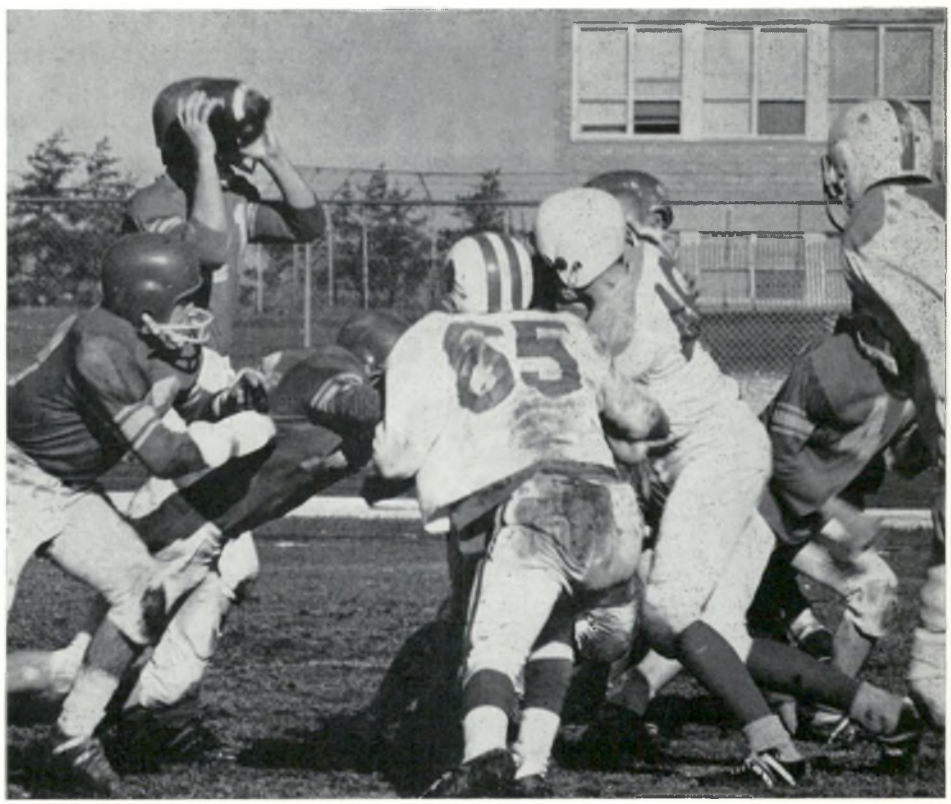
A whole way of life

The urban population increase has caused a curious paradox, for as people acquire more free time, it can be spent less freely.

It goes without saying that the denser the population, the more pressing the need for rules and regulations with the inevitable result that the real free use of the non-work hours must be restricted. We must be aware of the inherent dangers in this situation, for the individual may become so used to rules and regulations that his development as an independent, creative user of his free time will be seriously hampered, particularly when this is reinforced by an attitude on the part of the authorities that people need strict directions, that they cannot be left to their own devices and that they have to be protected against themselves.

In a speech delivered at a conference of the Canadian Division of the National Industrial Recreation Association in Toronto, National Health and Welfare Minister John Munro talked about this problem of the individual being more and more regimented, more absorbed into a large and faceless mass.

"Therefore", Mr. Munro said, "the most important aspect of leisure is its freedom — freedom for a person to be himself, to round out his life with what he cannot find in his work, to fill the gaps he feels in his existence. Man is a many faceted creature. He can feel, think, create, and love. He can control his own destiny if he wants. The extent to which man is capable of giving — and permitted to give — full reign to his potential is the extent to which our society succeeds or fails. Leisure thus determines the Quality of our Life. It is indeed a whole Way of Life of its own."



About the Authors / Les auteurs

Wallace McCray is Senior Landscape Architect, Technical Services Branch, Physical Planning Division, Department of Indian Affairs and Northern Development, Ottawa. Jaan Krusberg is a Design Assistant in the same division.

Gunter Voss is Director of the Assiniboine Park Zoo, Metropolitan Corporation of Greater Winnipeg.

John Janzen is President of the Parks and Recreation Association of Canada and is also Superintendent of Parks and Recreation for the City of Edmonton.

Polly Hill is a Consultant in children's activities and educational and play facilities. She was Project Director, Children's Creative Centre, Canadian Government Pavilion at Expo 67.

Mlle Danièle Routaboule est architecte-paysagiste conseil à Montréal.

Cor Westland is Recreation Consultant, Fitness and Amateur Sport Directorate, Department of National Health and Welfare, Ottawa.
Lionel Marleau is the Directorate's Information Officer.

Design/Maquette
Morton Baslaw and Company Limited

Central Mortgage and Housing Corporation
Ottawa

The Honourable Robert Andras
Minister Responsible for Housing

Société centrale d'hypothèques et de logement
Canada

L'honorable Robert Andras,
ministre chargé du logement

HABITAT

C.M.H.C. Library
Toronto Branch
JAN 27 REC'D

APARTMENT Term used in many U.S. statutes for UNIT; not used in any Canadian statutes. **ASSESSMENT** A share of the funds required for the payment of COMMON EXPENSES which from time to time is assessed against the unit owner. **ASSOCIATION** Organization of unit owners. Can be incorporated or unincorporated. More commonly used in American statutes. All Canadian statutes provide for the automatic formation of a corporation or society. **BOARD** Refers to the board of directors of the corporation formed under the statute, or the board of directors of the society in Nova Scotia, and can be the board of an unincorporated association under some U.S. statutes. **BUILDINGS** The buildings included in a property, usually referring to that part which is divided into the UNITS and COMMON ELEMENTS. **BY-LAWS** One of the documents used in the creation of the condominium status, but not mandatory in Manitoba or Ontario. Included by the statute in British Columbia, Alberta and Saskatchewan (*see* STATUTORY BY-LAWS). **CLAIM** In Ontario, includes a right, title, interest, encumbrance or demand of any kind affecting land, but does not include the interest of an owner in his unit and common interest. **COMMON AREAS AND FACILITIES** Term used in some U.S. statutes for COMMON ELEMENTS. **COMMON ELEMENT RULES** Limited rules, easily amended, used in Manitoba and Ontario to regulate behaviour in the COMMON ELEMENTS. **COMMON ELEMENTS** Those parts of the property that are owned in common by the unit owners (*e.g.*, halls and passageways, parking area, swimming pool, etc.). In British Columbia, Alberta and Saskatchewan they are referred to as "common property" and in some U.S. statutes as "common areas and facilities." Under all Canadian statutes, whatever the term used, it means all of the property except the units. *See also* LIMITED COMMON ELEMENTS. **COMMON EXPENSES** The expenses of the performance of the objects and duties of the corporation and any expenses specified as such in the declaration (Ontario definition). In some U.S. statutes (*e.g.*, Ohio) the term used is "common losses" and the definition includes reference to possible income by defining common losses as "the expenditure less income" from the common elements. In the same way, the term "common profit" or "common surplus" is used where the income from the common elements exceeds the common expenses. **COMMON FUNDS** Funds held by the corporation or association belonging to the unit owners. **COMMON INTEREST** The proportional interest in the COMMON ELEMENTS appurtenant to a unit. **COMMON PROPERTY** The term used in British Columbia, Alberta and Saskatchewan

CONDOMINIUM

XII/4

Volume XII, Numbers 4-5, 1969
Volume XII, Numéros 4-5, 1969

HABITAT

2. Old Wine in New Bottles
Condominium have generated a lot of excitement here over the last two years, as something new. But they have a history that goes back to antiquity. At any rate, here's a simple primer on the subject.

5. Provincial Legislation
Without provincial enabling legislation it is unlikely condominiums could really develop. Some of the variations in the Canadian statutes are discussed briefly, in one or two cases by those who helped draft the provincial Acts.

13. La copropriété au Québec
Le Québec est à se doter des mécanismes législatifs qui vont permettre l'essor d'une

17. The Lenders' View 1
institution renouvelée, la copropriété. The lenders have been somewhat criticized for their reluctance to get deeply into condominiums. Here, the Vice-President of The Mortgage Insurance Company of Canada explains this unwillingness.

19. The Lenders' View 2
The Federal housing agency, Central Mortgage and Housing Corporation, has been by far the largest single lender in the condominium field. Some personal observations on the experiences and practical problems encountered so far are related on page 19.

23. The Third Alternative
To buy or not to buy . . . or rent instead. Richard Snell sees condominiums as The Third Alternative and explains OHC's determined effort to support this form of ownership.

26. Developers Look at Condominium
A galaxy of top executives from representative developers across the country say why they have gone into condominiums and touch on the opportunities and challenges.

46. Owners Look at Condominium
The buyer is the target in the whole process of creating and developing condominiums. In this article a number of owners from all parts of Canada give their reactions to buying and living in condominiums.

59. Les multiples applications pratiques
Les avantages de la copropriété peuvent trouver une application dans des édifices commerciaux, la rénovation urbaine et les centres de récréation aussi bien que dans la construction résidentielle.

61. City Repair, Air Rights and Condominium
Condominiums, residential or commercial, over roads or alongside highways ? Why not ? asks Michael Pine, it's a technique that might provide an answer to some of the urban renewal and space difficulties besetting the big cities.

Outside Front Cover :
Glossary of Condominium terms from CONDOMINIUM IN CANADA by Alvin B. Rosenberg, Q.C., published in 1969, copyright, Canada Law Book Limited, Toronto, by whose kind permission the terms are reprinted.
Couverture extérieure :
Les termes du Glossaire du Condominium sont tirés de CONDOMINIUM IN CANADA, ouvrage de Alvin B. Rosenberg, c.r., publié en 1969, droits réservés par Canada Law Book Limited, Toronto, qui en ont gracieusement permis la reproduction.

Inside Front Cover :
The foyer of Horizon House condominium project, Ottawa. CMHC Photo : Foto Blohm.
Couverture intérieure :
Le hall d'entrée du Horizon House à propriétaires multiples, à Ottawa. Photo SCHL : Foto Blohm.

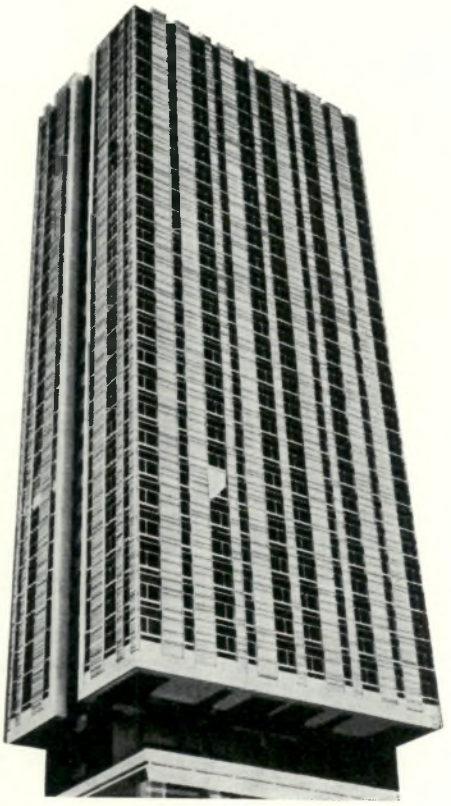
Habitat is a bi-monthly publication of Central Mortgage and Housing Corporation, and is listed in the Canadian Periodical Index. Second class mail registration number : 1519.
Opinions expressed by the authors are not necessarily those of CMHC. All communications should be addressed to the Editor, E.H.Q. Smith.

Habitat, revue bimestrielle de la Société centrale d'hypothèques et de logement. Numéro de recommandation d'objet de deuxième classe : 1519.
Les opinions exprimées par les auteurs des articles ne sont pas nécessairement celles de la SCHL. Il faudrait adresser toutes les communications au rédacteur en chef, M. E. H. Q. Smith.

Old Wine in New Bottles

Through history some of the most advanced civilizations have found in condominium a means, during tight economic conditions, of fulfilling the human need to own property. Now Canada joins their company.

by
E. H. Q. Smith



FRENCH INFORMATION SERVICES

A striking project proposed for Paris comprising 187 apartments on 31 floors.

There is really nothing new about condominium. Babylonian documents going back to 2000 B.C. record the sale of a house in which the owner retained title to the second floor while selling the first floor.

A papyrus in the Brooklyn Museum gives further evidence of the antiquity of this form of ownership. Dating from 434 B.C., the artifact is an actual deed containing descriptions, boundaries, conveyance rights and title insurance. Other papyri in the museum indicate that variations of the condominium were in use at even earlier dates.

The word condominium originated in Roman law, implying joint dominion of a State's affairs vested in two or more others. And while condominium as a property owning arrangement is referred to in Roman records, the general story of condominium commenced in the Middle Ages, largely because of a space shortage within the walled cities. In Germany, as far back as the 12th century ownership of floors, even rooms, was vested in different persons.

Ownership of floors and rooms was also common in some French cities as well. The reason, of course, was that within the confined areas and seen against the conflicting elements of limited space and a growing population, condominium for many was the only possible way of obtaining title to some form of property.

It was not until enactment of the Code Napoleon in 1804 that the growth of condominium advanced. Article 664 permitted an individual to own a building, or part of it, on land which did not belong to him. Although the Article dealt mainly with maintenance and repairs and did not detail liability for taxes, handling of administration or ownership rights with respect to both common and private elements, yet its very inclusion in the law meant the concept of fragmented ownership would, by virtue of the Code's authority and influence, ensure its consideration in many parts of the world.

Modern condominium legislation gained momentum after World War I. The destruction of cities, high land costs and pressing ownership demands produced critical housing conditions and impelled adjustments to legislation in several European countries, including France.

The unstable housing situation continued after World War II when reduced construction output, high living costs and apartment demand became extreme. This, coupled with rent controls and evidence that many tenants were interested in purchasing their own apartments led to the development of an active condominium market in Paris.

Thus, step by step, conditions have developed to the point where today, many European countries have condominium legislation.

In the Americas, Brazil was the first country to secure condominium legislation and although not particularly wide at the time, it has been said the legislation has had much to do with the lively city growth the country has experienced.

Puerto Rico passed enabling legislation in 1951. Because of the need to use land for agricultural and industrial purposes rather than housing the heavy population growth produced a situation in which condominium could develop.

Although ownership of air space, usually called air rights, has played a significant role in U.S. commercial building for many years, the first use of condominium, as such, began in 1947. The case is quite famous; a dozen Veterans wanted to purchase an apartment house in New York. However, under the Veteran's Bill this kind of mortgage financing was only permitted on the basis of individual ownership. Furthermore, no condominium legislation, as such, obtained in New York. It was eventually found, though, that New York laws permitted an individual to own air space, title of which could be insured and subsequently the Veteran's Administration was persuaded to guarantee separate mortgages to each G.I. on this basis.

Although a number of units were mortgaged in this way over the ensuing years, it was evident that for condominium to evolve in the U.S., satisfactory enabling legislation was necessary and in 1961 the Housing Act was passed allowing the F.H.A. under Section 234 to insure mortgages for condominium. Today every U.S. State has complementary legislation.

In Canada, condominium ownership, by general definition, has always been possible under the National Housing Act. Even so, the recent amendments to the National Housing Act made specific note of this type of housing. But since housing comes within provincial jurisdiction complementary provincial enabling legislation has not, until very recently, been enacted. *

GERMAN INFORMATION SERVICES

Twenty-four units of a modern German condominium at Drosselweg, Nr. Essen.

What is a Condominium ?

Essentially, a mortgage conveyed under condominium legislation transfers to the mortgagor clear and full ownership (fee simple) of a specific unit within a building and a shared interest and responsibility in the common elements, the land, structural columns, girders, halls, elevators, heating services, gardens, parking areas and so on. The condominium legislation also provides a structure for the proper administration and management of the project as a whole.

Generally speaking, the boundaries of a unit are considered to be the inside walls, floors and ceilings. In some units, for instance, the inside of a window belongs to a unit owner while the outside is common property. Such division of ownership means the unit descriptions need to be very carefully read to be quite certain where the dividing line between individual ownership and common property lies.

Clearly a prime area of interest to any owner or prospective owner is the proportion of his ownership to that of the common property and the amount that must be paid towards common expenses. In some instances ownership proportions are assessed as percentages of unit cost against total cost. In others, each owner pays an equal share of the common expenses and has an equal vote at meetings of the condominium corporation.

To create a condominium the developer is required to register in a Land Titles or Registry Office a "Declaration" and "Description" of the freehold — or, if allowed as in Manitoba, leasehold — land. In some jurisdictions a condominium can be created by the registration of a "Condominium Plan." The declaration is particularly important since, apart from containing certain mandatory items it may, if the developer wishes, also contain qualifications regarding the use of the units and common property together with a variety of stipulations about common expenses, the disposal of units, renovations and additions in the project, as well as prescribing some of the duties of the condominium corporation and its officers.

Many of the discretionary items contained in the declaration can, instead, be contained in the by-laws of the cor-

Footnote

* *British Columbia — Strata Titles Act, effective September 1, 1966*
Alberta — Condominium Property Act proclaimed August 1, 1966
Saskatchewan — The Condominium Property Act, proclaimed November 1, 1968
Manitoba — Condominium Act, effective May 25, 1968
Ontario — The Condominium Act, proclaimed September 1, 1967
New Brunswick — The Condominium Property Act, assented to April 18, 1969
Nova Scotia — Condominium Property Act, proclaimed June 1, 1968
Yukon Territory — The Condominium Ordinance, effective December 9, 1968

U.S. INFORMATION SERVICES

Tiber Island, Washington, D.C. An urban renewal project containing a mixture of rental, condominium and town house accommodation.

poration. The significant difference being that changes to the declaration require unanimous consent of all owners whereas alterations to the by-laws may be changed by a majority vote, usually of 66⅔%.

Condominium versus co-operative ownership

Undoubtedly condominium is a distant form of co-operative. The outstanding difference between these two forms of tenure is the outright ownership of property enjoyed by the condominium owner. He can dispose of his property as he wishes, is taxed separately and may change or renovate his unit provided it does not affect the common elements or the value of neighbouring units. Furthermore, he may use market fluctuations to his advantage in the sale or purchase of units.

By contrast, a member of a continuing housing co-operative purchases shares in the co-operative and in return receives exclusive rights to the use of a unit in the co-operative. The co-operative has title to the project and it is responsible for repaying the mortgage, taxes, operating expenses and maintenance costs. If, for one reason or another, an individual wishes to leave, he must sell his share back to the co-operative.

The Future

It is too early to forecast the outcome of condominium. One expert has said the real test will lie in the years ahead, when owners have fully experienced the whole range of common living, common responsibilities and common sharing.

Yet it is clear from the interviews in this issue that a number of developers and owners are confident of its success. As factors contributing to this they can point to rapid urbanization, the increase in population and a means of hedging against growing shelter costs.

If all the variables meld, condominium housing will introduce a method of owning property for many who otherwise might have found it difficult, if not impossible to do so.

And if we subscribe to a way of life in this country which emphasizes the desirability of owning a home and the importance of having a financial interest in the community then condominium, by our own standards, must make for better citizens and better communities.

Provincial Legislation

Nova Scotia

by
A. Lloyd Caldwell

During the 1967 session of the Nova Scotia Legislative Assembly, a bill entitled "An Act Relating to the Ownership of Individual Units in Multi-Unit Buildings" was introduced. It was announced that the Government's intention was not to enact it during that session, and during the intervening year to accept submissions from interested persons respecting changes which would make the resulting act more suitable for its purpose.

A revised bill was introduced during the 1968 session and was enacted and given assent on April 11, 1968. The Act, Chapter 4 of The Statutes of Nova Scotia, 1968, may be cited as the :

Condominium Property Act

While several groups and individuals have indicated an interest in proceeding under the Act, as yet no buildings in the Province have been placed under its provisions. No regulations have been made pursuant to Section 22. It is understood that the stance of the government is to await the appearance of a potential developer and to open conversations with him respecting the nature of the regulations which will be required to permit the plan to operate successfully.

The Act itself is not long, and many of the provisions which appear in similar enactments in other jurisdictions are left to be covered by regulations. It applies only to property that has been submitted to its provisions by the owner in fee simple in the manner provided. Property includes fixtures and personal property intended for the mutual use, benefit and enjoyment of the unit owners. The owner may submit his property to the provisions of the Act by registering a Declaration and filing a Plan in the appropriate Registry Office, after thirty days notice to lien holders and encumbrancers who do not file statements of objection within that time. Upon registration the units and common elements become real property. The contents of the declaration and the plan specified by the Act are brief, but provision is made for such other particulars and information as may be required by regulation.

Incorporation of unit holders and persons who become unit holders as a Society under the *Societies Act* R.S.N.S. 1967 C. 286, is provided for with certain additional requirements for the by-laws of the " . . . Condominium Society."

Easements for and against unit owners are implied by the Act. Other provisions include the procedure for removing property from the provisions of the Act (where eighty per centum of the unit holders and the holders of all liens and encumbrances execute the instrument, and a judge of the Trial Division of the Supreme Court considers the terms of the instrument reasonable, he may dispense with execution by others); amending the declaration or the plan; prohibiting the partition or division of common elements, and the separation of common elements from a unit owner's interest in his unit; providing that the unit owner shall hold his interest in common elements as a tenant in common and, after registration, prohibiting liens and encumbrances against the property as a whole.

In summary, the Nova Scotia legislation establishes the principle of condominium and gives an indication in a general way of the manner in which it will operate. Much remains to be worked out through the regulations, and these are unlikely to be made until an owner determines to proceed to place his property under the provisions of the Act. Under the present law relating to registration of instruments affecting title to land, it is understandable if owners are reluctant to investigate this new legislation more actively.

New Brunswick

At the time of obtaining material for this issue The Condominium Property Act of New Brunswick had not come into force, though the Legislation conforms closely to that of Ontario.

(Continued next page)

Horizon House, Ottawa. The first high-rise condominium constructed in Canada.

CMHC PHOTO — FOTO BLOHM

Ontario

by John Geisler

The Ontario Act[1] was the provincial response to four years of deliberation[2] with recognition of the need for clarity of the nature of an estate in condominium.[3] Its scheme has provided the vehicle for conversions of existing development[4] and, hopefully, will initiate diversification in its application.

The Act is significant for its scheme. It provides a few, but specific, mandatory requirements for converting a freehold title to estates in condominium whether the land is registered under The Registry Act or The Land Titles Act.[5] Conversion only of freehold land has raised objections from developers who enjoy financing flexibility of leasehold acquisitions.[6]

Conversion is effected by the administrative act of simultaneously registering a Declaration and a Description. By analogy, just as registration of a statutory discharge of a mortgage effects a "flying of the fee" from the mortgagee to the person next entitled thereto in priority, so registration of converting documents effect a fractioning of the freehold into separate fee simple units and areas held as tenancies in common. Unfortunately the Act does not determine the form of the declaration although the Act appears to suggest a form in the nature of an application rather than a contract or a declaration in the conventional sense. The declaration must contain some provisions and may contain others.[7] If the mandatory provisions are not complied with, the administrative act of registration is not curative, resulting in a complex tangle of legal interests.[8] Thus execution of the declaration by all necessary parties is basic, including execution by encumbrancers such as creditors of the owners of the land and of the interests appurtenant to the land, by municipali-

ties which have secured the performance of subdivision agreements by registration and by utilities claiming payments for service installations similarly secured.

On registration of the declaration and description, the land is subject to the Act which provides an administrative framework within which the interests of the various parties are determined. A developer, and later the owners by unanimity, may alter the rules for administration in the declaration. The flexibility of permissive provisions in the declaration permits adaptation to various schemes for co-existence and use which future schemes may demand. The flexibility is not limitless. Changes must fit either one of the specific areas provided[9] or concern the property. While the later alternative appears wide, it should not be construed as a carte blanche for speculation—neither purchasers nor mortgagees may be interested in carefree drafting.

The requirements of the description introduce the concept of monumentation by structural walls which permits a three dimensional determination of a unit. Hopefully, practice will stabilize the initial location of unit boundaries[10] failing which Statutory or Regulatory amendment may be necessary.

The Act has codified the possibility of carving three dimensional spaces out of land.[11] It has also provided for the imposition of positive covenants which may run with the land[12] and permits the imposition of restraints on alienation[13] all for the purpose of stabilizing the legal title and permitting adaption of restrictions and imposition of duties which are necessary to promote harmonious co-existence under the proximate and structurally dependent conditions in a condominium. The prohibition against partition further stabilizes the title.

The administrative framework centred on the limited company vehicle is one of familiar convenience.[14] It serves the common interests but does not limit the liability of owner-members. As it is a Statutory company, the by-laws enacted by it (especially the first by-law) should be enacted by the corporation's directors, under its corporate seal, having annexed thereto the consent of its members (probably only one member at this stage—the developer).

The Act determines with strictitude the method of creation. It permits latitude in administration and provides various methods for termination, all with consent. While recourse to the courts is provided, hopefully the latitude of the Act will preclude it.

Manitoba

by Robert G. Smethurst, Q.C.

In less than three years, six Provinces in Canada have passed condominium legislation[1] and Quebec and the Yukon Territory have introduced Bills. Although the approaches to the concept differ from province to province, they are all alike in that they provide for a system of property ownership whereby a piece of property, including the building on it, is owned by a group of people. Each person is the absolute owner of a specified part of the building, and each enjoys an interest in common with all the other owners of the development in the common areas and facilities.

As the Manitoba Condominium Act[2] was closely patterned on the Ontario statute[3], the scheme of which is outlined in considerable detail elsewhere in this issue[4], perhaps it would be more helpful to examine some of the significant points incorporated into the Manitoba Act, several of which are entirely new and some of which only appear in a limited number of other Condominium Acts.

In Manitoba, by virtue of the definition of "unit"[5], units are not necessarily parts of buildings and the developer is thus allowed flexibility in the type of condominium project he may desire to erect. This flexibility is further enhanced by a statutory provision whereby the proportion of ownership in the common elements, the contributions to be made by each owner to the common expenses, and the extent of each owner's voting rights in the corporation that is set up to manage the property can be different[6] and are not necessarily all the same as in the legislation of other provinces[7].

A condominium is created in Manitoba by registering in the proper Land Titles Office, a Declaration and a Plan. These documents are very similar to the Ontario documents known respectively as a Declaration and a Description. One difference, however, is that in Manitoba there is provision for the condominium to be erected on leasehold land[8], and for the issuance of leasehold titles to the unit owners. This appears to be unique to Canadian legislation although it is frequently included in American condominium statutes.

Under the Manitoba Act, the declaration must contain, among other things, a statement expressed in percentages allocated to the units of the proportions in which the owners are to have voting rights in the corporation. Thus, for simple and less serious matters, unit owners may have one vote only. However, for more important matters such as the passing of By-laws, making of substantial alterations, termination of the condominium, etc., the Act expressly provides that the vote is specified as being proportional to the ownership of the common elements. This recognizes that the unit owner with a greater financial stake in the project has a larger voting power proportionate to his financial interest.

Another item that may be contained in the Manitoba Declaration is a provision concerning the priority of a lien

for unpaid assessment[9]. This will enable clarification of the respective priorities of a lien for the unpaid assessment as against mortgages and other encumbrances.

The Plan, as previously mentioned, is very similar to the Description used in Ontario except that it contains a provision allowing for the amendment of the Plan by the consent of all the owners and all registered encumbrancers[10]. It has been suggested by one writer[11] that failure to include such a provision in other legislation might prevent changes being made to a Condominium project already in existence until the applicable legislation is amended to specifically provide for same.

In an effort to simplify registration procedures in Manitoba, it was decided that in addition to there being separate Certificates of Title for each unit, a Certificate of Title covering the whole project would issue with the notation endorsed thereon that that Certificate of Title had been issued pursuant to The Condominium Act[12]. Thus, matters that concern the whole project such as easements and liens covering work on the common elements can be registered against the Certificate of Title on the land and thus need not be shown individually on the unit Certificates of Title.

One question that may well arise after the project has been completed is the purchase of additional property or the making of substantial alterations, improvements or renovations in the common elements. The Manitoba Act provides that this can be done with the consent of a minimum of 80% of the owners, and that the expenses involved are then common expenses. The position of the minority owner is then protected by giving him the right to have his unit purchased by the corporation at a price to be agreed upon or to be determined by arbitration and the fair market value so arrived at shall be the price at which his unit is purchased[13].

One other extremely important provision in any Condominium Act is that dealing with insurance. In Manitoba, the corporation is required to insure its liability to repair the units and common elements after damage resulting from fire and such other risks as may be specified in the declaration or the By-laws and to the extent required by them[14]. In addition, the owners are given the right to insure their unit in an amount equal to the balance owing at the date of any loss on a mortgage of the unit, but unlike some other provinces, the proceeds are only payable to the mortgagees if they so require, thus recognizing that in most cases the monies would not have to be so paid because the project would be rebuilt and the cost of the rebuilding would be covered by the insurance placed by the corporation. Thus the building would be restored to its original form without recourse to the insurance on the individual units.

Developers, mortgage lenders and lawyers alike will be following closely the experience of those pioneering the condominium concept, for actual experience is essential in order to determine whether the legislative draftsmen have successfully anticipated the potential problem areas. Hopefully they have.

Saskatchewan

by
R. J. Balfour

In March, 1968 the Saskatchewan legislature passed The Condominium Property Act, 1968, the declared intent of the legislation being to facilitate the division of multi-family buildings into separately owned units.

The two problems confronted by the legislature which the Act is designed to solve are firstly, to provide conclusive titles under a Torrens title system for sub-divided portions of land and buildings and secondly, to provide a practical formula for condominium unit owners to enjoy community living at close quarters.

The Saskatchewan Condominium Property Act is closely modelled upon The Conveyancing (Strata Titles) Act, 1961 of New South Wales, Australia.

In order to create separate titles for parts of buildings to be operated as a condominium, the Act first requires the preparation and registration under The Saskatchewan Land Titles Act of a Condominium Plan. Such plan comprises a series of linen sheets which, by illustration, delineates the location of the condominium building or buildings in relation to the external surface boundaries of the parcel upon which they are located, identifies the title to the parcel by legal description, defines the boundaries of each condominium unit by reference to floors, walls and ceilings, distinguishes each by an appropriate symbol and specifies the floor area of each unit, allocating to it a unit factor. The unit factor is in effect an assessment of the relative value of each unit in proportion to the total value of the entire condominium project.

Upon registration of the Condominium Plan the Land Titles Office issues separate certificates and duplicate certificates of title for each unit in the condominium including each unit's appurtenant share of common property. After title issues the unit comprised therein may devolve or be transferred, leased, mortgaged or otherwise dealt with in the same manner and form as any land held under The Land Titles Act.

Registration of the Condominium Plan automatically creates easements in Respect of each unit shown thereon to provide both lateral and subjacent support, for passage of utilities and for right of entry for purpose of repair.

Upon registration of the Condominium Plan there is automatically constituted a Condominium Corporation and in relation thereto unit owners are in the same position as stockholders of an ordinary company. Unit factors are the means by which each owner's voting entitlement in the corporation is determined and also are the basis for assessing each owner's proportionate share of common expense. The Act provides a model set of house rules for the corporation but these are alterable by its members subject to compliance with the bylaws as to voting procedures.

The Act requires the Condominium corporation to insure the condominium property to its replacement value subject to change in the insurance arrangements by unanimous resolution of the members of the corporation. Where a building is damaged an application to Court to settle a scheme may be made by the Condominium Corporation, or by a unit owner, or by a mortgagee. The court may, by Order, settle a scheme providing:

1. for reinstatement of the building; or
2. for transfer of the interest of owners of damaged or destroyed units to the other owners; and
3. for the allocation of insurance monies payable in respect of such damage.

The Act contains provisions for the termination of condominium status by unanimous resolution of the unit owners. The Act also contains provisions to provide:

(a) for service of documents upon the corporation;

(b) that each condominium unit together with the owner's share of common property, constitute a homestead for purposes of The Homesteads Act and The Exemptions Act;

(c) for registration of writs of execution against the corporation;

(d) for registration of mechanics' liens against both the estate of an owner and the estate of all owners in respect to work and materials furnished condominium property;

(e) for registrations under The Conditional Sales Act.

In conclusion, it appears that The Saskatchewan Condominium Property Act, 1968, meets in a practical manner the public demand for increased flexibility in multi-family ownership techniques. Projects under actual development or in the advanced planning stage by developers utilizing the Act cover the spectrum from low cost shelter to high cost luxury apartments.

Alberta

by
John A. Beckingham

Only one registration has been effected to date under the Alberta Condominium Property Act; however, some brief comments may be offered concerning the utility and hazards of working with certain provisions of the legislation.

The statutory requirements governing registration of plans require that the condominium structure be substantially completed before registration. The developer is therefore confronted with an extended period of interim financing before individual unit mortgages may be registered and funds obtained. Bank financing is the most ready solution but there will be many instances where other solutions for larger projects will require to be developed. Interim mortgage financing is an alternate method but requires detailed conveyancing techniques.

Registration creates a statutory corporation whose members are the unit owners. It is administered by a board of managers to whom the statute effectively delegates the powers of the corporation. Although majority voting consent by the unit owners, in some cases unanimous consent, is required for effective action, it is suggested that practical experience will result in management analogous to the shareholders and board of directors situation, particularly with larger projects. The selection of the board of managers must therefore be made with care.

The corporation is governed by by-laws; statutory, being Schedule A to the Act; and discretionary, Schedule B, of which the statute provides two short sections only, as passed by the corporation. The first are properly by-laws and the latter may be described more accurately as house rules.

Schedule A is not mandatory but unless altered constitutes the by-laws of the corporation and may be altered only by unanimous resolution of the members of the corporation. Changes are ineffective until lodged with the Registrar and endorsed on the registered condominium plan.

Schedule B, by implication, may be expanded, altered or amended by simple majority of the members. Schedule B by-laws need not be filed with the Registrar.

The possibility of a single unit owner preventing amendments to Schedule A by-laws, be they reasonable or not, demands that they be subject to close critical scrutiny by the developer upon registration of the condominium plan and before individual units are sold.

Potential purchasers of units must obtain all information concerning Schedule B by-laws or house rules from the condominium corporation.

By statutory provision the corporation voting rights of the owner of a unit may not be exercised if the unit is mortgaged and the mortgagee first entitled in priority has given written notice of its mortgage to the corporation. Without such written notice unit owners are free to exercise their statutory franchise.

It is suggested that in most cases the entire project will be financed by mortgage funds through an institutional lender which will hold an individual mortgage on each of the condominium units.

If the mortgagee does not serve notice on the corporation it will have no ready means of learning what action the corporation may take to involve the unit owners in increased obligations which the mortgagee might consider a hazard to its security, for example, construction of an expensive swimming pool resulting in increased monthly assessment on owners. This may not directly affect the mortgage security but would reflect an increased financial burden on unit owners.

If the mortgagee serves notice it effectively and completely usurps the right of the unit owners to run their own affairs.

One solution now in use is where the mortgagee has served written notice on the corporation that as it holds all mortgages it is the only party entitled to vote. However, it has appointed each owner its proxy to exercise its voting rights in relation to that owners unit interest. The proxy was delivered in terms permitting the mortgagee to terminate it on short notice. The corporation also agreed to provide notice to the mortgagee of all meetings of its members and of intended action which might effect a substantial change in the condominium project or its management. Time will test the effectiveness of this solution and others will undoubtedly be evolved in the future.

lot in full and the mortgagee might not

These together with others such as insurance coverage and long term maintenance, repair and replacement are a few aspects of condominium development that bear continuing study and analysis. However, this legislation has opened new horizons for evolving practical answers to private ownership of cooperative housing developments and in an era when one family single-dwelling ownership is frequently described as unattainable for an increasingly large segment of the community.

British Columbia

by Watson T. Hunter, Q.C.

The "Strata Titles Act," being chapter 46 of the Statutes of British Columbia, 1966, came into effect on September 1st, 1966, and was amended by Chapter 42 of the Statutes of British Columbia, 1968.

The Act, as originally passed in 1966 provided that any development to come within the Act had to have two or more strata or levels, and this, therefore excluded row housing, or a number of single-storey dwellings on one large lot. However, the 1968 amendment provided that the land in the strata plan as filed in the Land Registry Office could be divided into two or more strata lots on one level or more, whether or not connected with another or others. This has greatly increased, not only the scope of the act, but its value to the developers.

The by-laws are set out in the first and second schedules to the Act and provide that the operation of the building shall be regulated by these by-laws and may be changed only, insofar as the first schedule is concerned, by a unanimous resolution of all of the members or, insofar as the second schedule is concerned, by special resolution. If any changes are made in the by-laws they must be endorsed on the title to the property. The by-laws as contained in the first and second schedules are very complete and it is the opinion of the writer that there is no necessity to change the by-laws and, if no changes are made, the strata corporation is covered by the by-laws as contained in the first and second schedules.

One major problem that has arisen with respect to the Act in British Columbia is the question of financing. Section 4 provides that the strata plan shall define the boundary of each strata lot in the building by reference to floors, walls and ceilings and shall be accompanied by a certificate of a British Columbia land surveyor as to the location of the boundaries. This therefore means that before the strata plan can be registered the shell of the building must be up, this means that all of the floors and the interior walls must be in; in other words, the shell of the building must be complete. Therefore, the developer has to complete to a very large extent the building before he can secure financing for the individual strata lots. There are two solutions, firstly, that a commitment be obtained from a lending institution and with this, that interim financing be arranged through a bank until such time as the strata plan can be registered, or secondly, that the building be built as a conventional apartment with one mortgage loan and then, at such time as the building is completed, converted with the consent of the lending institution from a mortgage on the whole property into a series of individual separate mortgages for each strata lot in the strata plan. This, however, provides some difficulty in that certain purchasers may not wish to assume a mortgage on their strata lot and might wish to pay for the strata

be prepared to release the strata lots. The question of financing is therefore a major problem in the erection of a condominium.

In practice, the standard mortgage form may be used with, perhaps, three additional covenants to the mortgage, namely:

1. A covenant on the part of the mortgagor that he would pay any levies or any contributions levied against him by a strata corporation promptly when due.
2. A covenant by the mortgagor that he would carry out the duties as required by the strata by-laws such as paying rates and taxes, repairing and maintaining his strata lot.
3. A covenant by the mortgagor to give an assignment of his power to vote to the mortgagee. The mortgagee must then give written notice of this power to vote to the strata corporation, and the mortgagee will then be notified of any meetings, he could then give a proxy to the strata owner if he so desires to vote at such meetings. Alternatively, he can issue a general unrestricted proxy to the strata owner to vote at all meetings but which can be re-

The wood detailing adds to the desirability of this row house condominium in Vancouver. By the end of 1969 about 25% of all condominium projects constructed in Canada had been built in British Columbia.

ARTONA STUDIOS, VANCOUVER

voked at any time if the mortgagee so desires. In this event, the mortgagee can request the strata corporation to send it copies of notices of all meetings together with the agenda for such meetings so that the mortgagee may know whether it wishes, at any point, to revoke its general proxy and to take part in the meeting itself.

The strata plan as filed in the Land Registry Office must have endorsed on it the unit entitlement. This gives the voting rights to each of the strata owners and it means that the unit entitlement will be determined by the developer. Unit entitlement is normally arrived at either by taking a percentage of the cost to the total cost, or a percentage of the area to the total area. This determines the owners' interest in the common property and taxes assessed are then apportioned between all the strata lots on the basis of their unit entitlement as to the whole of the taxes against the whole property.

These are, therefore, some of the main points that must be looked at with regard to the British Columbia "Strata Titles Act." But it should be made quite clear that this in no way deals with the Act as a whole, but only with some of the more common points which arise from day to day practice.

Yukon Territory

"The Condominium Ordinance" is patterned after the legislation in Manitoba, Ontario and New Brunswick. Upon registration of a Declaration and plan, the property becomes subject to The Condominium Ordinance permitting the purchase of individual units in the condominium project.

FOOTNOTES FOR ONTARIO

(1) *The Condominium Act, 1967, Statutes of Ontario, 1967, Chapter 12.*

(2) *A study of condominium feasibility was commenced in 1962 under committee formed at a meeting in Toronto sponsored by Ontario Title Insurance Corporation. The Committee assisted Associate Professor R. C. B. Risk in his task of preparing a report for The Ontario Law Reform Commission.*

(3) *The author has chosen to use the phrase "estate in condominium" to describe the united interest of an owner in one parcel of land (called a "unit") together with his interest as a tenant in common with other owners in another parcel of land (called "common elements").*

(4) *See schedule hereto.*

(5) *Where the land is situate in an area to which The Land Titles Act applies, the declaration and description must be registered under that Act. Sec. 2(4).*

(6) *A leasehold conversion (not possible in Ontario—see sec. 2(1)) would permit the developer greater latitude of financing by releasing capital. Thus conversions of leasehold land owned by The Ontario Housing Corporation is not possible.*

(7) *See Section 3.*

(8) *Hopefully the courts would construe compliance liberally rather than cast doubt on the title of unit owners and be faced with sorting the common law interests flowing from the registrations. As neither purchasers nor lenders are interested in potential law suits, care in drafting is of extreme importance. As the title to a unit (even under The Land Titles Act) is subject to compliance with The Condominium Act, the fact of registration of a deed would not cure deficiencies in mandatory documentation.*

(9) *Sec. 3(2) provides a specific list of matters which may be included in the declaration. The general provision in S.s.s. (0) may relate only to matters "concerning the property" and would probably be limited to matters of the nature more specifically listed in the subsection.*

(10) *Regulation 31 classifies properties into three categories. Is the developer free to choose the applicable category or is the classification intended as a guide for use by the director? Regulation 42 provides for description of the monuments in the declaration. As monumentation is a matter of survey and as the surveyor is not a necessary signator of the declaration, quaere the confusion if the description of the monumentation in the declaration varies or qualifies the monumentation in the description—which will govern?*

Does the director have the authority to insist that all unit boundaries are intra structures? May a grassed open area, balcony or open entrance be included in a unit.

(11) *Section 1 (1) (r).*

(12) *Section 3 (2) (c).*

(13) *Section 3 (2) (d).*

(14) *Most lawyers are more comfortable when dealing with a limited company rather than a partnership or association.*

FOOTNOTES FOR MANITOBA

(1) *By November 1st, 1968, British Columbia, Alberta, Saskatchewan, Manitoba, Ontario and Nova Scotia had passed Condominium Acts.*

(2) *The Condominium Act, Statutes of Manitoba, 1968, Chapter 10.*

(3) *The Condominium Act, 1967, Statutes of Ontario, 1967, Chapter 12.*

(4) *Article by Mr. John Geisler on page 6.*

(5) *See definition of Unit — Section 1 (V).*

(6) *See Section 5 (1) (G) and (H).*

(7) *In British Columbia, Alberta and Saskatchewan, the proportions must be the same.*

(8) *By definition (Section 1 (N)), "Land" means land, whether leasehold or in fee simple, under the provisions of the Real Property Act. See also Sections 2 (2), 4 (2), 5 (1) (B).*

(9) *See Section 5 (2) (I).*

(10) *See Section 6 (3).*

(11) *Mr. Alvin B. Rosenberg, Q.C., B.A.Sc., in his text "Condominium in Canada".*

(12) *See Section 4 (3).*

(13) *See Section 16.*

(14) *See Section 17.*

La copropriété des immeubles dans la province de Québec

Roger C. LANGLAIS

La société nord-américaine dans laquelle nous évoluons est une société qui s'urbanise.

Ce phénomène d'urbanisation pose des problèmes dont l'ampleur augmente à mesure que s'effectue cette migration de la population vers les grands centres. Le logement en milieu urbain, à lui seul, constitue un défi; étant donné la rareté et le prix élevé des terrains, on tente d'en tirer le meilleur parti possible en y construisant des édifices à plusieurs étages. Les citadins sont-ils voués à habiter ces grands édifices sur lesquels ils n'ont aucun droit? Ou bien peuvent-ils espérer posséder leur propre appartement dans ces grands buildings? Un nouveau mode d'accession à la propriété a été conçu pour tenter de satisfaire le désir du citadin de posséder son chez-soi; on l'appelle la copropriété ou le condominium.

La copropriété en matière immobilière est connue depuis longtemps sous le nom de "copropriété par étage". Le système, dans la pratique, a créé nombre d'embûches. La copropriété a donc été repensée en fonction des sociétés modernes. La France, par exemple, adoptait en 1938 une nouvelle loi régissant l'établissement des immeubles en copropriété. Le processus s'est généralisé et bientôt d'autres états européens édictaient des dispositions législatives permettant l'essor du droit de copropriété. Ce n'est que vers 1958 que la copropriété fit son apparition aux Etats-Unis sous le nom de condominium. Presque tous les états américains ont maintenant leur propre loi sur la copropriété.

Plus récemment encore, certaines provinces canadiennes ont préparé des projets de loi dont quelques-uns ont déjà été adoptés. La province de Québec se prépare à adopter une telle loi;* en effet, le Bill 29 concernant la copropriété des immeubles, a été déposé devant l'Assemblée législative (maintenant connue sous le nom d'Assemblée nationale) au début de l'année 1968. Un délai a été accordé afin de permettre aux organismes intéressés de faire connaître au Gouvernement leurs commentaires et leurs suggestions relativement à cette nouvelle loi.

Examinons ensemble ce projet de loi, appelé Bill 29; cette étude nous apprendra ce qu'est la copropriété, comment elle s'établit, à quoi elle s'applique et, enfin, nous permettra d'évaluer quels sont les avantages et les inconvénients de cette forme nouvelle du droit de propriété.

Comme le précisent les notes explicatives qui accompagnent le projet de loi, celui-ci "a pour objet d'instituer une forme de propriété en vertu de laquelle un immeuble pourra appartenir à plusieurs personnes qui conserveront chacune la propriété absolue de la partie qui leur sera réservée et possèderont en commun avec les autres copropriétaires, les parties qui seront affectées à l'usage de tous".

Une première idée se dégage: tout immeuble, quel qu'il soit, peut être assujetti à la copropriété; ainsi donc des maisons en rangée, par exemple, pourraient tout aussi bien être possédées en copropriété qu'un immeuble de rapport à plusieurs étages.

Pour bien saisir ce qu'est le droit de copropriété il faut comprendre qu'un immeuble qui est assujetti à la copropriété constitue un tout; ce tout est composé de diverses fractions; ces fractions elles-mêmes comprennent une partie exclusive et une partie commune. En d'autres termes, une personne qui acquiert un appartement dans un immeuble en copropriété acquiert deux choses: elle devient propriétaire de l'appartement lui-même, qui est sa fraction exclusive de l'édifice, et elle devient également propriétaire d'une quote-part (qui peut s'exprimer en pourcentage) des autres parties qui sont communes à elle et aux autres copropriétaires.

Ainsi donc, en achetant un appartement dans un immeuble en copropriété, une personne en acquiert la propriété absolue, d'où découle le droit d'en disposer librement, c'est-à-dire le droit de le vendre, de le donner, de le léguer, de l'hypothéquer, etc. Il est cependant bien entendu qu'à la fraction exclusive se rattache également la quote-part des parties communes et que la partie exclusive ne peut être aliénée sans que ne soit également aliénée cette quote-part des parties communes. Il existe une différence entre le droit à la partie exclusive et le droit aux parties communes. Ces dernières, un copropriétaire les possède avec tous les autres copropriétaires, "par indivis", c'est-à-dire qu'il n'en possède qu'une quote-part ou, si vous le préférez, qu'un pourcentage qui est établi en tenant compte de la valeur de sa partie exclusive par rapport à la valeur des autres parties exclusives de l'édifice. Ainsi, un copropriétaire ne possède qu'un pourcentage de la cheminée — qui constitue une partie commune de l'édifice — pourcentage qui est déterminé en prenant la valeur de son appartement par rapport à la valeur de tous les autres appartements qui constituent l'immeuble en copropriété.

Dans un autre article, le projet de loi procède à énumérer quelles sont les parties qui sont communes. En principe, peuvent être communes toutes les parties de l'édifice que les copropriétaires veulent bien inclure dans leur déclaration de copropriété. Cependant, le principe général établi par le projet de loi est que, sont censées communes les parties qui sont affectées à l'usage de tous les copropriétaires tels le sol, les cours, parcs et jardins, les voies d'accès, les caves, fondations, le gros oeuvre des bâtiments, les équipements, les appareils communs, le système de chauffage, les canalisations, etc.

Donc, les parties communes sont à l'usage de tous les copropriétaires, et les seules limites imposées par la loi sont qu'on doit en user selon leur destination et de façon à ne pas faire obstacle à leur usage par les autres copropriétaires. Les parties exclusives, par ailleurs, sont réservées à l'usage particulier de la personne qui en est propriétaire.

COMMENT S'ÉTABLIT LA COPROPRIÉTÉ D'UN IMMEUBLE?

Cette copropriété s'établit par une déclaration de copropriété préparée par un avocat ou un notaire. Il est bien entendu qu'à cette déclaration interviennent tous les copropriétaires; y interviennent aussi, pour donner leur consentement, les détenteurs de privilèges ou d'hypothèques sur l'immeuble. Remarquons ici qu'une fois que la déclaration a été signée par tous les copropriétaires, il n'est pas nécessaire d'établir une nouvelle déclaration advenant le décès d'un des copropriétaires ou la vente d'une des fractions exclusives ou tout autre changement du droit de propriété. Néanmoins, tout acheteur ou tout successeur au titre d'un des copropriétaires se trouve lié par les termes de cette déclaration de copropriété. Il faut noter ici que la copropriété prend naissance lors de la signature de la déclaration de copropriété. La déclaration doit être enregistrée, mais cet enregistrement en assure seulement la publicité; il ne crée pas le droit, contrairement à ce qui se produit en vertu de certains "Condominium Acts" en vigueur ailleurs au Canada.

QUE COMPREND CETTE DÉCLARATION DE COPROPRIÉTÉ?

On y définit tout d'abord la destination de l'immeuble et de ses parties exclusives: l'immeuble sera-t-il réservé à des fins commerciales ou simplement à titre de résidence; servira-t-il, s'il est utilisé comme résidence, à certains groupes de personnes, ou bien l'accès en sera-t-il permis à tous? On fait ensuite le partage des parties communes et des parties exclusives qui sont décrites minutieusement. Ceci veut dire qu'on annexe à la déclaration de copropriété des plans détaillés de l'immeuble et qu'on y indique de façon très précise quelles parties sont exclusives et quelles parties sont communes. On insère également dans la déclaration de copropriété un état de la valeur relative des fractions en tenant compte de leur nature, de leur superficie, de leur situation et ceci, comme nous l'avons vu précédemment, permet d'établir l'intérêt (sous forme de pourcentage) qu'un copropriétaire peut prétendre aux parties communes; cet état sert également à fixer la contribution de chaque copropriétaire à l'entretien des parties communes.

On retrouve également à la déclaration de copropriété, des ententes entre les copropriétaires relativement à la jouissance des parties communes et relativement aux règles de leur administration.

On conçoit facilement que les copropriétaires doivent s'imposer certaines restrictions et certaines limites quant à leur droit de propriété et ce, dans l'intérêt commun de tous les copropriétaires.

Il est permis aux copropriétaires de faire toutes espèces de conventions. Le projet de loi, cependant, énonce le critère qui permet d'annuler une convention qui a l'effet de limiter les droits des copropriétaires: toute limite imposée aux droits des copropriétaires doit être justifiée par la destination de l'immeuble qui, nous l'avons déjà souligné, se retrouve à la déclaration de copropriété. Ainsi les copropriétaires peuvent convenir d'insérer à la déclaration des clauses interdisant l'aliénation par un copropriétaire d'une partie de la fraction qui lui est propre, et ceci afin d'éviter qu'un copropriétaire ne vende qu'une partie de l'appartement qu'il occupe. Si la chose était permise dans un immeuble résidentiel, il se pourrait que dans un même appartement la cuisine appartienne à une personne et le vivoir à une autre. D'autre part, dans un immeuble destiné à des fins commerciales, une clause interdisant l'aliénation en partie d'une fraction propre serait, dans certains cas, susceptible de restreindre par trop les copropriétaires. Rien n'empêche, cependant, un propriétaire d'un appartement de le posséder en commun avec une autre personne, et une clause l'interdisant pourrait fort bien être trouvée nulle.

La déclaration de copropriété peut également comprendre des clauses interdisant l'exécution de certains travaux qui pourraient avoir une répercussion sur les parties communes. Prenons, à titre d'exemple, le cas d'une personne qui déciderait de faire installer un balcon à son appartement alors qu'aucun des autres copropriétaires ne jouit d'un balcon; cette initiative irait à l'encontre des droits des autres copropriétaires en ce qu'elle altérerait très certainement l'aspect extérieur de l'immeuble détenu en copropriété et en diminuerait possiblement la valeur.

COMMENT EST ADMINISTRÉ L'IMMEUBLE EN COPROPRIÉTÉ?

Nous avons vu précédemment que la déclaration de copropriété doit prévoir le mode d'administration des parties communes de l'édifice détenu en copropriété. La déclaration de copropriété règle le mode de nomination des administrateurs qui seront chargés de régir l'immeuble, et contient des dispositions relativement à leur remplacement. Les devoirs des administrateurs sont définis au bill; en général, ils ont les devoirs et pouvoirs de fiduciaires. Les administrateurs sont chargés de conserver l'immeuble, de l'entretenir, d'administrer les parties communes suivant la destination de ces parties et généralement, ils sont chargés de toutes les opérations d'intérêt commun. Nous verrons un peu plus loin comment l'assemblée des copropriétaires vient établir l'équilibre du pouvoir et surveiller la gestion des administrateurs.

Certaines autres lois en vigueur dans d'autres provinces instituent une corporation qui a la responsabilité de veiller à administrer l'immeuble en copropriété. Au Québec, aux termes du projet de loi, les administrateurs ne constituent pas une corporation, mais on pourrait dire que les copropriétaires, par la déclaration de copropriété, constituent une association qui s'apparente plutôt à la société.

Il faut noter que la personne qui achète un appartement dans un immeuble en copropriété doit envisager d'avoir à contribuer à l'entretien de l'immeuble. C'est la tâche des administrateurs de déterminer les montants requis pour entretenir l'immeuble. Ils en assurent également la perception de chaque copropriétaire. La quote-part que chaque copropriétaire devra verser est fixée à partir de l'évaluation de chaque fraction exclusive, établie à la déclaration de copropriété.

L'ASSEMBLÉE DES COPROPRIÉTAIRES

Les copropriétaires doivent tenir une assemblée générale au moins une fois par année. Encore une fois les pouvoirs de cette assemblée et la procédure qui doit y être suivie sont déterminés par la déclaration de copropriété. Il est cependant certaines dispositions que la déclaration de copropriété elle-même ne peut changer, notamment le fait que chacun des copropriétaires doit disposer d'un nombre de voix proportionnel à la valeur relative de sa fraction telle qu'établie à la déclaration. La plupart des décisions de l'assemblée générale sont prises à la majorité simple des voix présentes; cependant, certaines décisions requièrent le vote d'au moins la moitié des copropriétaires représentant au moins les trois quarts des voix; ces décisions sont celles qui concernent les décisions relatives à l'acquisition de propriétés immobilières ou les décisions relatives à la vente en tout ou en partie de parties communes.

Les décisions relatives à la modification de la déclaration de copropriété ou du plan qui accompagne cette déclaration ou encore celles relatives à des travaux comportant la transformation, l'agrandissement ou l'amélioration des parties communes ainsi qu'à la répartition du coût de ces travaux, la reconstruction ou la réparation en certains cas (tels les cas de sinistres), et, finalement, celles touchant les actes d'aliénation des parties exclusives, nécessitent l'approbation d'une assemblée générale des copropriétaires.

Certaines décisions enfin requièrent l'unanimité de tous les propriétaires. On s'en doute, il s'agit des décisions extrêmement importantes comme celles visant à changer directement ou indirectement la destination de l'immeuble ou encore les décisions relatives à la vente de parties communes dont la conservation est nécessaire au respect de la destination de l'immeuble. Notons enfin que le projet de loi prévoit le mode de convocation de l'assemblée générale; cependant, cette procédure ne trouve son application qu'au cas où la déclaration de copropriété n'aurait pas mentionné la procédure ou les règles qui doivent être suivies à l'assemblée générale. Ainsi, s'il n'en est autrement prévu par la déclaration de copropriété, les copropriétaires eux-mêmes peuvent convoquer une assemblée générale spéciale pourvu que cette assemblée soit convoquée par des copropriétaires détenant le quart des voix aux assemblées.

PROBLÈMES JURIDIQUES CRÉÉS PAR L'ÉTABLISSEMENT DE LA COPROPRIÉTÉ

Etant donné que la copropriété porte somme toute sur un "cube d'espace" il est très important que ce "cube" soit parfaitement décrit afin d'éviter toute confusion et permettre à toute personne qui a des recours à exercer contre cette propriété, notamment aux créanciers hypothécaires ou à ceux qui détiennent un privilège, d'exercer leur droit contre cette propriété. A ces fins, le projet de loi prévoit que les "cubes d'espace" qui sont juxtaposés seront décrits d'une façon très précise; chaque fraction exclusive est désignée sur le plan qui accompagne la déclaration de propriété par un numéro; ce numéro sert à désigner la fraction exclusive à toute fin juridique.

La déclaration de copropriété doit être enregistrée. Etant donné que chaque fraction exclusive est désignée par un numéro propre, il est donc possible d'enregistrer contre chacune de ces fractions une ou plusieurs hypothèques, des privilèges, des servitudes, etc. De plus, chaque fraction exclusive est considérée comme un tout pour fins d'évaluation et de taxation municipale et scolaire.

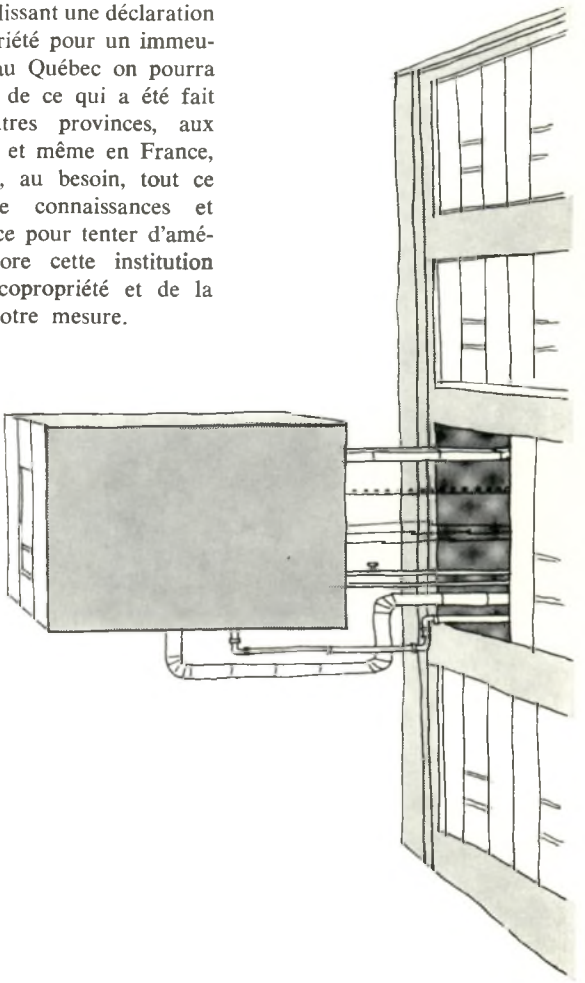
En somme, le projet de loi a voulu faire à chaque fraction exclusive le même sort qui est réservé à tout terrain de manière à permettre que puissent être exercés contre elle tous les recours qui peuvent être exercés contre un immeuble ou une propriété qui est érigée sur un morceau de terrain (saisie, vente judiciaire, etc.).

LES FORMES QUE PEUT PRENDRE LA COPROPRIÉTÉ

Bien que l'adoption de cette nouvelle loi dans la province de Québec semble avoir pour but de faciliter la construction de logements, rien n'empêche que la copropriété ne soit également utilisée à des fins commerciales ou industrielles en plus de fins strictement résidentielles. Pour des fins résidentielles, la copropriété peut épouser plusieurs formes différentes: ainsi on peut trouver un seul édifice comprenant plusieurs fractions exclusives ou même plusieurs édifices à plusieurs fractions exclusives. Même, à la limite, la copropriété pourrait certainement s'appliquer à une maison comprenant deux logements ou même à plusieurs maisons seules qui possèdent en commun certains terrains tels une aire de stationnement, un terrain de jeu, etc.

Ce rapide examen du Bill 29 nous a fait voir en quoi consiste la copropriété sans trop insister toutefois sur les écueils qui guettent les copropriétaires. Il est évident qu'au sein d'un groupe de personnes qui poursuivent un objet commun, des discussions pourront s'élever. Mais la loi sera là pour y mettre ordre; cependant la déclaration de copropriété qui va prendre pour les copropriétaires l'importance d'un code, devrait prévoir la majorité des situations, et ce afin d'éviter les recours aux tribunaux. Peut-être serait-il opportun que les copropriétaires conviennent, à la déclaration de copropriété, de soumettre leurs litiges à des arbitres pour éviter d'avoir à les faire trancher par un tribunal.

En établissant une déclaration de copropriété pour un immeuble situé au Québec on pourra tirer parti de ce qui a été fait dans d'autres provinces, aux Etats-Unis et même en France, et adapter, au besoin, tout ce bagage de connaissances et d'expérience pour tenter d'améliorer encore cette institution qu'est la copropriété et de la tailler à notre mesure.



* *Au moment où cet article a été préparé, le projet de loi était encore à l'étude.*

The mellow brickwork and courtyard design of this small luxury condominium in Ottawa help give it an appropriately quiet and exclusive air.

CMHC PHOTO — BILL CADZOW

The Lenders' View 1

by R. T. Ryan

During the past few years, a new word has burst upon the Canadian housing scene — CONDOMINIUM. Through this new ownership concept, which enables a family to purchase an apartment in the sky or a unit in a town house project, it is contended by some that we will be able to solve all of our housing problems in the city.

The only fly in the ointment turns out to be the lending institutions. Our mortgage financing institutions have not embraced the condominium concept with quite the same fervor as some entrepreneurs, realtors and others. Why is this?

It is not too difficult to understand why the lender's attitude differs from that of the entrepreneur or the realtor when you examine the nature of their respective involvements.

On the one hand, the developer creates a development which he sells to the public—an operation which may take from 1-2 years, depending on the size of the project, success of the merchandising program, and so on. Within two years, he is finished with the project, has his profit (if he's done his job well) and has no further obligation or responsibility.

From the lender's standpoint, the picture is quite different. He goes through all the same considerations as the builder regarding suitability of the site and the proposed building, selling prices, and then is asked to supply 75% —95% of the cash required to complete the project. The developer's investment and profits are at stake for a couple of years, but the lender's investment is recovered in mortgage payments over 25-35 years—provided the project remains a marketable commodity over the term of the mortgage.

Marketability is the key word in the lender's considerations. During a period of housing shortage, and particularly with good mortgage financing, a builder can sell just about anything. The real test comes at the time of the first, second and third resale. Can the unit be readily resold and will the sale price reflect a profit or loss to the vendor?

The concept is still too new in Canada to have established long term marketability. Indeed, even in the U.S.A., where they've been involved in condominiums for the past decade, it is still regarded by many as in the experimental stage.

From the lending institution's standpoint, a mortgage loan on a unit in a condominium project is a house loan—albeit a house loan with quite a few complicating factors. The loan amount will be similar to, or possibly smaller than, the lender's typical loan on a detached home, and he will end up dealing with a number of individual borrowers as in any project housing development. So it is a type of lending which, if it has any appeal at all, will attract those lenders interested in house loan business.

Unfortunately, it has arrived on the scene at a very bad time because:

1. A number of the life insurance companies, who have been substantial mortgage lenders on home ownership housing in Canada, are diverting more of their funds into larger rental projects.
2. There is an overall shortage of mortgage funds.

In this situation, it is understandable that many of the life companies will not be too attracted to condominium lending. Similarly, those institutions which are still interested in house lending are finding no difficulty whatsoever in making mortgage investments in detached single-family dwellings and duplexes.

Regardless of these considerations most, if not all, of the institutions are familiarizing themselves with every aspect of condominium development and lending. There are a number of points to consider and the following, in my opinion, are some of the more important:

1. **Management**

   One factor which will determine the success or failure of a condominium project, will be the quality of the project management. Will the mortgage investment adequately be protected if management of the project is left exclusively in the hands of the owners of the units? Most lenders feel that provision must be made for professional management, particularly for larger projects.

2. **Sales Achievement Requirement**

   Development of a condominium project has many of the characteristics of a merchant builder's housing project with one basic difference.

   When a builder proceeds with construction of a detached housing project for sale, each house he builds and sells "stands on its own feet." Generally speaking, he can tailor his construction program to sales, and even if he stops short of his original objective (in volume of units), because sales aren't going well, those units that have been built and sold are viable pieces of real estate.

   But there is a difference with condominium development. Suppose a developer proceeds with a town house project of 100 units. Sales are very slow—the market was misjudged for some reason or other—and after six months selling, only 20% of the units have been disposed of. What does he do with the unsold units? One solution would be to rent them. But is it possible to mix a successful condominium project where such a large number of the units are under rental? The most widely held viewpoint is "no." It would be difficult, if not impossible, to achieve the proper "home ownership" atmosphere in a project where 80% of the units are rented.

   One way to guard against such an eventuality is to make the loan commitments to the builder subject to a certain level of sales achievement within a specified time period. For example, the commitments might be subject to at least 60% - 70% of the units being sold within six months of completion of the project. Failure to meet the sales target would result

in conversion of the project to a rental basis.

Such a condition means that sales cannot be closed immediately but it does enable lender, entrepreneur and prospective owners to avoid an unsuccessful condominium project if the sales program is not successful.

Of course, where prior market research establishes that demand is exceptionally strong for the type of housing being built, or where units are presold, such a conditional commitment may not be necessary.

3. **Horizontal vs. High Rise Structures**

There has been quite a bit of discussion amongst lenders as to whether all forms of housing will fit the condominium concept. There is a feeling that town housing or row housing type projects will probably be more readily acceptable than high rise condominium projects. This will certainly be the case for family accommodation.

However, several high rise condominium projects have recently gotten underway and it seems reasonable that there should be room for this type of project, directed to a specialized market.

4. **Voting Rights**

In each condominium project, there is a condominium corporation whose members are the unit owners and whose responsibility, in broad terms, is the management of the common areas—e.g. in an apartment building, these would include the exterior grounds, hallways, heating plant, elevators, parking lot, etc. Each owner contributes to the cost of maintaining these common facilities and has voting rights generally based on the size or value of his unit.

One of the areas of concern for a lender in a condominium project is the possibility of the condominium owners voting to spend funds irresponsibly—for instance to install a heliport, to build an enclosed olympic-size pool, or to incur expenditures which would be highly questionable, and where the amount of funds involved could be beyond the means of the average owner. Difficulties could also arise if the owners decided against carrying out maintenance work deemed essential to the project.

Irresponsible decisions by the condominium owners could adversely affect the interests of the mortgagee, and one way to guard against this eventuality is for the lender to take an assignment of voting rights from the owners. Such action is provided for and permitted under provincial statutes enacted to date. A representative of the mortgagee might even sit on the Board of Directors of the condominium corporation. The voting rights, of course, need not be exercised by the mortgagee except to prevent actions which he would deem to be severely prejudicial to his interests.

5. **Resale**

Owners in a condominium project will be sharing common areas and will, generally speaking, have much less private area of their own than in a detached housing development. It could be held, therefore, that neighbour compatibility will be an essential ingredient in any successful condominium.

Should the condominium declaration provide for the owners of units to have some control over resale of units in the development? This can be accomplished by giving the condominium corporation a prior right to acquire units being offered for resale. If such a provision is included in the condominium declaration or by-laws, is it possible that it could be used for discriminatory or illegal purposes? Apart from the legal considerations, would any such restrictions have an adverse effect on marketability of the units in the project?

Interestingly, no restrictions on resale are permitted in projects financed under the National Housing Act.

These matters all require careful attention along with the more or less standard items to be considered in any proposed housing development.

Errors in judgment could be disastrous and it behooves the lender to proceed cautiously and develop as much expertise as possible before becoming committed to a heavy involvement in projects of this type.

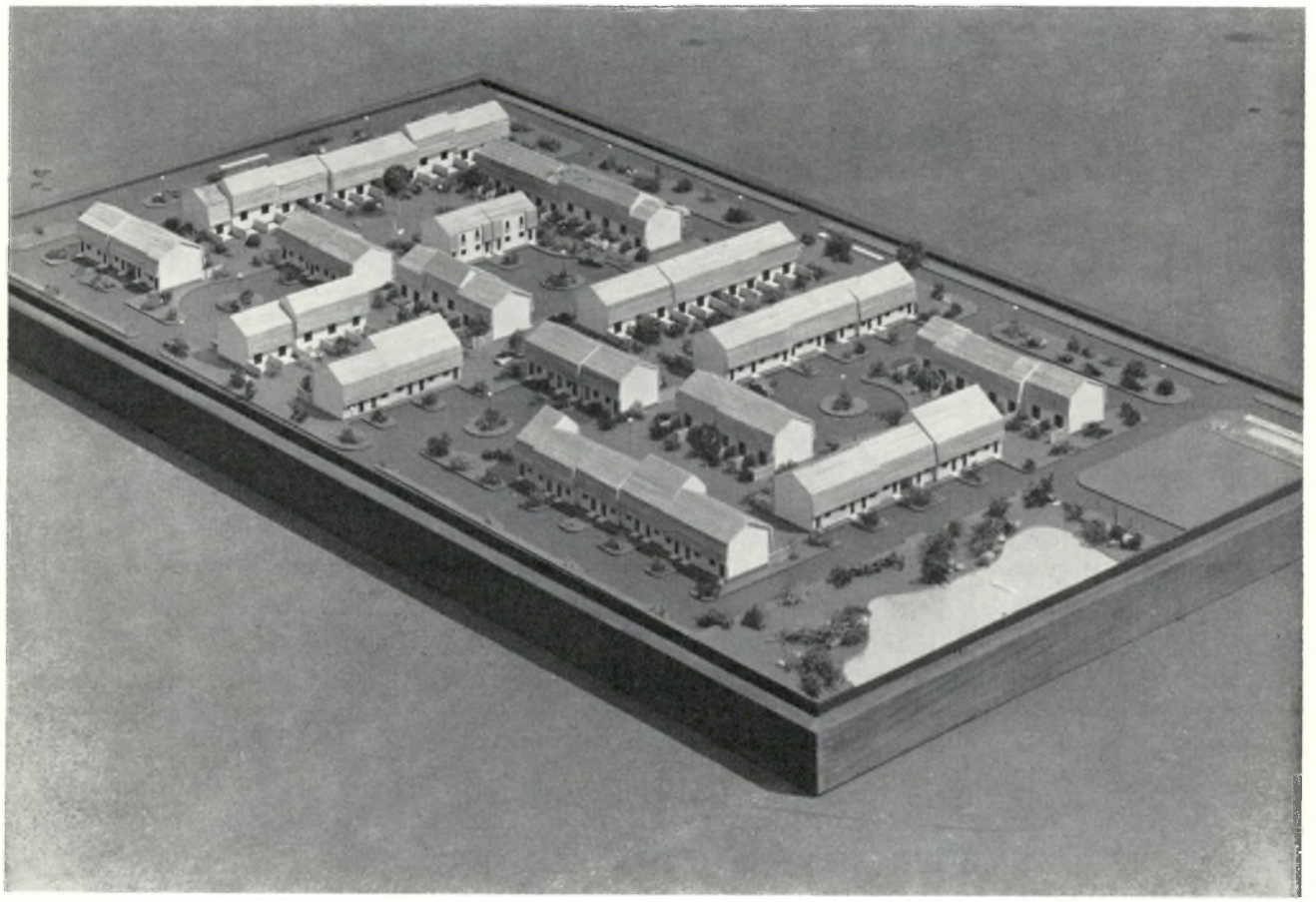
Although complete statistics are not available, it is estimated that there are between 2,000-3,000 units of condominium housing in Canada where construction has been completed, is now underway, or will be commenced imminently. A high proportion of these projects are being financed under the National Housing Act and, while CMHC is providing the funds for a substantial portion, private lending institutions are involved in a number of the more recent projects.

The financial institutions which supply most of the mortgage funds so vital to Canada's housing have a responsibility to their shareholders and creditors to ensure that their mortgage investments are sound and will return a good yield. It is appropriate, therefore, that they should approach new concepts and new techniques cautiously. I am sure that if the Canadian public demonstrates that it wishes condominium housing to become part and parcel of our urban housing scene, our lending institutions will see that this type of project will receive a fair share of funds available.

The Lenders' View 2

EXPERIENCE TO DATE AND SOME PRACTICAL PROBLEMS

by R. W. Ford & R. E. Fowler



DAVID PORTIGAL, WINNIPEG

A model of a project being built in Winnipeg. In Manitoba, condominium may be built on leasehold land.

Introduction

Demand for condominium ownership can be expected from two principle sources:

(i) from those who desire and can afford the security and financing advantages that go with owning rather than renting, and the freedom from maintenance problems that condominium provides; and

(ii) from those who desire the advantages of home-ownership but can no longer afford the traditional form of home-ownership owing to rapidly increasing land costs.

Activity that we have seen to the present date, since early in 1967, has been directed mainly to the second group; and in a number of cases the reduction in down payment that is achieved through the higher densities possible in the multiple-family form have been significant.

In our review of the acceptability of proposals, we have required the condominium scheme to provide the same opportunities for the normal enjoyment of the property as are available under normal freehold tenure, including the right of each individual owner to dispose of his unit. We will deal later with some of the practical problems which have come up between the Corporation and developers and we will also mention some of the restrictions that developers have attempted to impose on the freedom of an owner to dispose of his unit, and the Corporation's objections to these restrictions.

Experience to date

What has been our experience to the present? As soon as condominium became possible, the Corporation made direct financing available to facilitate trial projects where they seemed worthwhile. The first loan applications approved were in British Columbia, with one for a row-housing project for sale to employees of Rayonier of Canada (B.C.) Ltd. in the new one-industry town of Rumble Beach. Soon after, another project comprising row-housing and apartment units was approved at Port Moody on the outskirts of Vancouver. Approval for loan applications followed in Edmonton, Alberta, Bramalea, Ontario, Gold River, B.C., and in Ottawa. The Ottawa project was the first condominium high-rise building

approved for a loan in Canada; all others had been in row-housing form.

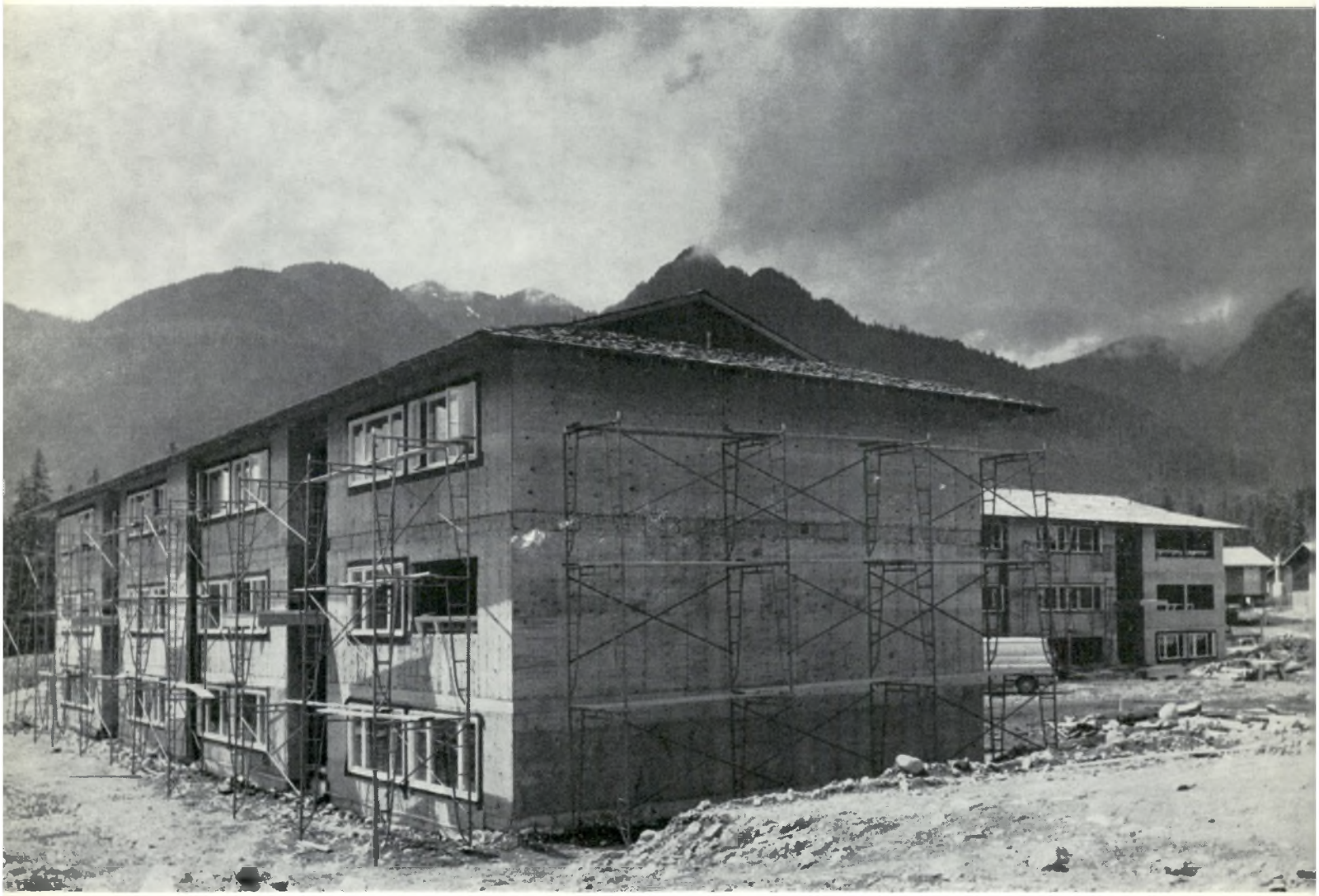
Until 1968, only one of the private lending institutions had made a loan for condominium under the National Housing Act. The reluctance of lenders in the early stages to finance condominium probably arose from their concern about the problem of how to control the extent of the common expenses which arise in the management of the condominium project; or more generally, their concern about this new form of risk created by the problems of management of condominium.

Lenders now, no doubt, realise that common expenses can be controlled by ensuring that the Declaration contains a clear and complete description of the duties of the condominium corporation so the nature of the common expenses may be assessed.

So far as management is concerned, the affairs of the condominium corporation in most provinces are handled by a Board of Directors elected by the owners or, if the condominium documents, by a manager appointed by the Board of Directors. In the case of large projects, there may be long term management agreements binding the unit owners and the condominium corporation to pay management charges to the original developer's organization, or some other organization. It may be most important for the unit purchaser or mortgagee to examine such agreements carefully in case they are prejudicial to their interests.

The mortgagee may retain a very high degree of control of management by requiring that notices be sent to the mortgagee stating the nature of the business to be conducted at any proposed meeting of the owners and, if

CMHC PHOTO — BILL CADZOW



Although condominiums are usually considered a big city product, they have a wider application. Here a small project is being developed in the new town of Gold River in the middle of Vancouver Island.

necessary — although this would be rare — by exercising the right of the owner to vote. It is too early to say what the practice of the lending institutions will be in this respect, but CMHC's practice has been to insert a covenant in the mortgage document whereby the right of the unit owner to vote at meetings of the condominium corporation is transferred to the lender. However, we then return to the owner a proxy to vote at the meetings, and this proxy will remain good for so long as the owner keeps his mortgage account in good standing.

In October, 1968, the Corporation was authorized to undertake a limited programme of direct loans to merchant builders. Loans for condominium projects were included. Projects were financed in Regina, Saskatchewan, Windsor, Guelph, Kingston, Mississauga, Hamilton and Oakville, and in the municipalities of Ladner, Richmond and Port Moody in British Columbia. At the end of 1968, this programme came to an end.

In the meantime, the activity of the approved lenders in condominium financing has gradually been expanding. The Bank of Montreal financed a 100 unit row-housing project in Calgary in 1968, and a 14 unit project in Langley, B.C., early in 1969. The Royal Bank of Canada commenced activity in this field with a 20 unit project in Richmond, British Columbia, following with a 24 unit project in Victoria and, in 1969, a 160 unit project in North Surrey. The Royal Bank is also financing the largest project to date in Canada, a 400 unit development containing a 300 unit apartment building and 100 row-housing units in Toronto under the auspices of the H.O.M.E. plan of the Ontario Housing Corporation. The Bank of Nova Scotia has financed projects in Bramalea (22 units), Thistletown (97 units) and North Vancouver (78 units). Mutual Life with a 38 unit development in Regina, became the first Life Company to finance a condominium under the NHA.

It is interesting to note that the condominium receives a special measure of provincial support in both British Columbia and Ontario. The effect of these incentives, combined with the land savings inherent in condominium is considerable so far as concerns the amount of the down payment.

Practical Problems

Freedom to sell

It has always been one of CMHC's requirements that the declaration should contain nothing which would require an owner to obtain the condominium corporation's consent to the sale, by the owner, of his unit. In the first few projects in which we were involved, problems invariably arose in that the draftsman of the Declaration insisted upon provisions which would restrict the right of the unit owner to sell his unit, without the prior consent of the condominium corporation.

From the point of view of the developer, justification for such a restriction was that it would, in some way, preserve the value of the units. From the point of view of the mortgagee, such a restriction would not normally be imposed on a home owner and, in keeping with our view that condominium ownership must provide the same opportunities for the normal enjoyment of the property as would be available under freehold tenure, we have asked that such restrictions be deleted. In other cases, developers have put into their declarations a right of first refusal. Under such a provision, the unit owner, prior to selling his unit, must first offer it for sale to the condominium corporation. Central Mortgage and Housing Corporation has again required that such a provision must be deleted for it would not only affect the unit owner's freedom of disposal but it would also require the condominium corporation to raise a substantial capital sum to purchase the unit. This sum would represent an item of common expense which we would not be prepared to accept. We are not prepared to accept provisions which involve the expenditure of large capital sums other than for maintenance (unless, of course, such capital expenditures are left to be dealt with later when they can be decided upon by a vote of the owners).

The Right to Lease Units

We have also run into differences of opinion with developers in respect of the insertion of a provision which would restrict the right of a unit owner to lease his unit. We have required that the unit owner should have this right. If the condominium project is an economically viable proposition, market conditions should be allowed to prevail, that is to say, if purchasers of the units cannot be found the owner should be permitted to enter into lease arrangements.

Responsibility to Repair and Maintain Units

Another practical problem that has arisen is that relating to the responsibility to repair and maintain the units. Some Declarations fix the responsibility upon the unit owners to repair their units after damage, without a clear definition of the limits of the boundaries of the unit. One approach in Ontario (and it is not suggested that this is the best approach) is to define the units in such a way that they comprise the area measured horizontally from the back side surface of the dry wall of the partitions on exterior walls of the building (including stairways or other structures and fixtures within a unit which are serving only the unit being bounded) and (for interior and/or party walls) by the back side surface of

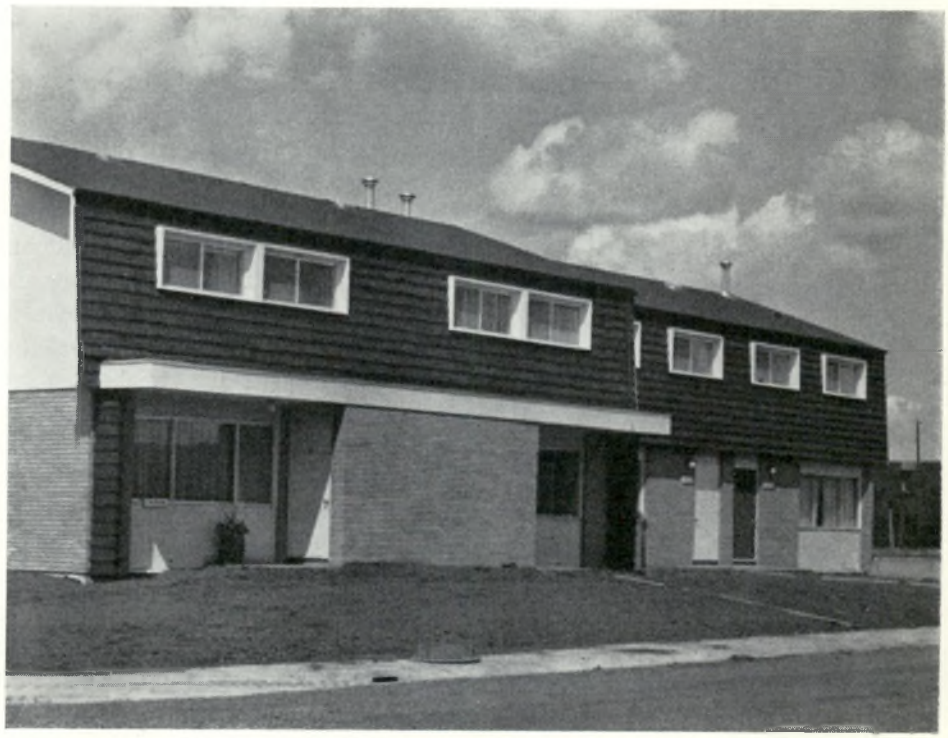
the dry wall bounding such unit; and, vertically, from the inside surface of the poured concrete floor of the basement of a unit to the underside surface of the roof trusses. In this way, while the obligation to repair after damage remains with the unit owners (except in Ontario, for example, where substantial damage as defined in section 17(2) of the Condominium Act occurs) in practical terms the obligation would extend only to minor repairs such as paint, holes in the wall, etc. Assuming that the condominium corporation carries insurance only to the extent of its interest, that is, only covering the property exclusive of the units, then, in the event of a fire causing damage to the units, the interest of the other unit owners and of the condominium corporation would not appear to be adversely affected by the fact that the interior paint in one or more of the units had been badly burned, even though the unit owners may not be carrying any insurance. Of course, if the Declaration does not require that the unit owners insure their liability to repair the units after damage, in other words, if the condominium corporation carries insurance covering only its own liability to repair, then in that case a mortgagee would require evidence that each owner was carrying adequate insurance.

Fire Loss Proceeds

Another problem that has arisen so far as concerns a mortgagee is the question of the disposition of the fire loss proceeds in the event of loss. Because of the nature of the condominium project and the interdependence of the interests of the condominium corporation the unit owners and the mortgagee, the mortgagee in most cases must accept that its traditional requirement for an assignment of the loss proceeds must be qualified. This is so in most Provinces for the reason that the condominium corporation is, by statute, bound to repair the property after damage to the extent of its liability under the Declaration. As a result, it would be unreasonable in most cases for the mortgagee not to permit the proceeds of insurance to go to the condominium corporation so that it may carry out its statutory duty to repair. While the condominium corporation in Ontario is bound to repair the property after damage, the owners may, if the property undergoes substantial damage to the extent defined by the legislation, vote not to repair the buildings. If such a vote occurs, the government of the condominium corporation must be wound-up and terminated. The mortgagee, therefore, will normally wish to be sure that while it has conditionally released its right to the loss proceeds, it reserves the right to the proceeds in the event of major damage leading to a vote of the owners not to repair. If that occurs, the mortgagee and the owners are entitled to the proceeds to the extent of their interests.

A row housing condominium project in Edmonton — the first to be developed in Alberta.

CMHC PHOTO — BILL CADZOW



In only two provinces do condominiums receive any special measure of financial support — British Columbia and Ontario. In the former, condominium owners receive the same general financial incentives that are given to traditional forms of home ownership.

The province of Ontario, through its agency the Ontario Housing Corporation, gives specific financial help to families who wish to purchase condominium units. Here, OHC discusses its program of support for this form of housing which it sees as introducing . . . .

The Third Alternative

by Richard R. Snell

Part of a town house condominium project in Metropolitan Toronto, these units are being offered for sale through OHC's HOME (Home Ownership Made Easy) plan with down payments in 1969 of $1,723 and less.

FRANK GRANT

In many urban centres, particularly Metropolitan Toronto, high land costs and climbing interest rates are isolating an increasingly large segment of traditional home owners from the possibilities of purchasing.

To attack this problem, Ontario Housing Corporation introduced its land-lease system in 1967 and, this year, expanded assistance to the middle income group by activating two other programs in the Home Ownership Made Easy (H.O.M.E.) Plan — condominium and second mortgage financing.

In condominium housing, OHC acts as a catalyst making possible low down payments for purchasers and providing guarantees to builders to encourage such development.

Number of Projects and Description

To date the Corporation has announced plans for five condominium developments that will produce 8,685 dwellings for sale by the Fall of 1974 and is currently considering other projects.

Already under construction are 115 town houses in Edgeley Village, North York; 296 town houses in Thistletown, Etobicoke and 400 town houses and high rise units — Metro's first high rise condominium — in the Parkway Forest development in North York.

At the time of writing, builder proposals were due on the first 1,472 condominium dwellings in Chapel Glen, which lies immediately south of the Hugh Flemingdon Park development in Don Mills. Construction on these units is expected to begin later this year.

Honourable Stanley J. Randall, minister responsible for OHC, in announcing this latter project, indicated the first phase would be awarded to one contractor to obtain a unified design. "We hope and expect to create an outstanding example of condominium housing at Chapel Glen," Mr. Randall said. "This is an excellent site and we are confident that developers will rise to the challenge it poses and produce new design concepts."

Four major European building systems have recently announced that they plan to enter the construction field in Ontario. Because of the size of this project, it is expected this proposal call will attract developers employing a systems building approach as well as traditional builders.

Another 1,800 Chapel Glen condominium dwellings will be developed in the next phase.

Ontario Housing Corporation recently acquired enough land in Bramalea, a satellite city in the Metro area, for the development of 4,602 condominium dwellings over a five-year period.

The invitation for development propsals on the first 507 town houses was issued May 30 and, by the end of this year, OHC hopes to have 1,037 condominium dwellings occupied on its Bramalea land south of Highway 7.

OHC's Role and Method of Stimulating Development

OHC's role consists of providing a site for condominium development, limiting the prices of the dwellings that may be built on this land and providing certain guarantees to both the builder and lender. Exclusive of land, a three-bedroom H.O.M.E. dwelling cannot exceed $15,000, the four-bedroom limit is $16,000 and a five-bedroom dwelling, $17,000.

OHC does not build the housing. This is handled by the developer whose project design has been accepted by the Corporation. The builder also markets the units.

OHC takes back a second mortgage on the site equal to the land value and, by accepting payment for the land from individual purchasers over an extended period of up to 35 years at 8 per cent interest, eliminates land costs from the down payment.

Typical Unit Costs and Monthly Payments

For example, the 400-unit high rise and town house condominium now under construction at Parkway Forest will range in price from $14,872 to $24,379, including land costs, for dwellings ranging in size from one to five bedrooms.

This project, which is being built by Greenwin Condominiums, offers National Housing Act guaranteed mortgages through the Royal Bank of Canada on each unit.

The monthly payments, which include mortgage and land payments, municipal taxes, heat, hydro, water and management fees are estimated at $175 to $260 a month. This means that for the equivalent of, or less than, the current monthly rental payments for similar accommodation, the apartment and town house dweller can be building up equity in a dwelling of his own.

Down payments range from $779 for a one-bedroom to $1,273 for a five-bedroom. The effect of the H.O.M.E. plan will be seen in the fact the same five-bedroom unit development on the open market would require a down payment in excess of $8,000. A purchaser in this case who did not have the necessary down payment would be forced into second mortgage financing where current interest rates run 15 to 16 per cent and where only short terms are offered.

OHC's New Program of Second Mortgage Financing

As a further assistance to ownership of both condominium units and single family dwellings on H.O.M.E. lots, which can be leased over 50 years, or purchased on a long-term agreement of sale, the Corporation will start a new program of second mortgage financing.

Some $50,000,000 has been earmarked for this program which marks Ontario's return to the second mortgage field after a 20-year absence. In the late 1940's, second mortgage loans were made to about 15,000 home purchasers through Housing Corporation Limited, a provincial agency, which will be reactivated to carry out the new mortgage program in conjunction with OHC.

Mortgage loans to be made available under the new program will make up the difference between a 75 per cent mortgage loan to be provided by approved lending institutions and the financing which would be available for loans insured under the National Housing Act. Thus the second mortgage would normally be 20 per cent of the value of the dwelling.

All mortgages under the program will be insured by OHC at a fee of one per cent of the principal amount advanced and be available for terms of up to 35 years. Interest rates will not be more than rates charged individual home-owner applicants under the National Housing Act. Interest rates to be charged on first mortgages by approved lending institutions will not be in excess of those charged for NHA-insured mortgages. These interest rates will be subject to adjustment at five-year intervals.

First Mortgage Financing also Available

First mortgage financing will also be made available by Housing Corporation Limited under special circumstances where primary financing is not available through an approved lending institution.

In announcing the program June 24, Mr. Randall said: "It is our hope that the second mortgage feature will instill greater confidence in the lending institutions to provide primary financing for condominium and other developments which, under the terms of the H.O.M.E. plan, are oriented to the potential home owners in the $6,000 to $10,000 per annum income category."

The Housing Corporation Limited second mortgage will be in addition to assistance already provided potential home owners in the form of land on a lease-hold or long-term mortgage basis on H.O.M.E. lots or H.O.M.E. condominium projects. In the case of condominiums, where OHC is already providing eight per cent second mortgages equal to the value of the land, the mortgage assistance toward the dwelling will be

added to this and the two interest rates blended.

For example, if the value of the land is $4,000, this can be financed on a second mortgage basis at eight per cent with no down payment. If the purchaser also elects to finance his dwelling under the new program, Housing Corporation Limited (which will handle the mortgages) would lend him say $2,000. This mortgage would then be incorporated with the mortgage on the land to become a single second mortgage at a blended interest rate.

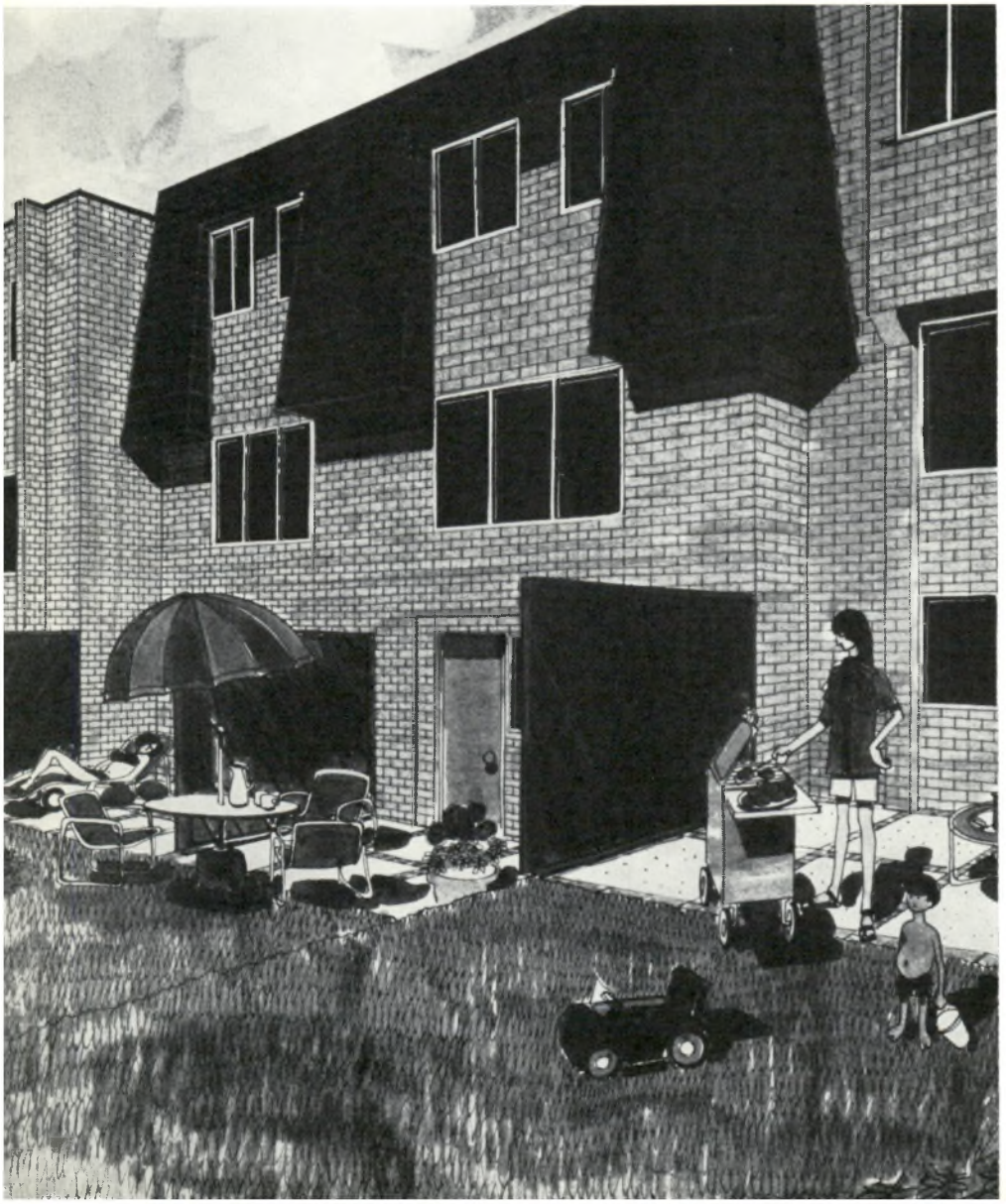
OHC sees this new second mortgage financing program as not only offering substantially lower interest rates and longer terms, but attracting more lenders to the condominium field. As Mr. Randall pointed out, OHC plans announced to date call for mortgage financing in excess of $125 million on condominium and "far greater amounts of money must be directed to this segment of the residential mortgage market if our housing needs are to be met."

Condominium housing isn't the complete answer to everyone's housing needs or desires. But it is a fair option to rental housing.

In other words, it introduces a third alternative — the other two being ownership of the traditional single family home or renting an apartment.

AND IN BRITISH COLUMBIA . . .

Condominiums receive all the special housing incentives given by the province to the traditional form of ownership. Eligible persons buying or building a new house for their own occupancy may obtain a forgivable grant of up to $1,000 or alternatively, a repayable second mortgage loan of $5,000. The grant is forgivable if the person receiving it occupies a house for which it was given, or another eligible house, for five years. During the period a certificate or grant is on title, no transfer may be registered. The second mortgage loan, at present, has an interest rate of 8¾% and is for the same term as the first mortgage. Where payments are made on time, a rebate of $50.00 is made each year. If the principle wage earner dies, any amount outstanding is forgiven and the mortgage removed. In addition, there is the usual tax grant to home owners amounting presently to $150.00 per year.



The patio gardens of a North York condominium.

Developers Look at Condominium

CHMC PHOTO — BILL CADZOW

Roderick J. MacLEOD

If they can be built, financed and marketed at prices that will appeal to that cross-section of the community who seriously desire to buy housing, then I think that demand will far exceed supply, particularly in the urban centres. The challenge here is to do it, and do it at a profit.

President, Greenwin Condominium, Toronto

Q. What made Greenwin's go into condominiums?

A. *The awareness that the traditional approach to providing family accommodation by buying a home, was fast becoming too difficult, because land prices kept going up. Condominium provides the opportunity for a different approach to land use by spreading the high cost of land and services over a larger number of individual units.*

Q. Are you going to provide management services in condominiums?

A. *Yes. Our first project will include our property management for a period of five years and during that time we hope to establish this project on a firm operating basis and to acquaint the many owners with the necessity of having first-class property management. Every successful condominium project that we have investigated outside Canada has, as a key element, very good property management.*

Q. Would you do it again?

A. *Yes, we would. And as a matter of fact, we're trying now to find out on a more specific basis, where we will go with condominium development in, say, the next five years.*

Q. What has been the reaction of the market so far?

A. *It has been pretty enthusiastic. Our first project will consist of a total of 400 units, and at this time we have something in excess of 4000 serious inquiries for those units.*

Q. Do you think condominiums will have a great impact on the housing scene?

A. *If they can be built, financed and marketed at prices that will appeal to that cross-section of the community who seriously desire to buy housing, then I think that demand will far exceed supply, particularly in the urban centres. The challenge here is to do it, and do it at a profit.*

Q. Do you think they are only going to succeed in respect of expensive projects or will condominiums for lower-middle-income people also be successful?

A. *I think our project is unique in that it's the only one that we're aware of, that was built for a middle-income cross-section. If this particular style of project is successful, then we next decide when the market at other levels will be ready for development.*

Q. Do you know anything about the legislation in B. C. or Alberta? And what do you think of the Ontario legislation in comparison?

A. *The significant difference between the Ontario legislation and that in Alberta and B. C. is this: The Ontario legislation tends to be a much more general approach to condominiums, whereas the Western provinces have both taken a somewhat more specific approach. The difficulty in Ontario is that while it is nice to have a general set of references, it doesn't remove the responsibility of coming to grips with specific problems such as insurance, use and occupancy of the units, restraints that might need to be built in to protect the interests of the majority of the owners when certain of the owners fail to follow the rules. Generally speaking, I think a more imaginative approach was taken in drafting the Ontario legislation.*

Q. Do you think it should be amended and if so — in which areas?

A. *Yes, I think the area dealing with the requirement for insurance, and the consideration of the use of leased land as opposed to free-hold land.*

Q. What are some of the problems and some of the oppositions that you have met with in marketing these units?

A. *I can't give you an answer to that, because we have resisted the urge to go to the market-place until we have completed the construction of model units. I think that the public will find it a new experience to see how close they are to their neighbours. It's an accepted thing in apartments, but many of the buyers may not be apartment dwellers. Another surprise might be the extent to which the owners are responsible for the common expenses. The purchasers of condominium units must be convinced that justice seems to have been done in terms of the sharing of common expenses, and in terms of sharing the common elements.*

Q. Did you at any stage ever consider switching back to a rental project?

A. *No, at no time. The package is so attractively priced, built and located that our view is that if this project doesn't go well then we would have serious reservations about condominium in Ontario under any conditions.*

Q. Have you had any experience working with a Board of Directors?

A. *Not yet. However, we feel it is most important that*

there be good, competent, professional property management. With a combination of a good property management company and a knowledgeable Board made even more knowledgeable by the property manager, they should be able to work in harmony, and for the best benefit of the owners. The role of developing a proper Board will be largely in the hands of the property manager.

Q. Were there any problems posed by survey requirements in the registration of the plan? Did you need bridging capital or do you have a blanket mortgage?

A. *In this instance, we got a construction mortgage which will be fragmented down to the individual 400 mortgages at the time we register the declaration to be governed by the Condominium Act. So it's a two stage thing. There were additional legal expenses because the individual lawyers have to satisfy themselves as to the contents of the declaration, the by-law, the management agreement and the Offer to Purchase. However, in the long run I think they will come into line and be not terribly different than the norm in conventional housing.*

Q. In your view, have the mortgage requirements interfered with the best interests of the project? Did the lenders restrict you in any way?

A. *Initially there was virtually no interest from the lenders at all because they believed there were a lot of complications and new problems to be anticipated with condominium financing. They didn't want to concern themselves about these because the demand for money far outstripped supply and the way in which they were accustomed to place their mortgage money was very straightforward. There was no incentive for them to get involved. However, in this instance, mortgage financing is being provided by the bank. The fact that the bank could be in a position to start off with 400 customers had a considerable appeal. The arrangement with the bank was that they would make it possible for these owners to make their deposits for mortgage payments and common expenses in the bank branch where they did business.*

Q. Do you think that the hard comments against the lenders for not giving their support to the condominium projects are justified?

A. *I think that it's fair to say that all eyes in the lending community will be on projects such as our own in the early stages to see how it goes. Our greatest need at the moment is to get more mortgage financing committed for future projects.*

Q. At what point do you hand over to the Board of Directors?

A. *The Board of Directors becomes an active body only after all the units have been sold and everyone moved in.*

Q. What about the maintenance charges?

A. *We assume the carrying charges of these units until they are sold and occupied.*

Q. Do you think condominium projects will give rise to the full realities of home ownership?

A. *I think that this depends on two things basically. Certainly the design of the condominium project has to take full account of the basic idea that condominium implies living together and sharing. Secondly, I think that you probably have to discourage people who believe they would be better off by themselves from moving into condominiums. I think that if you want to be in the city then there may be other pressures that narrow your choices. After all, we're all concerned about what we can do with our disposable income and if too much of it goes towards shelter then maybe going from a single-family home to a condominium will be a much easier choice for people to make.*

Q. What would you say 1) to lenders and 2) to the general public about condominiums?

A. *I would say to the lenders, pick your developer carefully. A tremendous amount of thought has to go into location and into the design and development to produce something that the public will respond to favourably. The lender must have all kinds of confidence that he's selected a developer who has all the competence and expertise to make it go. To the public I would say, make sure that you know something about the reputation of the builder, that the project is in a good location. Satisfy yourself as to what the economic requirements are in addition to the mortgage payment. Make a point of finding out more about what the common expenses are and start to think seriously about this problem of sharing.*

Arthur ZIMET

The lenders are anti-condominium. Well, they're not so much anti-condominium as that in any kind of multiple choice situation, they prefer the easiest thing.

Senior Vice-President,
Bramalea Consolidated Developments,
Bramalea,
Ont.

Q. Did you embark on condominiums as a means of a quick turn-over?

A. *No. I saw it as a solution to some of the problems we have faced in the housing industry for a long time. For many years the price of land has been escalating at a rate which, it was apparent, would soon outstrip the market's ability to pay for the end product. In densities of 17 units to the acre in our condominium project we are getting four times as many units out of an acre of land as we would with an average mix between single family and semi-detached. When the price of developed lots reached about $7,000 it became obvious that there was a great spread between the end cost houses built on a $1,500 lot or a $7,000 lot. I realized it was a solution to the continued development of housing for the low end of the market. In that sense there was no fast turn-over — it was a long range scheme.*

Q. Do you see any further extension of your services in this respect to, say, managing projects?

A. *We personally are in the land development and building business. We are in the management aspect of it only to see that the project is nurtured during its initial stages so that all of the wrinkles can be ironed out. We have much more expertise in management than the*

DEVELOPERS LOOK . . .

(Continued from previous page)

people who will be living in it, even though they, as owners, have the legal right to select whatever management they want. We feel that it is in our own best interests, inasmuch as we are interested in the further development of the condominium, to see that these projects get off the ground properly.

Q. What's been the reaction of the market?

A. *We sold the bulk of our 37 town houses without an ad in the paper — they were all virtually sold by word of mouth. This is interesting because, at the same time we were selling housing in large quantities under the HOME program. Under the HOME program you could buy either a detached or a semi-detached house for about $1,500 down. The 37 town houses required approximately $3,800 down, and the salary requirements were not much different from those required for the HOME detached and semis.*

Q. Do you think condominiums are going to have a great impact on the housing scene?

A. *Yes, I think they are, because they provide family accommodation that most people can't afford any other way.*

Q. Do you think they can be structured to families of modest needs?

A. *If by modest needs, you are talking of those who earn $7,000 a year or less, then the answer to that question is again, yes.*

Q. Do you propose to develop and build for the poor?

A. *It's not a question of profit. We can make as much profit on a low-priced unit as we can on a high-priced unit. The land increment of the total house package has been so high recently in the Toronto area as a result of the high cost of a serviced acre, if you can increase your densities by the use of low-rental multiple and condominiums you are simply reducing the end price. The limiting factor is the cost of land.*

Q. Do you think condominium will succeed in respect to expensive projects?

A. *Condominium projects will succeed, provided that all of the problems of the market place have been dealt with intelligently and the product which is presented to the market has been researched and handled properly. You can have a successful low, medium or high-priced condominium project. There are people selling condominiums in Toronto at $37,000 — the same kind and form of housing that we will be selling at $18,000. Essentially there is nothing different in the form of housing other than its location, some of the amenities, and size of the unit. Basically the form of housing is exactly the same.*

Q. What are some of the problems and some of the oppositions that you have met?

A. *Ignorance. Ignorance at all levels. At the municipal level, in the engineering departments of the various municipalities, the Public Utility Commissions, ignorance at the lender level, ignorance at the political level in some of the local municipalities. Everybody seems to be afraid of it except the people who are prepared to buy condominiums. I suggest that the fear follows the ignorance. We're having terrible problems, for instance, in engineering departments where, because it is condominium, they suddenly decide that they're going to invoke new engineering philosophies in connection with the development of the project. A different philosophy than they would expect if the same project was a rental project. For example, for years in our low-rise multiple rental projects we have been running our service mains — sewers, water, storm sewers — underneath the blocks of buildings and tying them all together. The same municipality which will accept this in a low-rise rental project, when faced with the same design concept in a condominium project, says, "No, that's no good. You have to have individual connections with the houses and the mains have to be outside the house." We say, "Why?" They say, "Well the people own it.". What difference does it make if the people own it or if they don't own it? There's really no engineering reason. Unfortunately, costs are about $400 per housing unit more to do it by virtue of individual connections than the other way. This is self-defeating when you attempt to produce a low-cost project.*

Q. Other than the scarcity of housing, what other advantages have you found in the market? What has made people ready for condominiums?

A. *There's a tangential benefit which will allow people the benefits of living in a house without the headaches of maintenance, but it's not a primary factor.*

Q. Were there any problems posed by survey requirements? In the registration of the plan, was bridging capital required or do you require a blanket mortgage?

A. *Surveying costs are about two and a half times our normal costs but I don't think it's avoidable. The description must be clearly defined and we simply have to pay the cost of this. We've experimented with the financing aspect. We had an opportunity in one particular small project that's under construction now of getting financing from two different lenders, one of them being Central Mortgage and Housing Corporation and the other being a bank. Both wanted to take the project in total, but I felt that I wanted to have one run-through where I had two lenders on one project. Simply from the experience gained, it's worked quite well. We evolved a formula of having a blanket mortgage run concurrently with the condominium mortgages. In the case of the two lenders, we had two blanket mortgages running concurrently and there's really no difficulty because in any normal 100 unit development you would have one blanket mortgage covering the whole project, which would be superseded by the individual condominium mortgages at such time as the condominium was registered.*

Q. Did you, at any stage, ever consider switching to a rental project?

A. *No. I have considered the converse — of switching from rental projects to condominiums.*

Q. Why?

A. *To make more money. People are prepared to pay to purchase a housing unit out of proportion to what they are prepared to pay for a rental unit. This was proved in the Greenwin Project in Don Mills in which the monthly maintenance costs and interests and principal payments for a 4-bedroom row-house exceeded the rental the occupant would have paid in a rental project. This is apart from the amount of equity he would have to put into it, but everyone is equity-oriented and people would prefer to own, even though it costs them the same amount for the future benefits to be gained from the inflated value of the property.*

Q. To what extent does location influence the success of the condominium?

A. *In any real estate development, location is a factor. You have to have the right product in the right location.*

Q. In your view, have the mortgage requirements interfered with, or been in the best interests of, the project?

A. *The lenders are anti-condominium. Well, they're not so much anti-condominium as that in any kind of mul-*

tiple choice situation, they prefer the easiest thing. At the moment the easiest thing is for them to lend money in large packages which are easy to administer for rental proects, rather than lend money on condominium. The banks like to lend money for housing because it helps their branch banking operations.

Q. The lenders' stipulations haven't interfered with the development of the project?

A. *No.*

Q. At what stage in the sale of units did you hand over management of the condominium project to the Board of Directors?

A. *We initially had an informal meeting (which five members of our company attended). with the three people who bought our project to explain what condominium was all about. We felt a good many of them might have bought not really knowing what they were involved in. It was apparent at that first informal meeting that there was sufficient knowledge of condominiums on the part of the people and, in addition, that there was sufficient interest in the affairs of the project. At the first formal meeting four or five weeks after the informal one, we decided to withdraw two of our people from the Board. They promptly resigned and were replaced by two of the occupants of the project. We have another Board meeting coming up soon and it may very well be that the project has run so smoothly over the past year that the balance of the members of this company may also resign from the Board. We've had a very successful project.*

Q. How do you work out your voting rights?

A. *The voting rights were apportioned on the basis that each owner had an interest in 1/37 of the project. The end prices of the units were sufficiently close and the nature of the project was such that an equal distribution is workable.*

Q. And this would apply to the maintenance.

A. *Yes.*

Q. Who was liable for maintenance and operating costs during construction while you made the sales?

A. *The responsibility of the maintenance rests with the occupants of a completed unit in which he has taken occupancy. In practice this company would do the maintenance on his behalf without charge.*

Q. There's no management company as yet set up?

A. *We set up a management company prior to the creation of the condominium corporation. The works department of our management company simply does the maintenance work for the condominium project and will continue to do so.*

Q. The owners get some advantage there?

A. *The owners get the advantage of it during the period prior to the occupancy.*

Q. What stage do you in fact say, "No more?"

A. *The figure would probably be at about two-thirds full. You must realize that in most cases, you have a situation in which people are occupying the project prior to the outside work being completed. As most of the expenses as far as maintenance is concerned, have to do with the outside, and as that work is not going to be done until after the people move in, we're really not talking about that much work in the average project.*

Q. Would you do it again?

A. *Yes.*

VAN DYKE

Ed SULLY

There's no other way that the market in real estate can develop in Canada because land prices are jumping so quickly.

Vice-President,
Murray Hill Development Ltd.,
Edmonton

Q. Why did you get into the field of condominium development?

A. *The Condominium Property Act became law in Alberta in 1966. We had a piece of land that we had been trying to convince the Council of the City of Edmonton for some two years should go into row housing. Row housing had become a dirty word in Edmonton because a lot of the projects up to that time had been substandard in design, façade and quality control. We thought the only way we could get the City to let us rezone this land for multiple-family use, was to give them something forward-looking and something that would especially meet the needs at that time, namely, a down payment of under $4,000. We came to CMHC with the idea that we would give them a good quality project with a down payment of $998. From my personal viewpoint, I have been living in condominiums for many years in Hawaii and had become quite interested in management control and the concept itself. Ninety-eight per cent of the Hawaiian market was condominium, either on a lease-back basis or fee simple; it is now predominantly on lease-back. These were some of the reasons that prompted us to go into it.*

Q. Would you do it again?

A. *Yes. We are not only interested in doing it again but we are planning to do bigger condominiums on integrated plans that may cover 30 or 40 acres. We find from our experience through the Board of Managers that is running Brentwood Village, that a greater number of people than was thought possible are interested in having a housing unit without 80% of the menial responsibility that goes with it, and without having to accumulate the tools and equipment to do the lawns and so on. We feel that this is a market that is going to develop and attract larger and larger developer-builders across the North American continent.*

Q. What has been the reaction of the market?

A. *The market in Edmonton which, until we started this project, was considered a strong bastion of the single-family unit, was surprisingly strong. We had to do very little advertising after the first 2 or 3 units were sold. In fact, we had a line up, and the 56 units comprising Brentwood Village were sold out in several weeks.*

Q. Do you think condominiums will have a great impact on the housing scene?

(Continued next page)

DEVELOPERS LOOK . . .
(Continued from previous page)

A. *There's no other way that the market in real estate can develop in Canada because land prices are jumping so quickly. The condominium principle is tailored to measure for what is happening to the market.*

Q. Do you think condominiums can be successfully tailored and structured to families of modest means?

A. *We definitely feel that families of modest means will be able to fit into the condominium program. In Brentwood Village, for example the down payment of $1,000 to $1,400, based on a mortgage of some $13,000, amortization of 25 years at 7% interest, took in a large segment of the population that ordinarily would have had difficulty qualifying for a CMHC loan. This can be continued even in a market of rapidly rising costs, if land assembly is controlled so that the price per unit stays somewhere in the vicinity of $2,000 and under, a unit.*

Q. Do you know anything about the condominium legislation in Ontario and Manitoba?

A. *I've read portions of the Ontario legislation but I know very little of the Manitoba legislation. In perusing the Alberta legislation, we took a good look at some of the legislation upon which all the Canadian legislation is based namely, the New Zealand, Australian and some of the American legislation. The Alberta legislation differed from that in B. C. in that the B. C. legislation was thinking only of strata, that is, one unit piled on top of another. In Alberta the Condominium Property Act allowed a mixture of commercial and residential projects. I understand in Ontario the developer and builder have still more latitude. My criticism of the Western Canadian legislation is the fact that the legislators have not given any thought to lease-hold interests. The central cores of cities have reached such a high price level that in most cases the developer will not be able to acquire the fee simple land and therefore the legislation should be widened so that lease-hold interests could be taken and developed on the condominium principle. This has been done in Hawaii for many years.*

Q. In your selling were there any problems or oppositions you met in the market?

A. *Most of the opposition in the market initially was from fellow builders and developers who didn't think it would work. A lot of it came from certain lenders who thought that we were taking a calculated risk. Some of the criticism came from families who had homes of over $25,000. In Edmonton the average person has, we feel, accepted it. We believe the public will buy condominium units in any range and from the modest family unit with a low down payment, to a $75,000 unit in say, a 10 unit high-rise on the river bank.*

Q. What problems have been posed by survey requirements and in the registration of the plan? Was there any problem of capital financing? Was the capital financing carried by yourself or with a blanket mortgage?

A. *With regard to the survey requirements, in Alberta when the Condominium Property Act was drafted there was no mechanical machinery set up at the Land Registry Office. When the machinery was set up — and it was done after meetings between all department heads of the Land Registry Office, and the various departments in the City of Edmonton including the Tax Assessor — then we got down and summarized our findings. From this we set up the format. With regard to the use of capital before the mortgage draws came in, this was no problem for our company. We simply had interim financing from the bank at very little over the prime rate and this carried the cost of construction up to the time that we were able to get draws. The condominium plan itself could not be registered until there was a certificate given by the architect on the job that all the buildings shown on the site plan had risen out of the ground and were in location as shown on the site plan. This meant that you had to proceed with the acquisition of land and construction to that point before you could even register the condominium plan itself. This, however, does not pose any great difficulties.*

Q. At any stage during the development of your project, did you think of switching back to a rental project?

A. *We never had any doubt that this project would sell at the down payments that they were being offered to the public, so we never seriously thought about the fact that we might be in a position of having a rental project.*

Q. When the condominium started to operate, did you take part in any of their meetings?

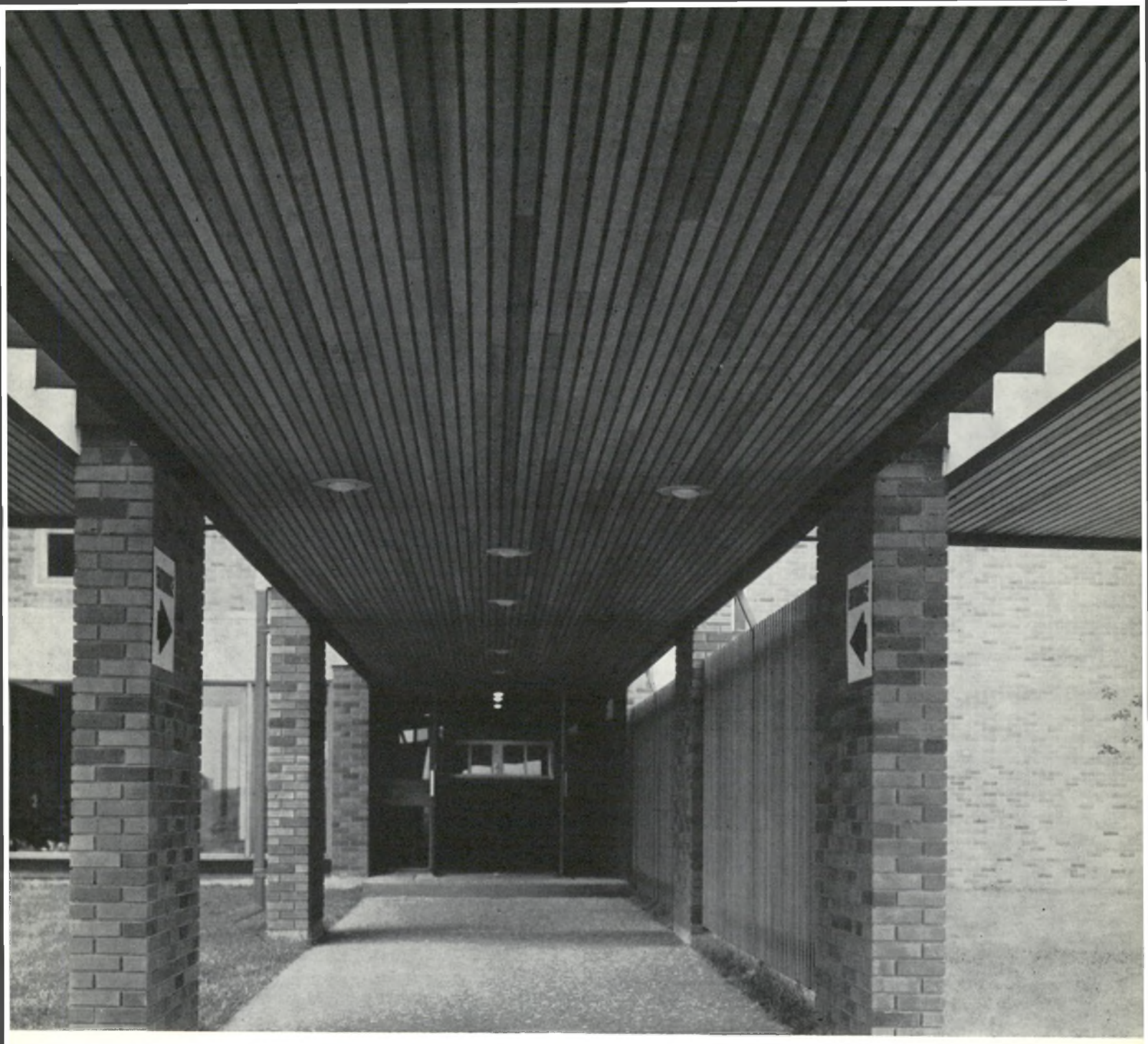
A. *One of the obligations upon us, as agreed between myself and the lender, was that we would give guidance to the Board of Managers so that they would be in a position to understand exactly what they have to do. We said that the developer would continue to own at least one of the units until the Board of Managers not only had been formed but until they had enough experience to run their own affairs. The by-laws which appear in the Condominium Property Act in Alberta had a provision that Schedule B could be cancelled and your own by-laws substituted, or you could leave Schedule B as it was. Schedule A were by-laws that were compulsory under the legislation and Schedule B were by-laws that could be instituted as supplementary to the legislation. We worked out Schedule B in great detail at the time that the builder was the owner of all of the the units. The only way you can change Schedule B now is by a unanimous resolution of all the owners of Brentwood Village. Many by-laws were incorporated in Schedule B that were garnered from by-laws that had been worked out in different parts of the States, New Zealand and Australia and we felt that we gave them good working machinery with which to run the project. The Board of Managers at the present time are functioning very well. They have a cross-section of people ranging from an insurance agent and a retired agronomist, a plumber, an architect, and a housewife — seven in all.*

Q. To what extent does location influence the success of a condominium project?

A. *Location, of course, is the key to any development project. It may be that for condominiums that cater to people of modest means, the lower the down payment probably the weaker the location could be and you'd still get by. In Brentwood Village the location happens to be an excellent one.*

Q. In your view, have the mortgagee's requirements interfered with, or been in the best interests of, the project?

A. *In this particular project, the mortgagee is CMHC. They have the right to actively attend meetings and really have the right of veto over any changes that might take place in some of the by-laws that they thought were not desirable. A standard mortgagee could go to these meetings but could not really interfere with the way of living of the people in the condominium as much as with the regulations by which those people have to live. Since every mortgagee is concerned with his security it would seem dubious that any mortgagee would actively do things that would be harmful to the welfare of the people or the manner in which they lived in these*



CMHC PHOTO — FOTO BLOHM

In the last three years of the sixties many Canadians were finding it increasingly difficult to become homeowners. Condominium appeared to offer a solution and by the end of the decade nearly all the provinces had passed enabling legislation and with it the hope that the door to home ownership in the seventies would be opened wider.

Horizon House, Ottawa

DEVELOPERS LOOK . . .
(Continued from previous page)

condominiums. Most mortgagees outside of CMHC have not entered the condominium field for a number of reasons; they have had no experience, they are afraid of it, they have a more lucrative field in developers and builders whom they know, and are experienced and with whom they can get participation deals, personal guarantees and the assurance that an experienced developer will be running the project when it is finished, and they will not have to deal with 100 different owners. The banks, also, should reverse their position since they are trying to build up their customers. The appeal to the bank should be that if they have 100 different mortgages in one condominium project, they have the potential of 100 new customers.

Q. At what point in the sale did you turn over control of the project to the Board of Managers?

A. *It was almost a year after the units had been sold. We turned it over at that late date so that I could spend time with the people who were interested in the Board of Managers and give them guidance, not only in the management itself, but in the interpretation of the by-laws which appeared in Schedules A and B of the Condominium Property Act, and in other related matters.*

Q. What about liability during construction?

A. *We had builders risk until such time as the units were completed, and we retained the units in our name until we started selling them.*

Q. If the units were partly vacant, would you pick up your share of the overhead rather than split it between the owners?

A. *We carried the insurance until some six months after the first people had moved into the project, so that the people who came in first had free insurance during that time. This was pretty well the case with everything.*

Q. Do you think that condominium projects will give rise to the complete realities of home ownership, or do you think it may induce some sense and practice of community living?

A. *I think they will do both, especially if it is a town house condominium. This type is different from a single-detached dwelling only in the sense, that the party wall between the units has been moved some 10 feet so that there is no side yard between them.*

Q. If you had one statement that you wanted to make to the public and to the lenders about condominiums, what would you advise them?

A. *I would say to the public of Canada that they should buy condominiums if they have the opportunity, for the following reasons: 1. They are a good investment. 2. They provide for more leisure time now and in the future when leisure time will be even more plentiful. 3. They provide an opportunity for the average condominium owner to get involved in community service and to obtain experience in management in the event that that person wants to get on the Board of Managers. 4. For people of modest means they provide a back yard of an acre or so, in many cases, with a wading pool, sand lots, recreational facilities and they provide playmates from adjoining units. The lenders have not met their responsibility in Canada with regard to condominium units. This is a mistake that, we feel, in the near future will be reversed. The prime lenders will realize that by dealing with a larger segment of the public individually they will establish better public relations and they will not find that the rate of delinquencies will increase. The banks will find that their business increases because they have more customers.*

Gordon DENFORD

STRABLE

Ownership is a great key for people to move up in the social scale.

President,
Capital City Construction,
Victoria

Q. Why did you go into condominium projects?

A. *We had previously been developing medium-density apartments, and it seemed to me there were more being constructed in Victoria than the market could stand. There was a shortage of housing for the young family group, those with reasonable incomes of $6,000 a year or more. The price of single-family dwellings had gone up to the point where they just couldn't afford the down payment. They were going into rental units which didn't give them any hedge against inflation. It seemed to us that ownership was the answer. We had to bring the cost of construction down and make better use of land, so the condominium concept was the thing to go into.*

Q. Do you see yourself going into the management side of this?

A. *The project that we are doing here is only 24 units and doesn't really require external management. It will be interesting to see how the condominium society will organize themselves and perhaps provide their own management. I've looked into larger condominium projects and I'm not really sold that these are good in a community. I rather think now that a 20 to 30 unit condominium spaced in single-family dwelling or medium-density areas is the optimum. Victoria, of course, is a residential type of town with very little industry and I think the smaller type of development is more appropriate.*

Q. Would you do it again?

A. *Oh yes, definitely.*

Q. Other developers have said "I wish I could turn all my apartment units into condominiums."

A. *I don't agree with this. Design is a most important thing in condominiums and you have to study the market and design specifically for it. I don't think you can just take a garden apartment today and turn it into a condominium tomorrow. We tested the market with young couples and found that things they would put up with as a tenant, they will not tolerate as a home owner. Therefore, there's really no similarity between apartments and condominium housing.*

Q. What has been the reaction of the market?

A. *I think that at first there's a negative sort of reaction. We're traditional in wanting to have our little plot of ground. We have made certain in this project that owners still have about 90% of the privacy they would have in a single-family dwelling. Our units are row house type, they each have a rear patio of some 500 square feet, which is 50% paved with removable pavers. The balance is in top soil so we have a flexible garden-patio type of thing which can be extended, and front courts which are private for dining. The only difference between that and a single-family dwelling is 10 feet of space, really. The buildings have concrete masonry walls which are sand filled as dividing walls between each unit, so the scepticism which is there when the public first look at drawings changes when they go to the construction site and start getting the feel of the units.*

Q. Do they know anything about condominiums at all?

A. *Very little.*

Q. Do you think condominiums are going to have a great impact on the housing scene?

A. *In Victoria we have a severe shortage of land caused by lack of serviced land. Our sewer works are, I would estimate, 5 to 10 years behind where we should be, so that this type of development will probably become quite common here. Our next development is a condominium for retired people. We have found that people with a reasonably high income are retiring to Victoria at a fairly early age and are not satisfied with the small minimum accommodation available in rental apartments. Our next project is a high-rise concrete building with only 4 suites per floor, to take advantage of the views of Beacon Hill Park, the Ocean and the city itself.*

Q. You feel that the impact lies in an unexploited segment of the market?

A. *Yes, I think so. There's been little social planning in conjunction with the architectural planning and I think people are going to demand more of the social aspects within their dwelling. If you are building for young families you can't use the same thing that you would for 55-year old retireds.*

Q. Do you think condominiums can be tailored and structured for low-income families?

A. *Oh yes. As a matter of fact, I think it should replace public housing. Ownership is a great key for people to move up in the social scale. Using the modular co-ordination systems approach in construction, and good design, it's possible to build condominium housing for less than rental housing.*

Q. What about the expensive projects? Do you think there's a big market there?

A. *It is not as great. I think by the time the children in a family get to be 9 or 10 years old, that family will use the equity they have built up in their condominium unit to go into a single-family dwelling. We're dealing with an income group at about $8,000 a year, so obviously their income will be increasing. They are able to get into the condominium with nothing down and so in 6, 7 or 8 years they'll probably move into a single-family dwelling. It may be an intermediary form of housing for this particular social group.*

Q. What about the resale problems with 7 year's equity?

A. *In this case, everything has been so designed that it requires no maintenance. We're using pressure treated woods, white marble chips and stucco, so there's no exterior painting at all. The landscaping has been designed to be very easily and inexpensively maintained and will always preserve a good appearance. I think that in order to enable the same type of person to get in, there should be a flexible re-financing program. Perhaps this could be done through a government agency or private lender. I think that re-financing is the weak point and it should be made readily available to re-finance.*

Q. What do you know about the legislation in Ontario and Manitoba and how did you find working under the B.C. Strata Titles Act?

A. *I know very little about the Ontario and Manitoba legislation other than just cursorily reading articles. The Strata Titles Act in B. C. appears to be fine. I don't see any problems with it but I don't think these will show up until we have had some more experience. One problem from a developer's standpoint is raising the cash to get a condominium started. We estimate here that we'll have more than a quarter of a million dollars in 24 units before we're anywhere near a position of making a mortgage draw, because of the requirements of the Act that the entire project must be framed to the roof in order to draw the title and get registration. There are only a limited number of people who can afford to actually develop condominium for this reason.*

Q. What are some of the problems and some of the oppositions that you have met in the market?

A. *We had been looking for some time for a site suitable for young families close to a recreation park, schools, a shopping center, and all these things. The site we got was perfect. The only people who disagreed with us were the neighbours. There was a public hearing and it was a real bearcat, as is usual with public hearings. The organized opposition did not know their facts and didn't bother to contact the developer to find out what he intended to do. Opposition was based on ignorance and I think this has to be overcome through the creation of good condominiums.*

Q. What advantages have you found, apart from the scarcity of housing?

A. *I think leisure time is perhaps the most important. Almost without exception the husband is for it, especially with the golf course across the way. The housewife is a little apprehensive. She tends to like the garden aspect and the cutting of laws and things more than the man does. We overcome a little of their opposition when we point out how we have created an indoor / outdoor recreation space which is quite safe for children within the dwelling unit. Plus the fact that the overall project itself has a safe environment. We don't permit through traffic. Inevitably the husband likes the leisure aspect and he likes the home ownership. There are 1560 square feet in a unit and the fact that he can get it for $5,000 is good enough. But after the provincial government has put on their second mortgage of $5,000, if he's the first occupant of that home and if he hasn't had a home acquisition grant before, he can get in for $1,000 or $2,000.*

Q. Have any problems been posed by survey requirements? Any problems of bridging capital? Did you need a blanket mortgage?

A. *In our case, we applied as a company for 24 mortgages. There's no particular reason for doing it this way, it just seemed in our consultation with the Royal Bank who is the mortgagee, and our lawyer, that this might be the way to do it We could have put a blanket mortgage on and then had separate mortgages drawn for each individual purchaser but it seemed to us to be another step and more costly. There was no problem with the surveying. There is a problem in one respect, that is the actual designing and the zoning. There are areas which are probably treated quite differently by different municipalities across the country. In the Greater Vic-*

(Continued next page)

DEVELOPERS LOOK . . .
(Continued from previous page)

toria area there is no zoning as such, so we were obliged to use apartment land. This is a detriment to condominium development because obviously the supply and demand has set the price on the highest use of that land and in terms of density. Then again, the question of side yards, set backs, this sort of thing frequently hampers a good condominium design. There is the fact that some areas require 30% landscaping. The garden apartment regulation required only one parking space per unit, but since we're dealing with young families, frequently with both husband and wife working, we wanted two parking spaces per unit. We created parking for 48 cars, which took up about 40% of the site and reduced our landscaped area. We were fortunate in having the city officials decide that our private courts and private patios could be added to the landscaping to bring that particular percentage up to the requirements.

Q. What has been the response of the municipalities?

A. *They're scared. It's always the question of who is the Minister of Good Taste. This is why we as a developer always build scale models.*

Q. Have you at any stage ever thought of converting your project to a rental project?

A. *No. It would probably be one of the more expensive rental projects in town. Economically we would do it of course, if we found that it failed from a sales standpoint. But we don't honestly think this will happen.*

Q. What sort of support are you, as the developer, prepared to give the council?

A. *All the support in the world. We have a permanent development company which is well established, so we are in a position to give advice if they require it. We're setting up the management with the mortgagee to the extent that the assessment made by the society will be payable with the principal, interest and tax payments each month through the bank. The bank will then set aside the assessment to a special account. We have tried in our design to minimize the number of things they will have to do. The water is a common service so they would pay for it. Cablevision, is a common service with the agreements made on behalf of the future society. Service here is $2.00 a month whereas it's $4.95 per month for a single-family dwelling. We managed to negotiate insurance at an extremely favourable rate for them. The landscaping has been designed primarily with rock sculptures to minimize grass cutting, so it's been reduced to a 4-hours per week job which is fairly inexpensive.*

Q. Will you be represented on the council?

A. *So long as we own one unit at least we will be. As soon as we have sold the last one, we have no vote, but I have no doubt that they will call on us periodically.*

Q. About the voting rights of the owners, did you say it was equal portions?

A. *Yes.*

Q. It's not based on the amount paid for the units?

A. *No. There are 24 titles and units and therefore there are 24 votes.*

Q. To what extent do you think location determines the success of the condominium project?

A. *Not very much because where there's a tremendously high demand, any location seems to do. It was difficult to find the type of location I wanted. Having found it, this then lends itself to the ultimate success of the thing.*

Q. In your view, have the requirements of the mortgagee interfered with, or imposed themselves in any way on the project?

A. *I would say no. We have a happy relationship. I think that they know very little about it and we were both sort of green when we started.*

Q. When do you hand over control of the project?

A. *Theoretically, of course, the minute I've sold 13 out of 24, I've lost control. However any major alteration to the structure has to have unanimous consent of the co-owners. So in this sense, nothing major can happen in the way of alterations that materially alters the project, as long as we have one vote.*

Q. What about liability and maintenance costs during the early stages of selling?

A. *It would start right from the time that they became an owner.*

Q. Do you have any views about taxes?

A. *The tax aspect was a rather important thing to the people who were opposed to the project. They felt very strongly that their taxes would rise because of this development, the children would be using their school facilities and so on. However, when it came time for discussions with the city tax assessor we were astounded that the taxes on the project would be double that of any of the single-family dwellings in the area which were on, in some instances, 10,000 square foot lots. This appeared to us to be inequitable. I think that in any condominium project, the province should perhaps take a serious look at a lower tax rate for these units particularly since some of the houses surrounding the condominiums is most areas would probably have a fairly low tax rate.*

Q. Do you think that condominium projects will give rise to the full realities of home ownership, or do you think it will induce some sense and practice of community living?

A. *I think this is perhaps the only way in which a majority of society can own their own homes. As far as communal living is concerned, the project which we envision in the future, which requires a 28 acre site and which has everything going for it, can I think, mix young family housing with older because older people love children when they're half a block away. I think that condominiums have a very real place, mixed with other types of developments, perhaps medium-density apartments with some cluster housing, providing it's done well. The overall picture will add up to a far more efficient use of land and services and result in lower operating costs and taxes in the future.*

Q. What do you propose to do to instruct prospective owners about their responsibilities in a condominium project?

A. *We are preparing a sort of a small brochure which will give them, in layman's language, the legal aspects of the society and the Strata Titles Act, and their responsibilities with respect to their assessment. Their responsibilities with respect to the communal aspects will be stressed.*

Q. What would you say to lenders and what would you say to the general public about condominiums?

A. *The decision as to whether there is to be a condominium or not, lies primarily with the lender. His judgemen has to be pretty good. The one thing that I would tell him to look out for is the importance of planning, of aesthetics and of bringing in the social aspect. I think lenders would be more secure if they knew that this planning aspect was included in the presentation to them. The public, too, will accept condominiums more readily when they have them planned this way.*

HALICK STUDIOS

Cec SHARPE

We at the Coast here, I think, have learned to enjoy leisure. I think this is a way of life that we are going to see more and more of.

Managing Director, Sunnymede Development Corporation Ltd., Richmond, B.C.

Q. Why did you go into condominiums?

A. *Because we wanted to go into a lower cost type of housing for the people in the trades.*

Q. What do you envisage after this? Are you going into the management side of it?

A. *Yes. We plan on going into management in a professional way.*

Q Would you do it again?

A. *Yes. Planning a program in the first instance is always a little tougher than doing it again.*

Q. What's been the market reaction as far as you can tell?

A. *People are very interested. Our response has been good in spite of the fact that we have not been able to give them direct answers yet to price, management fees and all the other things.*

Q. Do you think condominiums are going to have a great impact on the housing scene?

A. *I think they have a bigger place than many people realize and that they are here to stay.*

Q. Do you think they can be tailored and structured to families of modest incomes?

A. *Yes, providing our trades people do not want to make a fortune overnight.*

Q. Did you think they would succeed in respect to expensive projects?

A. *I think condominium is for the lower income or working man.*

Q. What has been your experience of the legislation in B. C.? Do you find it satisfactory?

A. *Not at the moment. I think it can be amended, and I'm sure it will have to be to take in the larger projects. The problem we have found is that we have to take it to roof stage before we can receive any advances. This, of course, with the cost of land, the cost of the building to that stage and registration of Strata Title lots, is going to be too great for many developers.*

Q. What have been some of the problems and oppositions that you have encountered in the market?

A. *A lot of people are concerned particularly with the noise factor, which we have tried to eliminate with our block walls. We've provided the same square-footage as in a normal house. Purchasers like the idea of having their lawn cut, and they like the idea of having a sun deck, but the noise factor was a concern.*

Q. What about the advantages? What do people like about condominiums?

A. *It's a way of living in a home that isn't apartment living.*

Q. Do you think people have now got to the stage where they like having a lot but prefer to have someone do the work for them?

A. *We at the Coast here, I think, have learned to enjoy leisure. I think this is a way of life that we are going to see more and more of. People are not going to want to cut lawns. This is where the town house condominium type of unit is going to appeal to a lot of people.*

Q. Have there been any problems with bridging capital? Did you require a blanket mortgage?

A. *No. We happened to have the capital, and the arrangements that I made with our contractor were such that we were able to take it to the registration stage. There were no problems involved, but I can foresee in the future that there will be.*

Q. Have you ever thought, at any stage, of switching these to rental units?

A. *No.*

Q. When the condominium starts to operate, what's your part going to be?

A. *I'm the developer now, and I will hand this over to a professional management team who will look after it.*

Q. How do you think the Council of the condominium project will work? Do you have any misgivings about that?

A. *I think with proper advice and information it will be just the same as a council in a smaller sense. It's just like a small municipality really.*

Q. Who is going to give them the information?

A. *I would imagine, myself.*

Q. To what extent does location influence the success of a condominium project?

A. *It has to be close to shopping and transportation. These are the two factors that I would say have to be very close to your condominium site.*

Q. At what point in the sale of the units will you hand management over to the Board of Directors of the condominium project?

A. *At the end of the total sale, when the 20 units are sold, we will hand it over to the Board of Directors.*

Q. How are you going to operate in the meantime, say you sell 50% and then there's a lag. Who maintains the place?

A. *The developer. This is part of building, part of the construction program.*

Q. And sales during construction, and liability. What happens there?

A. *We carry the liability insurance until the last unit is sold and then we will hand it over to the condominium corporation.*

Q. Do you think condominium projects are going to give rise to the complete reality of home ownership? Do you think this will give rise to some slightly different practice in community living?

A. *I think it is a matter of acceptance here. And once they have found out that this way of life is to their advantage over owning a half-acre lot with plenty of grass to cut, and the headaches that we can have, then I think they will accept it and like it. Then we will see that this will become a way of life, and gradually the individual home on a large lot will start falling back.*

Q. What is your thinking in regard to the Declaration? Because it's really on the Declaration that the success of the project hangs.

A. *At this moment, we are doing pretty well on the Declaration as it is set down for us in the legislation. We don't want to make too many restrictions. We hope the people themselves will govern as any governing*

DEVELOPERS LOOK . . .
(Continued from previous page)

body should do. We don't want to be the ones that lay down regulations, except those that are required by the lending institutions.

Q. What would you say to —
a) the lenders about condominiums and —
b) the general public?

A. *With prices the way they are today for the individual single-family home. I feel that lenders have got to take a real hard look at condominium. I know not all of them are doing this, but I do think it is definitely a part of our future way of life. And I think it's the only way that we can satisfy a large portion of our working people. To the general public I would say, accept it as fast as you possibly can.*

Gurcharan BHATIA

In the horizontal concept of condominium, it has to go over. There seems to be an unlimited market for them because of price.

Manager,
Quality Construction Co. Ltd.,
Winnipeg Branch

Q. Why have you gone into condominiums?

A. *Quality Construction is always tempted to hit the lower end of the middle-income group. The way our condominium is working out now, the highest income requirement we have is about $6,400 and that's for a 1250 square ft., bath-and-a-half, house. The lowest income we can sell to is about $5,800 and you can't touch this with anything else.*

Q. Do you expect to go into the management side of this?

A. *We're going to feel our way in that. We expect participating in the committee of the condominium at the outset to make sure it gets off the ground properly. Since we are in property management in other rental town house areas, we have no doubt that it could make sense in this case, depending on the wishes of the people we sell to.*

Q. Would you do it again?

A. *Surprisingly enough, we entered on the thing with a lot of doubts as to problems that would arise and have been pleasantly surprised that there really are no problems.*

Q. Do you think condominiums are going to have a great impact on the housing scene?

A. *We think they're bound to have an impact. If it wasn't for the fact that it is something new and we can benefit by the experience of this one, we would get another under way right now.*

Q. Do you think the impact will be on a marginal sector of the market or do you think it is going to be on a broad one?

A. *In the horizontal concept of condominium, it has to go over. There seems to be an unlimited market for them because of price. There's just no comparable accommodation available at that price.*

Q. Do you think it will give people who might go into public housing projects a chance to own their own home?

A. *Yes, definitely. Our specifications for our town houses are really not elegant but they are fairly good. We could certainly cut $750 to $900 out of them by using a lower standard of specifications. They could be brought within the price range of the higher portion of the lower-income group. The lower, lower-income group we think is definitely a public housing type of area, not condominium.*

Q. What do you think of the luxury condominium?

A. *I would guess in the Prairie region, — no. The Prairie dweller is instinctively a single-family type of individual, if he can afford it. You can't convince the Prairie dweller somehow that he owns something six floors up from the ground. I think the luxury high-rise condominium is more fitted to the Toronto's, the Vancouver's, the New York's and Chicago's where there's a very high density and where people often spend their entire life in the downtown core.*

Q. What are some of the problems and oppositions that you feel you may encounter in the market?

A. *I don't anticipate any, except the one that you always run into with town houses — not as much privacy.*

Q. Have you come across any opposition because people don't know what a condominium is?

A. *Not opposition, but a lot of curiosity.*

Q. What about some of the advantages, other than scarcity of housing?

A. *A single-family dwelling gives you a lot of privacy but it also gives you a lot of worries and problems. I visualize the condominium, because of this common ownership, as developing a sort of a community atmosphere that you wouldn't have in a rental project.*

Q. Were any problems posed by survey requirements? Did you need bridging capital? Did you obtain a blanket mortgage?

A. *We are financing the construction internally until it reaches the stage where we can start getting our normal mortgage draws at the various stages of construction. We will then parcel it off into individual mortgages.*

Q. Have you ever considered switching back to a rental project?

A. *We're so convinced it's going to be a success, that it has never occurred to us that it would be necessary to do so.*

Q. What sort of support are you going to give the Board of Directors?

A. *We propose to start them off with a pool of funds based on so many dollars per unit which we propose to contribute to the Board of Directors. These people have to get off the ground in terms of lawn mowers, snow blowers for winter, tools, garden equipment, the odd bit of maintenance supplies. We agree with CMHC that it's in our own self-interest to do so. We will, of course, give them guidance and help in any way we can until they get off the ground.*

Q. To what extent do you think location influences the success of the condominium project?

A. *I think location is most important because of this community feeling that I think will develop in the condominium. I think it should be in proximity to a park or a potential playground — some area that can take an overflow of people from the relatively high densities that you get in a condominium.*

Q. Could you amplify what you mean by over-flow?

A. *What I mean is, if you had a six acre condominium surrounded completely by single-family dwellings and/or some other form of construction, the condominium then has to look in upon itself. Its play areas have to accommodate the densities of 15 units per acre instead of 4 per acre. If you can find a piece of land that is adjacent to public park area or a location such as the one we have, then instead of 15 kids on the condominium playground, you might have 5 and the other 10 are in the park.*

Q. You are really thinking of the proximity to public open space, rather than providing a larger amount of land yourself for this?

A. *There's an optimum number of units per acre. If you provide more land, you increase your cost per unit but you cancel out the economies which really make condominiums feasible. The ideal is some form of public recreation area which can take care of the over-flow density created by a high number of units per acre.*

Q. Have the requirements of the mortgagee interfered with the condominium in any way?

A. *No, not at all. After we had presented our original scheme which we thought was a fantastic layout, to the mortgagee, we were most disappointed when the mortgagee suggested in no uncertain terms, that it wasn't the most ideal thing he had ever seen. We tried to make some basic changes but finally said "Let's just scrap the whole thing and start again." What we did came up with was so superior to the original concept that there's just no comparison. So we were grateful for the fact that the mortgagee didn't accept our original plan. There has been no interference other than useful guidance. We've implemented most of the suggestions we have received and we'll end up with a better project.*

Q. When do you expect to hand over the operation to the Board of Directors?

A. *We almost have to be the Board of Directors until the first 10 or 15 people have moved in. I would say that we would withdraw to an advisory capacity by the time the project is 75% sold, and then remain on the Board at the owners' invitation. The by-laws, I think call for a Board of Directors comprising of five, with three being a quorum. We may well be the sixth as a stand-by. Unless it is the wish of the owners for us to keep participating, we would continue to be on it in name only, until we were called upon to help.*

Q. How are you going to apportion the voting rights?

A. *It will be equal — one unit, one vote.*

Q. How would you feel if you were an owner?

A. *I think I would feel the same way. I think the ownership of a larger unit or the ownership of a smaller one really shouldn't have any great bearing. In a single-family dwelling, no matter what your taxes are, when you vote you have equal voice.*

Q. What about liability for general maintenance of the area during construction?

A. *It would be our responsibility. It would be in our own selfish self-interest to do so. Any unsold units will remain unsold a lot longer unless you make them presentable and maintain them properly.*

Q. And will you also maintain the whole area?

A. *I would think so, yes, until let's say 80% or 90% are sold, at which point we would probably withdraw and say now it's a condominium.*

Q. Do you think that condominium living is going to give rise to the full realities of home ownership? Or do you think that a new sense of community living will develop?

A. *I don't think condominium ownership will ever have the emotional satisfaction that is inherent in single-family ownership. In a single-family home you have a right of separation from your neighbours, but this, of course, is not possible in condominiums. I don't think you'll have this individual pride of ownership that a single-family dwelling does give you. However, I think it will be replaced by a feeling of belonging to a group or to a community within a community. I think a common bond will develop and, hopefully, a pride of ownership in the entire project.*

Q. What are you going to do to instruct and advise owners or prospective purchasers?

A. *We're just starting to develop an information piece which I hope will answer the questions being asked. It will be a Question and Answer brochure. One thing we want to be careful about is that all the information that one could possibly anticipate will be made available to the purchaser prior to the time he moves into it. It is very important that the purchasers be well informed and know what they are getting into. They have to know the advantages and the disadvantages.*

Q. What would you say first, of all, to the lenders?

A. *The lender's position is really no different than it would be in a single-family dwelling because he's secure the same way, and his mortgage is on that unit. I think lenders are somewhat reluctant to move into the condominiums just because it is something new. I think condominiums can be an advantage to the lender because I anticipate that the collective pride of ownership which can be developed in a condominium might also develop into a collective pride of keeping payments up. The other advantage to the lender, I suggest, is the compact package.*

Q. The Banks in the States haven't been too enamoured with condominiums, have they?

A. *I've seen some of the condominiums in the States. Some of the horizontal town house types of condominium have been poorly conceived. They've paid too much attention to putting up a condominium and making it available with the only advantage being a low income requirement and lower cost. There was nothing else. I think some of the lack of success in the States has not been because of the condominium but rather the way it was put together. They built them, sold them, pulled out and left 100 people sitting there saying, "What do we do now?" Too, the ones that haven't been successful in the States have been the vertical type of structure, not the town house.*

Q. What would you say to the prospective owner of condominiums?

A. *As a general answer I would suggest that they consider the economy and the advantages of ownership which you wouldn't have in a rental unit There is, of course, the over-riding argument that if it's not condominium, what else can you afford except rental housing.*

Q. At the moment, the advantages of a condominium are low down payments and a flat repayment rate. What could happen to a condominium when people start reselling, after they have a 5 or 7 year equity?

A. *I think the same thing will happen as happens in single-family dwellings. I think that the people that make the largest profit on a Quality Construction house are the first purchasers. The same will happen with condominiums, if the condominium is successful and has been well maintained. I*

(Continued next page)

suggest that condominiums will be maintained because everybody has a personal stake in it. I think the value of resales will go up.

Q. Have you had anything to do with the original drawing up of the Declaration?

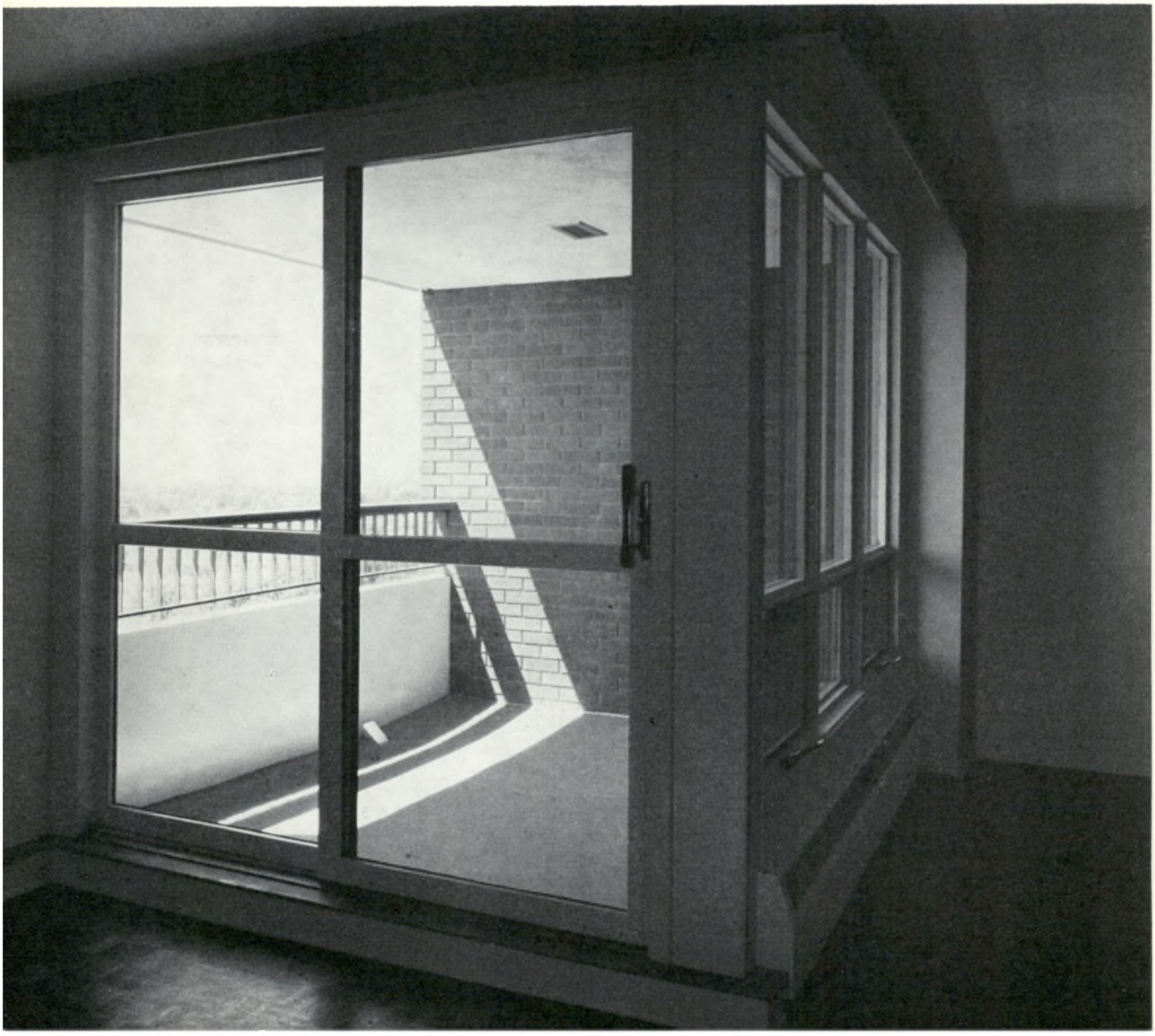
A. *The drawing up of the Declaration is just nearing completion and I've had very little to do with it. I didn't want to inject myself into the preparation of it so that I could have a critical look at what's coming back from the 3 or 4 people involved.*

Q. At this stage, have you any firm views of items you would like in it?

A. *No. We've just said, let's look over provisions of other condominiums and perhaps use their original drafts. But let's not be way out and put provisions in which make it unreal. Let's keep it simple, let's keep it to the important basics, but leave the details to the Directors.*

This apartment and balcony in the Horizon House, Ottawa, condominium illustrates one of many interesting aspects of this form of ownership. The apartment, when occupied, will be the private property of the owner: yet the balcony remains common property. The reason, of course, is that the condominium corporation must retain control over the façade of the building by being able to regulate activities on the balconies — advertising, barbecues, screening and so on. Despite this the unit owner has, in writing, exclusive use of the balcony.

CMHC PHOTO — FOTO BLOHM



HEENAN

D. J. CAIRNS

My personal opinion is that condominium will play a very vital part in housing over the next decade.

President,
Cairns Homes Limited,
Regina

Q. Why are you building condominiums?

A. *I think the main reason is simply that we, as a builder-developer, are interested in all forms of housing. We can see that condominium will fulfill a very big need in the community and it will also provide turnover for construction companies.*

Q. Would you consider managing the development for the owners?

A. *Very much so. As a matter of fact, our organization is giving serious consideration to establishing a property management department. As condominiums grow in stature and in numbers, there will be a need for property managers. We hope that we're gaining experience now that will be a real asset and are looking forward to providing management for condominiums in the years to come.*

Q. Would you build condominiums again?

A. *Certainly our experience to date has been most gratifying, and we would have no reason at this time to say that we wouldn't. We sold out the project without really getting into an aggressive advertising program. Fortunately, the media became interested in condominiums, and have been very active.*

Q. What has been the reaction of the market?

A. *As a result of having sold out the current project we have a back log of prospective buyers. When I say sold out, we are sold out with the exception of one unit, which was purposely held back to be used as a model home to sell the next condominium project which is adjacent to the present Uplands Village. In addition to this we have a further project consisting of 82 units in the Glen Cairn Subdivision in Regina ready for submission to a lender.*

Q. Do you think condominiums will have a great impact on the housing scene in Regina?

A. *Yes I do. My personal opinion is that condominium will play a very vital part in housing over the next decade. I think it's a wonderful opportunity and a wonderful way of life.*

Q. Can condominiums be tailored and structured to families of modest needs?

A. *Yes. I think modest incomes are generally determined to be in the $8,000 or $8,500 per annum class. Our project is designed to meet qualifying incomes of $545 per month, and $600 per month in the case of four-bedroom. So we are reaching income requirements of $6,000 per annum to $7,200 per annum.*

Q. What would you think would be the success of more expensive projects in Regina?

A. *I think there is also a market in Regina for more expensive projects. From the research we did on the market all indications are that the condominiums in the luxury price range are probably the most successful. I think the main deterrent at the moment has been inadequacy of land, more than anything.*

Q. Would you be interested in proceeding with a more expensive project?

A. *Yes, very much so. As a matter of fact, we have some land in an area in the southwest corner of Regina. Assuming that market conditions are the same when the land is available for development, we would certainly look into a more luxurious type of condominium.*

Q. What problems and oppositions have you met in the market to date?

A. *I really don't feel that we have experienced anything that you would call a real problem or opposition. I think there are some things that might be looked at as far as construction is concerned. The income group in our project is one which could well qualify for single family homes. I think they in turn, expect to be able to have the same amenities and amenity areas that they would have in a single-family unit. This represents some problems because one of the advantages, of course, to condominium is the buik purchasing. I think you lose a little leverage when you start making very many changes.*

Q. What advantages have been found in the market other than scarcity of housing itself?

A. *The one that comes to my mind immediately is, of course, the fact that you are getting a higher density which reflects in a lower land cost. Another item that I think is quite significant is a lower heating cost. In addition to this, because the construction site is confined to one area, we are able to keep our sub-trades all at one location and this does reflect a substantial saving in price. There is also a great reduction in taxes in a condominium over an equivalent area of single-family dwellings. I think this is important.*

Q. Were there any problems posed by survey requirements or registration of the plan?

A. *Before the survey can be completed all foundations must be in. In our particular case, we were pouring concrete in the middle of winter. Our basements which would normally go in much quicker in the summer, were dragged out during the winter. As we can't receive the mortgage draw until the survey certificate is available, we had to extend our financing considerably to enable us to carry on until such time as it was possible to register the condominium.*

Q. Did you ever consider switching back to rental or have you always been very hopeful about the project succeeding?

A. *We felt all along, with the research that we had done in other centers, that condominiums were going to play a large part in the housing of our people over the next decade. At no time did we really consider ever having to revert to a rental program.*

Q. Have you taken part in any meetings as yet with the people to whom you have sold the units?

A. *To this date we haven't met with any of that group. There have been some informal discussions with some owners whom I consider may be the future members of the Board of Directors — people who have the drive*

DEVELOPERS LOOK . . .
(Continued from previous page)

and the enthusiasm. It's our intention that when 51% of the ownership has been transferred to our purchaser we will hold the first condominium meeting and select a Board of Directors. I think that the success of the Board of Directors is going to be in the selection of the personnel. There have been meetings to date with the solicitor to draft the supplementary by-laws in addition to those already laid out in the Saskatchewan Condominium Property Act. The by-law suggestions that we have made are for the long term benefit of the condominium association, primarily in areas of maintenance. We wanted to see some of these strengthened. They can be changed by a major decision of the Board of Directors but the ones we have put in are primarily designed for the benefit of the condominium as a whole.

Q. To what extent do you think the location influences the success of the condominium project?

A. *I think in real estate in general, the number one requirement is always location, and I certainly don't see any change in this as far as condominiums is concerned. We have to keep in mind that we are talking about location directed to a particular market, and as long as you are developing a condominium complex tailored to specific market needs, then your location should be in unison with that particular market.*

Q. In your view, have the mortgagee's interests interfered in any way with the best interests of this project?

A. *Certainly to this point, I would have to say no. We've had no interference although there has been a certain amount of caution exhibited by all concerned. On the next venture, there should be some speed up in the overall process.*

Q. During the sale of the units, who is responsible for maintenance and, in the event, of any liability?

A. *We've adapted pretty much the same method of handling the sale of the condominium as for a single-family dwelling. We accept all responsibility up until completion of sale or until occupancy. In this case, there will be many responsibilities that will be the responsibilities of the home owners, association rather than the individual, but this will be the only difference.*

TONY ARCHER

Jack POOLE

I'm afraid I'd have to say that we just haven't been able to convince the conventional lenders to participate in condominium.

President,
Dawson Developments Ltd.,
Vancouver

Q. Why did you go into condominiums?

A. *I guess we get a natural thrill out of doing something nobody else has done before. When the Strata Titles Act first came into force in B. C. it looked like something that a company eager to go into new fields, could get on to before the rest of the developers even found out what the Act was all about. More specifically, we were having difficulty in selling packages of rental apartment projects to resource industry communities which their employees could afford without heavy subsidization from the prime industry. In B. C. we've got two things going for us that make condominium particularly attractive. We've got the home acquisition grant of $1,000 and we've got the home owners tax grant that works out to approximately $12.00 a month this year, neither of which apply to a rental project. There is no developers return on equity that we have to look for on a condominium, and maintenance and operating costs are less, because the owner looks after all interior maintenance. Anyway you add it up, there is about $40 per month difference in monthly costs without subsidy on a condominium versus a rental project. Condominium was the one vehicle that we seized on which we could offer to instant towns as a means of getting them practically out of their subsidy. Aside from the thrill of getting involved in something new, it was a real saleable concept.*

Q. You mentioned instant towns.

A. *We've been quite active in B. C. and Alberta, following the mines, the pulp mills and the oil companies around the country, and developing resource town communities. Here again the economics are more difficult. We're in high cost areas and a lot of the prospective purchasers are hourly workers. Their incomes are not much different from metropolitan areas but there is the high cost factor to fight, so it's even more of a problem out there than it is in town.*

Q. Are you going into the management side of it?

A. *We feel we're obligated to stay with the owners as managers as long as they want us. Generally, we don't want to manage any asset we don't own. To protect the lender and to satisfy all the purchasers that it's going to have professional management until the council matures and they can truly manage their own affairs, we have, in fact, locked the owners up on a 12 month management agreement. At the end of 12 months if they want to renew the management agreement, we're quite prepared to stay on. If they don't, we're quite prepared*

to get competitive proposals from management groups or they can make the decision to manage themselves.

Q. Would you do it again?

A. *Yes, we would. I'd say that our interest will continue as long as mortgage financing for condominiums is available. One project that I think you may be interested in is the condominium that we're doing as a joint venture with a local credit union. They are involved, not only as a mortgage investor, but as a way of providing housing accommodation for their own membership.*

Q. Was there no conflict of view about a co-operative credit union going into condominiums?

A. *No.*

Q. What's been the market reaction so far?

A. *Market reaction from the buying public has been rather spectacular. The first project that we built in connection with the pulp mill resource town of Port Alice, was not a true test of the market in that it was an artificial market. The next project we developed was the one in Port Moody. The first stage was 72 units, with the prices averaging about $16,500 per unit with an average cash down payment of $2,500. We went to the market on a Thursday and by the following Thursday we were over-subscribed. The next project we did was the one with the credit union. Sales were restricted to members of the credit union but because of a plumbers strike at the time only 66 units of 118 were sold, in a 30-day-period.*

Q. Do you think condominiums are going to have a great impact on the housing scene?

A. *I'm afraid I'd have to say that we just haven't been able to convince the conventional lenders to participate in condominium. It's hard to be optimistic and say that condominiums are going to be an important factor in the over-all housing scheme when this year, for example, out of a projected 200,000 starts we might see 1,000 condominium units built in the whole country.*

Q. Do you think condominiums can be tailored and structured to families with a lower income?

A. *Yes indeed. To date, all of our condominium projects have been geared to family accommodation with a high bedroom count, because from CMHC's point of view that's where the real need exsits. We'd also be very enthused about developing a condominium with a low bedrom count even for the singles market because the economics are so irresistible.*

Q. Do you think there would be a place for luxury condominiums in the Canadian market?

A. *We're exploring a concept in Vancouver right now with a group of entrepreneurs who are excited about condominium and would like to get involved in one in the medium to luxury field. We're looking at a scheme where we could construct say, an apartment of 12 to 14 storeys, and on each floor would be one deluxe condominium unit. I think this will give us a way of testing that market without too large an exposure. If we could establish that this kind of market exists, we could probably get lenders a little more interested if they can see some big cash equities involved.*

Q. Are you satisfied with the B. C. legislation?

A. *Yes we are. The B. C. Act was a copy of the Act in New South Wales, Australia, under which they developed some 20,000 housing units. We were contacted by the Attorney General suggesting that if developers found any portion of the Act unwieldy or if it made the development of condominium awkward, he would be glad to hear from us. He was fully prepared to open up the statutes and introduce whatever amendments were necessary to make it workable. We did make one suggestion through our legal counsel concerning the interpretation of the Strata Titles Act.*

The Alberta Act is almost identical. One of the things that we like about it is that it is purely a matter of easy mortgage financing. In British Columbia the Land Titles registry says that a strata lot does not exist until the building exists. In Alberta, their interpretation has been that the condominium lot exists when the foundation is in. So, it has a big effect on the timing when we can register our condominium plan, register our mortgage, and get our first advance. In a project that it worth $1-million in B. C., we've got about a half a million dollars locked in before we can get our first advance, whereas in Alberta we've got only about $200,000 locked in. This is a little difficult for the small developer.

Q. What are some of the difficulties that you have come across in the market?

A. *I don't know that there are any problems that we could say are, because its a condominium. Probably because it's his own home, the owner looks for a little better quality of sound separation than he would in a rental project.*

Q. What about the advantages of condominium from the owner's point of view?

A. *If a home owner can purchase a unit, live in it, and enjoy all of the conveniences of a professionally managed rental project and at the same time build an equity and still do this at a net cost to him of $40 less than rental accommodation, even if he doesn't like the location, the economics are so over-powering that he can't turn it down.*

Q. You mentioned professionally managed; is this an assumption?

A. *It is. If our 12-month mandatory management period expires and the owners elect not to renew our agreement and not to retain any professional management, and if it's established that they are not able to manage their own affairs, then I'm satisfied that the mortgagee will immediately invoke his voting rights and appoint a professional manager and assess the owners in accordance with his rights under the Act.*

Q. Were any problems posed by survey requirements? Did you require bridging capital? Did you need a blanket mortgage?

A. *In one case CMHC issued loan commitments on X number of condominium units as though they were there and, the day they existed, we registered the mortgage and started getting advances. In the case of the project at Port Moody it meant that there was a total mortgage commitment of $1.3 million. By the time we had the project framed out and got our first advance, we'd locked in $700,000 of interim financing. In the case of the one that we're doing with the credit union, this is a conventional, not an insured loan. They gave us a first mortgage on the whole scheme and we get advances on a normal 30-day basis in accordance with the value of work in progress. When all 118 units were framed, and the plan and mortgage registered, then that single mortgage was replaced with 118 individual mortgages and it's simply a transaction of Land Titles registry. We continue to get advances and the requirement for interim financing was quite nominal in those circumstances. A developer who doesn't have access to working capital of 50% of the total mortgage value of the project, is skating on pretty thin ice to even start it.*

Q. Did you ever, at any stage, consider going back to a rental project?

A. *It was a very remote thought in our minds. The worst position would be one in which no units were sold or only a few were sold and you were forced to rent the reminder. We were convinced that the one thing we*

(Continued next page)

DEVELOPERS LOOK . . .

(Continued from previous page)

could predict would be instant market acceptance.

Q. When the condominium started to operate, what support did you give the Board of Directors and what are your impressions of how the Board of Directors will work?

A. *Our sales manager became a resident of the project himself. We felt the sales manager would be there constantly to answer for any promises that he made, and this would tend to keep any over-selling under control. We arranged the first annual general meeting and at the meeting we proposed five names, introduced them, said that they were prepared to sit as members of council and we recommended that the Board confirm their appointment. From that point on we sort of held council's hand and let them get as involved as they wanted in the day-to-day management. We collect all assessments and pay disbursements on their behalf, deposit the balance to an account which we open on behalf of the condominium owners and send them a statement each month. We try to get them involved if anything crops up of a controversial or emergency nature.*

Q. You are taking a fairly firm hand with them — was this while you still had some units?

A. *No, this was when 100% of the units were sold and we were in there as managers only. The owners have shown considerably more interest in managing their own affairs than we gave them credit for, and I would not be surprised to see at least one of the three condominiums in Port Moody elect to try it on their own without retaining professional management. I wouldn't be surprised to see them do a good job of it. There are some very intelligent people there and there's a good mix of business and professional people. All they need is the right resident manager who can take instructions from them. It will make the cost of home ownership a little less. We don't discourage it, we encourage it.*

Q. To what extent do you think location influences the success of a condominium project?

A. *I'd like to give you an answer about market research and the way that we go about selecting a site, but really in today's market, if we've got a site that's got the right zoning and we've got the mortgage financing, then we can make an instant sales winner out of it. Location only affects what group of people are going to be interested. We're satisfied we can merchandise them anywhere in the lower mainland.*

Q. In your view, have the requirements of the lenders interfered with or always been interests of the project?

A. *It is established in the Act that in the event of mismanagement the lender can invoke his voting privileges and we are quite careful to point this out to each purchaser and to the council. But at no time has the lender ever used that as a stick.*

Q. Has the mortgagee ever tried to impose any requirements?

A. *Only in the case of the credit union mortgage in Surrey. They've taken a much keener interest. They anticipated all of the owners being from their own membership and they've chosen to play a much stronger role in terms of management control than, say, CMHC has. They've introduced certain amendments which we don't think give them any more teeth but their legal counsel advised them to do it and they went along with it.*

Q. Can you mention one or two?

A. *Yes, we can. They have added a clause that says that each strata owner shall notify the strata corporation forthwith upon any changes of ownership or of any mortgage or other dealing in connection with the strata lot. This gives them immediate notice in the event that the purchaser is going to sell his strata lot. The Act does not impose that requirement but it's an amendment they wanted to introduce. They've added a clause stating that the strata corporation shall, where practicable, establish and maintain suitable lawns and gardens on the property. This is not a requirement of the Act either, but they felt they should spell that out. Another clause is that the owner shall not dispose of, or permit the disposal of, any garbage, rubbish, or any other waste material in any manner except in accordance with the instruction of the council from time to time given. This again outlines something specifically which is covered generally in the Act. Another one says the owners shall not use any part of the common property for the parking of motor vehicles except in accordance with permission in writing from the council. But to me that goes without saying.*

Q. At what point in the sale of your units, did you hand over to the Board of Directors?

A. *We didn't convey title to any of the strata lots until we had executed the management agreement, signed on behalf of the owners and on behalf of ourselves as managers. Then just as quickly as possible after we had all documents executed by the owners and full down payment tendered, then we gave the title.*

Q. Supposing you sold 50% of the units and you had difficulty getting rid of the owners. What happens then?

A. *That would be an almost untenable position. If we ever anticipated anything like that I think we would know at the very outset and we would make all sales conditional upon 100% or 90% sellout of the project. We would want to own them all as a rental project or we want them all to be owned as condominiums.*

Q. This would be because of your financial portfolio as much as anything else?

A. *Yes, and the rather unwieldy nature of dealing with a group of owners as partners, as it were. And even if it were 60/40, with us being in the 60% position, we wouldn't want that. If we're not 120% satisfied that the market is there, then we're not going to try and merchandise it as a condominium. However, I can't imagine where the owner could suffer. If I were an individual owner I would be quite happy to see one big corporate owner in there with an investment at stake and locked-in with me.*

Q. What are the voting rights on the individual units? How do you apportion them?

A. *In the case of both B. C. and Alberta, the burden is on the developer to establish the voting rights. We've taken the approach that the voting rights attached to each unit should bear the same relationship as the value of the units does to the total value of the units.*

Q. What would you like to say to lenders about condominium, and what would you like to say to the general public?

A. *To the lender, I think they should probably take the same position that a developer would in terms of monetary returns. As a company that's dedicated itself to the housing industry, we take our revenue from the housing industry. If we have any social obligation at all, we feel we should participate in new innovations that hold out some promise of lower priced accommodation. I think the lenders should at least put a token amount of their funds into well-conceived condominiums. It's encouraging that at least one of the chartered banks has chosen to enter the condominium field. I don't think we have to say anything to the public. I think they are hungry and eager and ready to accept the condominium as a civilized way of life and I think this applies to all income ranges and all price ranges.*

FOTO BLOHM

Gilbert GREENBERG
Ottawa

The word condominium shouldn't scare anybody off. It's an asset, not a liability.

Secretary-Treasurer, Minto Construction, Ottawa

Q. Why did you go into conminiums?

A. *It was another area of sales — that's the basic reason. It opened up another avenue to sell our product.*

Q. Do you see yourself going into the management side of it?

A. *We feel that we're better off out of it. We'll take the initial year or two and then we'll leave the management up to the condominium. They may want to retain our company or they may want to manage it themselves. We have prepaid a few of the services during the first year while the building is being 'broken in', and have given the same guarantees as we do on a single house. We've guaranteed management for the first two years then we leave it up to the condominium. Because of our rental portfolio we could manage it but we don't feel that it's our prime business. Our prime business is developing, building and selling.*

Q. What would you advise the Board of Directors?

A. *At the end of two years I would let the Board of Directors make up their own minds. Depending on the number of units involved, I think they would probably be better off to have professional management. A building is a live thing and it takes a little bit of knowledge and know how and a little bit of time to manage it properly.*

Q. Would you do it again?

A. *Oh yes.*

Q. What's been the reaction of the market?

A. *There has been a good reaction but this could be the result of many things. We think we have given extremely good value. We feel we have a building that is as good as any in design, in space, and so on. With a poor quality building the acceptance wouldn't have been as good.*

Q. Do you think condominiums are going to have a great impact on the housing scene?

A. *They could. More in horizontal housing rather than the high-rise, but certainly yes.*

Q. Do you think they will be as habitable for families of modest income as for those with large incomes?

A. *I think you have to compromise in housing as in everything else. People who can afford it will have a bigger unit, but the word condominium shouldn't scare anybody off. It's an asset, not a liability. If you are going to live in any multi-family unit, I think a condominium has more good points than bad points. And one basic plus factor is the economics of it.*

Q. Why do you think it's a good thing for people to have housing of their own?

A. *I don't say it is necessarily, but that's what the country wants.*

Q. What are some of the problems and oppositions that you have met in the market?

A. *I personally can't answer because I'm not out selling, but the reports have all have been positive, and it's sold well.*

Q. What sort of research did you do on this?

A. *I think that the research was intuitive research. It was understood that if the project wouldn't sell it would revert to a straight rental project. So we were not too concerned. The worst that could happen would be that it would be converted into a rental project and put into our rental portfolio. It would have been an expensive venture but it wouldn't have been disastrous to us from an economic viewpoint.*

Q. How do you think the Board of Directors will work out?

A. *We feel that they are working very well. From our own personal experience, they are working very nicely.*

Q. To what extent do you think location influences the success of the condominium project?

A. *Location is very important, no question about it. But location can also be related to dollars and cents. If you charge $100,000 a unit you've got to be on Bank and Sparks; if you are going to charge $5,000 a unit you have to be further away. But certainly location is very, very important.*

Q. Do you think that condominium projects are going to give rise to the complete realities of home ownership, or do you think they will bring about some new sense of community living?

A. *They will probably bring out a new sense of community living. I think that people will then live in a high rise with a sense of ownership rather than in a high rise with a detached feeling of ownership. That's a positive approach. I think it will make for a better family environment.*

Q. What would you say to the public about condominium, and what would you say to the lenders?

A. *To the public: I would think that the condominium should and will fulfill a void that exists today. Obviously, most people would love to own a house on an acre lot, providing they could afford the caretaker staff to look after it. But failing that, I think condominium are going to fulfill a need. Again, you have to be careful. I've been to one and I've heard of other condominium where they are jamming them down their throats and they are going to become ghettos. You can't generalize. It's all relative. If you jam the units, if you develop the area too densely, you are going to have a slum. If you let the people in with $500 down, it's not that much of a deterrent. You are still going to get an element of the people who don't care because they are untrained to care. That's one of the problems with the low-rent income group. You've got to be careful; if your density is too high, you are not accomplishing what you want. With proper units on the site, certainly there's room and there's a need that condominium will fulfill. The lenders, I think, should start lending money. I'd say yes, I think that the government should make it mandatory if these lenders won't. And I don't blame the lender, he can take a single loan with an oil company and why worry about it and all the tenants. Certainly the lenders have got to lend because without money, well, right now we could have built at least a couple of hundred condominium units that would be beautiful, I'm talking more of row housing. Toronto is getting it, but through the HOME plan. So if you want this to be just a governmental endeavour, well then it's going to take away private investment. The only way there's money going into condominium today is through the HOME program, and we feel that the HOME program is too governmental.*

ASHLEY — CRIDDEN

B. WINBERG
Toronto

I'd be at a loss to tell you where else the man who can afford a $20,000 or $22,000 house is going to buy one if he can't buy a condominium.

President,
Rockport Holdings Ltd.,
Toronto

Q. Why did you go into condominium projects?

A. *Simply because we had been single-family builders on a project basis and found that we were running out of available land on which to build an economical single-family home which would sell to the lower end of the retail market. We felt the shortage was in $20,000 and $23,000 homes, and the only way we could produce anything to meet this market was to build under the Condominium Act. This would give us something we were able to sell from $19,690 up to $21,995.*

Q. Do you envisage going into the operating and management side of it as well?

A. *No. I firmly believe that the builder-developer, aside from the fact that he might be able to generate a good profit, should stay away from this. Once he has set up his corporation and got it functioning properly, he should get away from it.*

Q. Do you feel confident that the owners have the expertise to run it themselves?

A. *They will have if you guide them. Actually, as a developer, you remain a part of the association until such time as your last unit is sold. You also have a certain responsibility for maintenance for the first year and usually you have a certain amount of go-back and servicing to do to your development. The Board of Directors is going to look to you for guidance and assistance. You are going to be able to impart a certain amount of expertise on maintenance, landscaping and so on and by the time you are ready to leave the owners should be very able to run it themselves. There is also the possibility that you may decide to import professional management while the builder-developer is still there and able to ensure that the management is set up in a fashion that you know is going to work.*

Q. Would you go into condominium again?

A. *We registered the first five of them in Metro. I'm presently building one more. I have plans in CMHC for two more, so I think this answers itself.*

Q. You've found it a good operation?

A. *I find that you're able to merchandise houses on the market where the demand is. That's one of the basic precepts of any development.*

Q. What has the reaction been in the market?

A. *Initially many questions were asked: "What is a condominium?" "How does it work?" "What do I own?" "Who does this?" "Who does that?" In our research before we started, we were more or less prepared for this type of question. Some of our associates in the building business in the States were kind enough to let us learn from their errors, and we were able to prepare answers for all these questions. Eventually our sales people and our own development staff were able to get the right information across to John Public when he walked into our model home and asked questions. The result was that after his initial reaction, after he checked with his lawyers and looked around to see what else he could buy, he came back.*

Q. Do you think condominium will have a great impact on the housing scene?

A. *I'd be at a loss to tell you where else the man who can afford a $20,000 or $22,000 house is going to buy one if he can't buy a condominium.*

Q. Do you feel that condominiums can be tailored and structured to families of modest needs?

A. *Basically, this does give a family of modest means a chance. Unfortunately, with the hodgepodge of building codes we have in and around Metro, there are unnecessary costs that we must bury in the house. If financial institutions, and the governments who give 6⅝% money to Ontario Housing could make this available to private developers, we could also give them housing for modest means.*

Q. Do you think that under the present set-up condominiums are only going to succeed in respect to medium and expensive projects?

A. *No. A substantial number of condominium units are being produced to sell in the $20,000 to $22,000 range. They are being snapped up, and of course, with costs the way they have been over the past six months, they'll cost a little bit more this year and, like everything else, they are probably going to increase even more.*

Q. Do you think a good job was done in drafting the legislation? Did you like working under it?

A. *I think it's a reasonable set of rules and regulations. There were a few kinks in them at the beginning but they have been ironed out. I'm really not in a position to compare them to B. C. or Alberta.*

Q. Did you have any hand in helping to draw them up?

A. *We made representations. When we had to produce the first set of by-laws, we used various guidelines that we had received from different places in the United States. When they came up against the various governing bodies — particularly CMHC and our mortgage company solicitors — we then had to sit down and iron them out point by point. We found that the Land Titles people in Toronto were most co-operative and most knowledgeable. They had done their homework on this, they knew what they were talking about and once they got a procedure down on paper, it was very simple. It's always difficult, I imagine, when you're got the first one of anything.*

Q. What are some of the problems and oppositions that you have come across in the market?

A. *I would say that the biggest stumbling block has been that nobody really knows what condominium is, and when they go to their lawyers, unfortunately they know a little less. But we found that by urging the legal profession to contact our own solicitors, with whom we have done some*

extra ground work, we were able to convince them that the points in the declaration, and in the legislation, all have a value. The man on the street is really only interested in buying a house. He's not to oconcerned about the legal technicalities behind the title. Most buyers are aware of the fact that they are part of an association. Everybody seems to feel that they're not tenants here, they know that this is their own home, and they're not too concerned about the underlying legislation.

Q. What were the advantages, other than the scarcity of housing, that you found?

A. *We found we were selling a certain number of units to people who had sold their homes and no longer wanted the responsibility of running a home. They wanted an apartment type dwelling with a little bit of green grass and without 16 floors with elevators. We also found that we were attracting first-time buyers, newly married couples. Then there was always the type of home owner who is juggling from one place to another or forming his first independent household. I don't think there's a specific pattern.*

Q. Were any problems posed by survey requirements?

A. *The survey requirements were a little onerous and until the exact requirements were ironed out we did have a little bit of an extra problem. However, as I said earlier, Land Titles were most helpful and most co-operative.*

Q. Now what about the bridging capital?

A. *As ours was the first one, it was done by an approved lender. In this particular case, we got owner-applicant loans or completion loans, in which we received no advances until the units were sold to an approved purchaser. On this basis we were required to provide our own bridging capital until completion. Under the current legislation I understand that bridging capital can be provided by a blanket mortgage as in the case of a rental operation and as soon as the condominium plan is registered, that mortgage is then flipped over into individual units. This would make a big difference to a developer and I think it would be a great help.*

Q. Did you ever consider, at any stage, of switching back to a rental project?

A. *Never once. It never occured to us.*

Q. What are your impressions now of the operations of the Board of Directors?

A. *Our project is at the stage where only the first one has an actual operating Board of Directors and we've had to be very active in this. I am assuming that the declaration and the by-laws are something that have to be prepared, accepted and registered before the corporation ever comes into effect. From the day that the Board of Directors is formed you must stay with them, guide them, help them and set it up. In fact, you've really got to do the work. I think it's just a matter of training the people there to know how to run their own house.*

Q. To what extent does location influence the success of the condominium project?

A. *I'd say that any well-located housing project today is going to have a preference over something that's out on the fringe or out in some area that doesn't have the amenities; the shopping, the transportation, the schools and various other things. I'd build them in a downtown core if I could find the land and afford to do it.*

Q. Have the requirements of the lenders interfered with, or been in the best interest of the project?

A. *Our lender was very co-operative and worked very closely with us. They made up their minds that they were going to get involved in this to a certain degree and from that point on, it was a question of how to go about doing it.*

Q. How do you apportion voting rights?

A. *Our declaration covers that in two ways. It allocates an interest in the common elements to each unit owner in accordance with size of his unit, that is a two-bedroom unit, a three-bedroom unit and a four-bedroom unit. Under the declaration, there are two ways to vote, either as one vote per unit-holder where the vote is done by poll of hands, or by ballot. Our declaration requires that it be done in proportion to the interest held.*

Q. Do you think that condominium projects will give rise to the complete realities of home-ownership?

A. *Immediately after the home owner moves in, I think he still thinks he is a tenant. He probably continues to think he's a tenant as long as the builder and developer are around. We found that when the first meeting of our unit owners was held, that most of them didn't know one another. As a result of that first meeting, I think that they now recognize that they are home owners. I would say that there's no doubt at all, that the whole benefit of home-ownership will accrue to these people.*

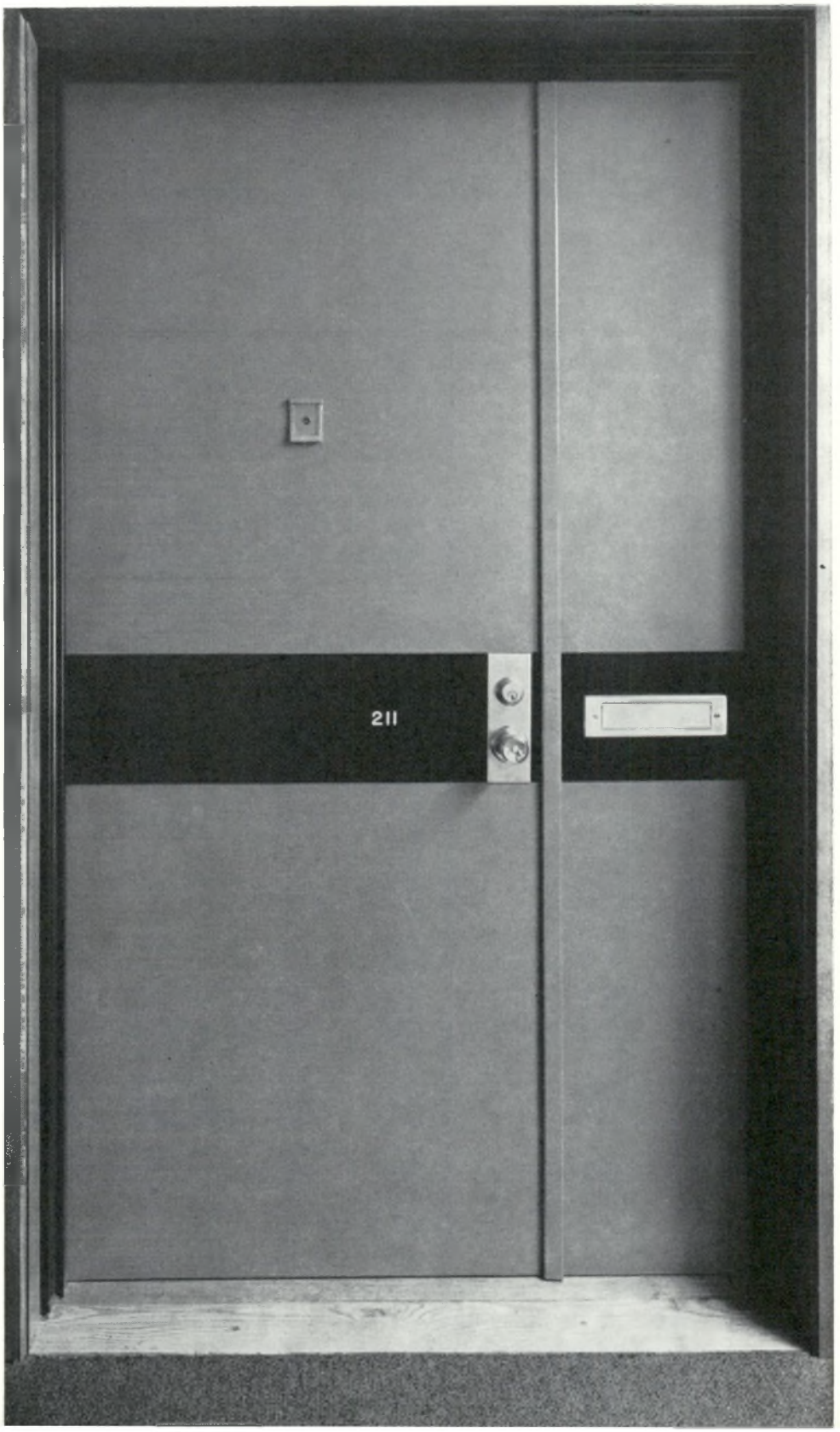
Q. What would you say to the public about condominiums, and what would you say to the lenders?

A. *I would say to the public that this is the way for John Public to own a home at a price that he can probably afford and with monthly carrying charges that are going to be cheaper or equal to rent, but which are going to give him an equity when he's through. As far as the lenders are concerned, they've got to come out and put their money up. John Public needs a house to live in. I respectfully suggest to them, that if they do take the trouble to investigate condominium, they'll find that their money is as secure in a condominium as it is in any other type of NHA mortgage.*

GIB MILNE

What appears to be a fairly typical rental town house scene is, under condominium legislation, accommodation of a different order. The parking lot and gardens are all part of the common elements administered by an elected Board of Directors or Council, depending on province. The outside walls, too are common property but within them are dwellings whose occupants have full ownership of their property. One of the many difficulties in drafting condominium legislation — and in its practice — has been in reconciling private ownership with the common elements.

Owners Look at Condominium



CMHC PHOTO — FOTO BLOHM

A. H. RITCHIE

Ottawa

Q. Why did you come into a condominium project?

A. *My family has grown up and I didn't want to buy a house at this time, but I did want to freeze my rent costs. Now it can only vary by maintenance and taxes and I'm building up an equity at the same time.*

Q. Did you know anything about condominium before you came in here?

A. *I'd read about them and thought it was a good idea. I was interested in the fact of owning it. It is an uncomfortable feeling to be getting a little older and to think, "Someday I'm going to want to retire and the rent may be doubled."*

Q. Are you prepared to play your part in running the project?

A. *That concerns me somewhat. I was the City Treasurer of Ottawa at one time so I know a little of the background of municipal politics. I can see that this is just one small municipality here.*

Q. You are not that anxious to become involved?

A. *That's right. I just wouldn't have the patience now to have people rapping at my door and complaining. However, you don't know until you give it a try.*

Q. Do you think it should be run by a management company, or by the owners themselves?

A. *A management company, by all means. I've had arguments already with a couple of fellows who think they'll save a lot of money by running this thing themselves. They think just like a city council would. Through inexperience they will make mistakes and learn from them. But it will take time and money.*

Q. Isn't it in the declaration that the management has to be done by a professional management company?

A. *No. There is no reference to management, not after the first year.*

Q. If you were going to sell, would you expect to run into any problems?

A. *I wouldn't think so. I would think in a few years time it would be worth considerably more than we paid for it. Things will have settled down, all the finishing touches will have been applied and it will have established its reputation by then.*

Q. Have the Board of Directors had any meetings?

A. *There was one meeting that I didn't attend. It was an informal meeting.*

Q. Do you think your attitude towards this project would be diffrent as an owner than it would be if you were a tenant?

A. *Oh very much so. You do all sorts of little things to improve it. While you are waiting for the elevator, if you see a little bit of dirt, you rub it off. In a rented place you would kick the thing. I think there's a lot of this, everybody tinkering around doing things to their places. This is one of the great things. I put that molding on the door there and it makes it a little different, things like this. You have a lot of fun doing them. In a rented place you wouldn't do it, you would be getting into trouble. You've got a little freedom here.*

Q. Do you think your operating expenses are going to be substantially lower?

A. *I suppose not. You are hiring people to do things for you, the snow is still there and the grass is still there. The utility charges would, of course, be greatly reduced.*

Q. Do you have a pretty good knowledge of who is responsible for the operations of the project, who fixes window panes if they are broken, smoke damage?

A. *I don't know the details, but I think that by using a little common sense you can readily figure it out.*

Q. What about in here? Can you screw things in on the balcony? Could you put up screens?

A. *I've put a thermometer up there, I figure nobody would worry about that. I wouldn't think I could screen the patio in. If everyone did it in different ways it would certainly detract from the building. I hope there is some way to control that.*

Q. Would it have made any difference to you as a buyer if you had known that the patio was common property?

A. *No. Other people can't get in here to use the patio.*

Q. How do you find integration — getting along with the neighbours?

A. *If there's any problem, you would take it up with the superintendent. It's like moving next door to some neighbour that you may dislike. You can sell out and move. Or you just don't let it bother you. I think there's much more privacy in this apartment than in a single family home.*

Q. When you came to inquire about condominium, what was the first question that you asked?

A. *In my case the main thing on my mind was, "When can I get in to see the place?" I knew it was coming along, and I was watching and waiting for some way of getting in to see it.*

Q. Were you familiar with all the requirements and details?

A. *Pretty well.*

Q. Has the idea worked out in the way you expected it to?

A. *So far. We've had very limited experience. I don't see any problems on the horizon.*

Q. Did you find the ads very informative? What really brought you here, was it by word of mouth?

A. *I think somebody told me they were building a condominium here. I drove out here and saw the signs. The sales office opened on Saturday and I was here that day.*

Q. Did the developer explain to you fully all the responsibilities of this form of ownership?

A. *He gave out a couple of pages of literature that gave a lot of information. It was in question and answer form and it was very well put.*

Q. Did he sit down with you and explain it, or did he just give you the leaflets and say you should read them?

A. *I was looking for something that I could take and read myself.*

Q. What did you do, assume a mortgage?

(Continued next page)

Mr. and Mrs. Chad HODSON Port Moody, B.C.

OWNERS LOOK . . .
(Continued from previous page)

A. *I signed an application to purchase. I was given a price list with my mortgage and a break down of the type of place. It was a loose application and was not binding until after the building was registered.*

Q. How do you think you will get on working or living under the Board of Directors?

A. *I don't think it's any different than living in a village, or a town, or a city. If you are concerned enough about it, you go out and do something about it.*

Q. Do you think there might be problems for some people having to live under the rules of the Board?

A. *It's up to the individual whether he adjusts. I think he's been pretty well warned before he comes in. If he's had his eyes open at all he'll realize what he's getting into. I think it's a real democracy, and I don't think there is anything to worry about at all.*

Q. Do you think more should be done to educate people about condominium?

A. *I don't think you can push these things. The best salesman is the fellow who has lived in one of them, who has enjoyed it, and who explains to people what he likes about it. This is what really sells anything new.*

Q. What attracted you to a condominium project?

A. *The price. We were just married a short while and didn't have the money to buy a home. Then we heard about the condominiums with the small amount down and the small amount per month. It was ideal for us.*

Q. Did you know anything about condominiums before you came here?

A. *Not a thing.*

Q. Are you prepared to play your part in the running of the project?

A. *By all means. I already am a Director on the Council.*

Q. How do you feel about the running of the project? Do you think it can be done by a management company or do you think it can be done by yourselves?

A. *I feel it's a little more involved than just looking after it ourselves. I think it should be managed by a professional company.*

Q. Do you think that in a couple of years time you may have acquired the expertise to do it yourselves?

A. *Personally, I still feel you have to have it run by a large company. It is quite involved and it would just take too much time.*

Q. Do you anticipate any problems if you come to sell?

A. *No. I certainly hope not. As far as people moving out — being transferred and having to resell — there have been no problems whatsoever. It's the ideal setup for a young married couple, or for a family that just cannot afford to move into a single dwelling. The only thing that worries me is that if we want to resell seven or ten years from now, the monthly payments will still be the same but we're going to want an awful lot for a down payment when you consider the money we've put into it to build the rec room, and so on.*

Q. What about appreciation of your unit? Do you think it is going to go up in value?

A. *I certainly hope so. I know they're up now. I've heard by $1100, $1200 a unit already.*

Q. Having done this once, would you do it again?

A. *By all means.*

Q. How do you feel about being a member of the council?

A. *I enjoy it very much. We get a little deeper look into what's going on than the ordinary owner would do, yet it is our job to let them know what's going on.*

Q. As an owner, do you think your attitudes and behaviour are any different than if you were a tenant?

A. *By all means. We are able to do what we like with the inside of the units. We can run our place any way we like it. I think a lot of people are still treating this type of set up as if it were an apartment block. They fail to realize that they own these places.*

Q. Do you think the operating expenses will be or are lower than in a single-family house?

A. *From talking to our folks, they are much less. I would say they would be almost half. Our taxes will always be lower and I definitely feel it is much cheaper.*

Q. Do you have a complete and thorough understanding of your responsibilities as an owner?

A. *We have it all down in writing. If I don't have it right on hand, I can find out.*

Q. How do you find integration?

A. *There is no problem at all. As far as the size of families, I personally feel we should set a number.*

Q. How do you find living in close proximity to others, and sharing?

A. *I think people are adapting very well. Everybody is friendly, we have group gatherings all the time, parties and the whole business. I think the wives have a little more of a problem because they are home all day. I think the one thing that we are missing is a little privacy. Some of the new condominiums are coming out with fenced-in back yards, I think this would be lovely.*

Q. There's no reason why you couldn't put up a fence?

A. *This would have to go through council. The way it stands now, no one touches the outside, or does anything different with the outside.*

Q. What was the main question you asked when you first thought about condominiums?

A. *We can't really give you a good answer to that question. We first heard about this through friends and we couldn't sign a cheque over fast enough. They just sold like crazy. We were pleased with the set-up right from the beginning. We were thrilled with the idea that the outside was going to be kept up, no lawns to be cut, no gardens, our free time is our own. I don't think there was any big question that came along at all.*

Q. Has the idea worked out in the way you expected it to?

Mr. & Mrs.
Bernard TERHARDT
Port Moody, B.C.

OWNERS LOOK . . .
(Continued from previous page)

A. *100%. Probably better than we'd expected, mainly because of the people that are living here.*

Q. Was it sold by word of mouth or was it advertising?

A. *There was advertising. But as far as we were concerned it was through friends.*

Q. Did you see any ads about this?

A. *After it was mentioned we looked it up in the paper and there was a full page ad.*

Q. Were the ads informative?

A. *Very informative. Yes. That page ad went right through everything from the down payments, the monthly payments, the set-up and pictures.*

Q. Did the developer fully explain all the responsibilities?

A. *That all depends on what you mean by responsibilities of ownership. It was explained to us that this was our home, we were responsible for the inside, that there would be a council set up and everybody would work on the large problems together. There have been a few problems crop up, mainly because of lack of communication.*

Q. How do you find living under the directions of a council?

A. *I personally can't see how we could complain. I would feel that if the council is doing any kind of a job they are benefiting you and it's the only way you can keep control of things.*

Q. Do you think more should be done to educate people about condominiums?

A. *No. It's quite hard to explain it, even at work. I don't like to say I live in a town house, and I don't like to say I live in a condominium because both those words bother me. It sounds like I'me living in a low-rental project. We have often said we wouldn't mind living in a deal like this for the rest of our lives. I don't think we'll ever buy a single dwelling. We have marvelous plans for the inside of ours and if we ever get to the point where we'd like a change, I think possibly we'll move into a little better condominium.*

Q. Do you think the concept of condominium projects is as applicable to people with a low income?

A. *It is. We hope to have more money eventually, but still feel we'll stick to condominium living.*

Q. What attracted you to a condominium project?

A. *I prefer condominium row housing to a house because you actually have a house even if you don't have a huge, private lot front and back. This particular building attracted me because of the setting and it's an easy commuting system to Vancouver. It's a 15 minute drive to work. The setting here is close to the water and we're very close to the mountains. There's the financial part in this too. First of all this place was bought on a 25 year mort-*

CMHC PHOTO — ARTONA STUDIOS

OWNERS LOOK . . .
(Continued from previous page)

gage at 7½% interest rate. Also the purchase price of it was very favourable compared to the size — this unit has close to 1,500 square feet which is the average size of a normal family home. This one also has a half basement under it, which I have finished off to give me extra space.

Q. Did you know anything about condominium before you came to this project?

A. *I had no idea what a condominium was. Friends of ours bought a condominium, and through them we pretty well found out all about it.*

Q. Are you willing to be a Director of the project?

A. *Definitely, yes.*

Q. Do you do the management of the project yourself?

A. *When we bought the unit it was explained to us that the developer was doing the managing for us for a period of a year. We would then appoint our own council which would represent the total quorum and we would, during this period of a year, either decide that the developer should continue managing this place for us or that we should look around for our own manager or managing company.*

Q. Do you think you could do it as a group or do you think it is preferable to have a professional management group, with the extra expense?

A. *I honestly believe that you might have all the interest and all the drive to do it yourself, but there are certain limitations that you have to consider. First of all, there are a lot of things which you would probably have to hire outside help for in any case. I'm all for having a professional management company looking after it. With a management company hired by you, responsible not only to you but to the whole unit, you wouldn't get any personality differences or the feeling that one person was looking out for his own interests and not representing the interests of all the owners.*

Q. Is there anything in your view that you think could be bettered?

A. *Not as an individual owner of one of these units.*

Q. You think you could sell quite easily?

A. *Definitely, especially in Vancouver where housing is in short supply in this price bracket. I think we would be able to sell at a gain of at least $2,000 right now.*

Q. Are there any restrictions in in the declaration or by-laws about resale? Do you have to refer to the Council first of all?

A. *This is entirely up to the people in here. Right now we don't have a council but we will elect a council, and get our own by-laws which will include how we want to handle this particular unit.*

Q. In drawing up the by-laws what provisions would you put in it?

A. *I would definitely want a restriction on the number of children but it would have to be in agreement with everyone else. The council should have control to some degree, about when and if any, empty units should be rented out for short periods of time; to have some general guidelines as to the number of children, type of pets, and so forth.*

Q. Has there been any appreciation in value on your unit?

A. *Yes, especially since we completed our basement and put indoor-outdoor carpeting in.*

Q. How do you think you will get on working under a set of rules set down by a majority?

A. *I would certainly agree to whatever the majority agreed upon.*

Q. It does give rise to a certain different form of living in that respect, doesn't it? You are not really the independent home owner?

A. *I feel I'm still going to be able to have a certain amount of control over what's happening in this development, so this is going to be my security and nothing against my interest will happen.*

Q. As an owner, do you think that within this unit your behaviour would be any different than it would be if you were a tenant?

A. *I think so. You have more interest in it than if you rent. You are a lot more interested in what you are doing, and what is happening around you.*

Q. What is your relationship with the developer like?

A. *There's no real relationship as far as the developer is concerned because our communication lines are very vague.*

Q. Who is responsible for calling the council meeting?

A. *The people that are managing the project. In this case it's the developer who took over the management contract with this deal and they are supposed to call a council meeting and explain, basically, the Strata Act to us and the concept of condominium.*

Q. Are all the units filled?

A. *Yes.*

Q. Then surely the management company is a servant of the project itself, and you can call a meeting when you like?

A. *Yes. But not as an individual owner I don't believe. We have been exerting a little bit of pressure on the builder.*

Q. Do you think your operating expenses will be substantially lower than in a single-family house?

A. *Yes. I can definitely speak about our gas heating bill for example. My mother's heating bill is generally $38.00 a month. Over a whole winter we spend somewhere in the neighbourhood of $45.00 for a period of a couple of months.*

Q. Do you have complete knowledge and understanding of your own responsibilities with regard to fire damage, who fixes the window panes if the janitor breaks it and things like this?

A. *It's like pulling teeth. We didn't get this information from the builder when we bought these units. We were told that we would have a general meeting plus a council meeting and this would be explained to us. This didn't materialize but in the last six months, we have found certain things out and we now have a vague idea of what our insurance coverage is, and we do know that our municipal taxes have doubled. We are trying to do something about this.*

Q. How do you find integration? Do you find it successful?

A. *Very much so. From what I have seen here, there is no problem whatsoever.*

Q. Do you enjoy it?

A. *Yes, I do.*

Mr. & Mrs. T. THIESSEN

Port Moody, B.C.

Q. What was the main question that you asked when you visited the sales office the first time?

A. *The interest rate on the mortgage. The unit could have cost anything if the interest rate had been right.*

Q. Has the idea worked out as you expected it to?

A. *Yes and no. As far as the unit is concerned, everything turned out. As fas as the whole complex is concerned, this also turned out exactly, or better than I had expected. However, the management of these units, was not as it was sold to us.*

Q. What sort of information did you get about condominium projects from the developer?

A. *There wasn't too much explanation of what a condominium was. We were given the general idea of it, owning the land in conjunction with the other people and so on, but it was a real sales pitch.*

Q. Was it informative?

A. *We asked a lot of questions, and I think we knew exactly what we were getting ourselves into mainly through our questions. The sales manager was the person that I had all my contacts with and he was not quite able to explain all the facts. I think this could have been a little clearer.*

Q. Did you go to your own lawyer?

A. *No, this was also arranged by the builder. We didn't have to see a lawyer at all.*

Q. What areas do you think the developer should have explained?

A. *I think the basic concept of the condominium was explained to us quite well. The unit was presented to us as being completely soundproof and described as actually being as Habitat, one house put on top of another, completely insulated for noise. But it isn't soundproof.*

Q. Do you think more should be done to educate the public about condominium projects and what would you do if you had the task to educate them?

A. *Oh, definitely. I would first of all explain to the people why they build condominiums and the lower cost factor. Living in a condominium does have the advantage that you have an interest of your own but since everybody else owns their units too you have a greater control over what is actually happening to your unit, and to the project, and the neighbourhood.*

Q. What would your advice be to a buyer?

A. *As a buyer I would try to talk to people actually living in a condominium. We found a lot out about condominium living from an article in the magazine, Canadian Homes. I would try to give this particular person a copy of this, let him have a look at it. I would then take him out to have a look at the actual building and go through it.*

Q. Would you do it again?

A. *We can honestly say we would. We like it.*

Q. What attracted you to the condominium project?

A. *Basically, the economics of it.*

Q. Did you know anything about condominiums before you came here?

A. *The first condominium was built a year before we came out and looked at them, but at that time we intended to build our own house. We felt there were bound to be problems with all these people having a say in how things were going. Then I looked at the economics of it and couldn't resist it.*

Q. Are you prepared to play your part in running the project?

A. *Yes.*

Q. What are your views about having the property run by a company or eventually managing it yourselves?

A. *I definitely feel it should be professional management. No person should be bothered by having to do it even if he wanted.*

Q. Do you expect there will be any problems when you want to sell?

A. *Not in the near future, say, five years. It's hard to look too much further ahead but I don't expect any problems.*

Q. Are there any restrictions that the council are going to pass that you think might interfere with you?

A. *It might interfere if they go ahead and pass restrictions on re-sale.*

Q. Do you anticipate a reasonable appreciation in your unit?

A. *I think it will be the same as a house on a private piece of land in this area.*

Q. Say you live here for seven years and then you want to sell. Will you have the problem of a large equity?

A. *We'll still have the advantage of what, by then, will be a very low mortgage rate.*

Q. Would you do this again?

A. *Yes, I would. My wife wouldn't. She would just as soon be in her own home with her own garden and the other things that she misses. There's a large percentage of young people our own age here and we're on great terms with everybody.*

Q. Do you anticipate any problems with your council?

A. *It's hard to say, because we haven't had any experience yet. We're getting the benefit of the other two strata units that have been in operation for a year and hearing what their problems are. So we've got ideas about what we think should be done already even though we haven't yet picked our council. We can talk it out amongst ourselves and get a better idea of who we want to represent us.*

Q. As an owner do you think your behaviour is any different than it would be if you were a tenant?

A. *Just that we are prepared to spend money on the interior of the place and redecorate, which we wouldn't do if we were renting. I don't think it's much different.*

Q. Do you think operating expenses are substantially lower?

A. *In things like heating and electricity, they are lower. Overall I figure they will be considerably lower. We will have better buying power because of the quantity.*

Q. Do you have a complete and thorough understanding of your responsibility?

(Continued next page)

OWNERS LOOK . . .

(Continued from previous page)

A. *Yes.*

Q. Have you read the "Strata Titles Act"?

A. *No. I haven't. We're supposed to be getting a copy of that.*

Q. What about integration. How do you find living in a tight community?

A. *We bought the unit with this in mind and it doesn't bother us. In fact, it turns out it's quite good. We have had problems with certain people, especially about the children. I think the problem here is that these units are a good buy even for a single fellow or a single girl. One particular couple whose children have grown up and are almost ready to leave home moved in here with the idea that it was going to be a nice place to retire. They didn't want children around. However, they are in the minority and they're just going to have to adjust.*

Q. What was the main question in your mind when you visited the sales office?

A. *I was very interested in the sound transmission. If it was at all like a regular type apartment, it would turn me off.*

Q. What do you actually think of the units.

A. *We're getting our dollar's worth. It's the same kind of construction we would have had in a $24,000 home. I think it's comparable. I realize it's not first class but I'm willing to bear with it for some of the good points.*

Q. Would you have been satisfied with the workmanship if, instead, it had gone into your own detached house.

A. *There I would have had a say in the matter. I could have been fussy about it to a certain extent and I could have controlled it a little better, whereas here, it's "there it is" and you've got to take it or leave it. Overall it was a good deal and I took it.*

Q. Did you see any ads about condominium?

A. *Yes.*

Q. Were they informative?

A. *There was a sales brochure and it was informative. It included a picture of the unit, described it, told where the money went, how much money was involved, square footage. This was one thing that sold me. It's got as much square footage in here as we were going to have in the house we were going to build and the dollar cost was considerably less. The other way it would have been a tight squeeze, because we would have had high monthly payments, so here it's a good deal. The brochure didn't go into any of the potential problems that would be involved nor did it say anything about a council running the project.*

Q. Did the developer explain all the responsibilities of condominium ownership?

A. *Not really. You had to find this out yourself.*

Q. What's your reaction to living under a council of the Strata Corporation?

A. *I'm going to have a say who is on the council and if I don't like what they say after the first year I won't elect them the next year.*

Q. Do you think the public is educated as to the aspects of condominiums and if not what do you think should be done?

A. *I don't think they are really too educated unless they somehow become involved with it. You read about it more and more. We knew nothing about it until we saw the first one and then forgot about it for a year until we finally became interested. I think the public is going to become more aware of them.*

Q. What would you tell them about condominiums?

A. *It's a good idea for the average wage earner who can't afford a house. He can afford one of these.*

Mrs. Betty HICKEY

Bramalea, Ont.

Q. What attracted you to a condominium?

A. *Well, I'm an apartment dweller at heart, really. But I have four children ranging in age from 3 to 17 so an apartment is just out of the question. My husband is in the Lions Club, he also plays golf. He loves to cut grass but prefers to spend his spare time either sitting on the patio or playing golf, and we like to go away for a weekend now and then. This is what attracted us — being able to have a house and yet still be able to lock it up and go away and not worry about the grass or counting on a neighbour to cut it for us.*

Q. Did you know anything about condominiums before this project?

A. *Not very much. I'd heard that the maintenance on the outside went with it, this type of thing.*

Q. To what extent are you prepared to play your part in running the project?

A. *Oh, I'm prepared to go all the way as far as going on the committee is concerned — anything at all.*

Q. Would you consider turning the running of the units over to a Management Company?

A. *If after investigation, it proved this was wise, I would. This is up to everybody, not just to me particularly.*

Q. If you wanted to sell, do you anticipate any problems?

A. *Not a bit, no. We have people phoning us, asking us if we are interested in selling, and these are not real estate agents, but actual purchasers. I'd be willing to say I get a phone call every night asking me if I know where they're building more condominiums and where they can find out about them. Especially from people who come to visit.*

Q. Do you think your unit will appreciate in value?

A. *It already has gone up. I would say we could probably get $4,000 to $5,000 more for it right now. My neighbour at the other end, has already been offered $5,000 more than she paid for it, an offer by someone right off the street.*

Q. Have you found that there have been any difficulties in working under, or with, a Board of Directors?

A. *No, the Board of Directors I deal with has been marvelous.*

Q. Any changes that you might suggest?

A. *I would suggest a few more meetings, that's all. So far the meetings have been few and far between.*

Q. How many Directors are there all together?

A. *I believe there are four. There are two from the owners of the town houses, and the other two, I believe, are from Bramalea.*

Q. How many Directors represent how many tenants?

A. *Two Directors represent 37 tenants. The other two Directors would be representing the management firm.*

Q. Is there an annual meeting at which you can have your say?

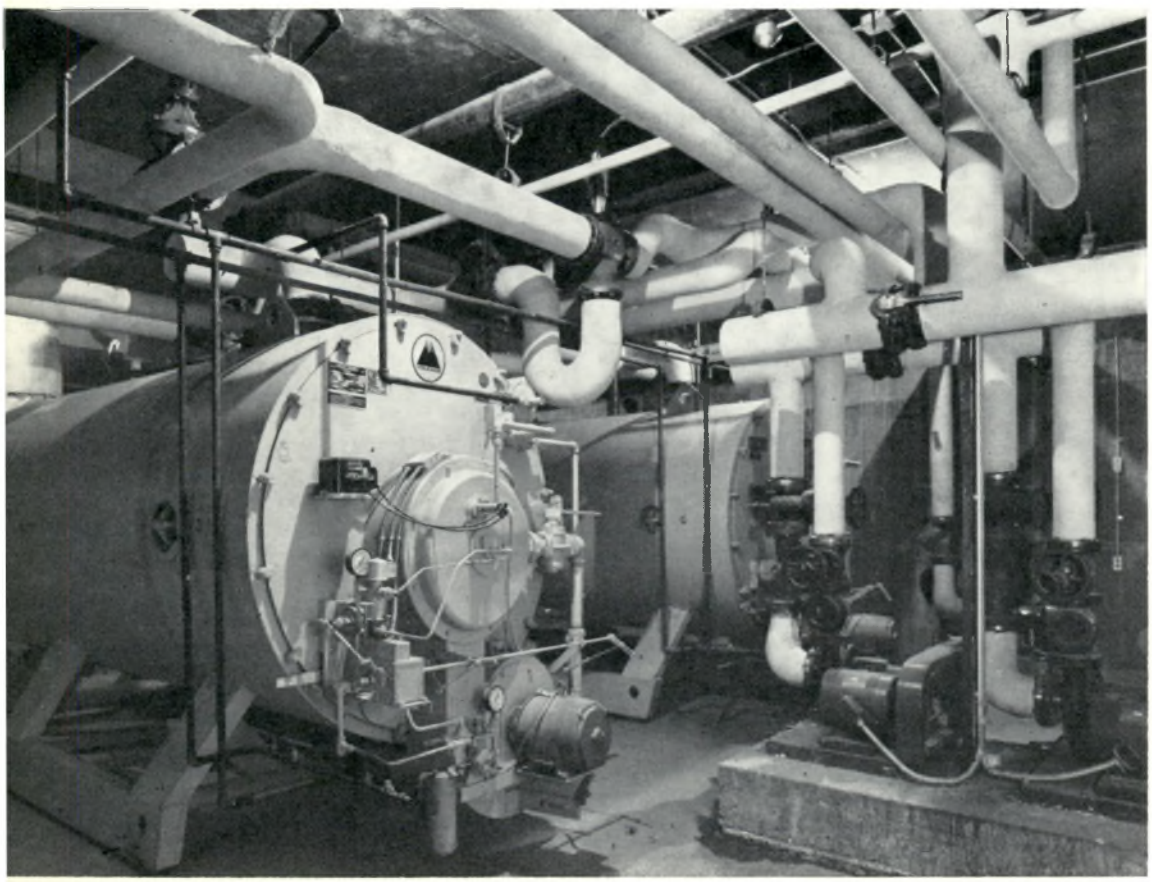
A. *Yes.*

Q. As an owner, do you think that your behaviour would be any different than it would be in a rental project?

A. *Oh yes. I think you are a little more house proud. All of us have gone out and put in the odd flower or two and this type of thing, but not enough that we have to work at it. So, I think you find quite a bit of pride in the outside of the units as well as the inside, where you wouldn't in the rentals.*

(Continued next page)

In a rental project the operation of this machinery would be the responsibility of the management. In a condominium, every owner has an interest in the plant. In all probability a project manager will oversee the day-to-day operations of this system but he will report directly to the Board of Directors who, in turn, will be responsible to their fellow owners. Costs for running this plant will come out of the monthly maintenance charges levied against each owner, who will also have to pay for any contingencies.



CMHC PHOTO — FOTO BLOHM

OWNERS LOOK . . .

(Continued from previous page)

Q. Can you plant outside?

A. *I believe the by-laws say that you are not to change the outside in any way, but there doesn't seem to be any objection to planting flowers. I think the only type of thing they would be against would be if you put a fence or a hedge up, or something that changed the outside to any degree. As far as putting a few flowers in, or roses, or patio planters, I don't think anyone has any objection.*

Q. Can you paint your front door, for instance?

A. *I don't think you're supposed to change the outside in any way. I think this is in the by-laws. But I believe if a few of us went to the Directors and said we wanted to paint our front doors, I don't imagine there would be any objection as long as it wasn't going to be detrimental.*

Q. To what extent do you really have control over what you own?

A. *I'd say the scope would be that you can change the outside to a degree that will not change the look of the whole unit, but again, for your own protection, you should ask permission of the Directors.*

Q. Do you find this makes you a bit vigilant as to what is going on?

A. *Yes, I think so. Two or three neighbours will get together and we'll go right to the person and ask, "what are you doing?" But, trees and flowers have been planted here and there.*

Q. I wonder how you would have chosen over a co-operative?

A. *I read about co-operatives, but I don't know. I'd be a little bit leery. I like the idea of owning my own unit and paying a Director to do the work for me.*

Q. You would probably get this in a co-op too, wouldn't you?

A. *Yes, but isn't it more difficult to sell this sort of thing? I think that the first co-operative units that were built in Toronto had this trouble. If one person defaulted in any way the others had to keep up their share. I would be very afraid of this. At least here, you know what your payments are every month. I would not want to have to carry two or three other units believe me.*

Q. What are your running expenses for maintenance per month?

A. *$27 a month goes into maintenance. That includes $18 for actual maintenance fund and the rest is grass cutting, insurance, water. It's really very reasonable.*

Q. Do you have a general manager to run the project or is it not big enough?

A. *Just the Board of Directors who were elected by us for a two year term.*

Q. Do you think that your operating expenses are substantially lower than they would be in a single family house?

A. *Yes. The heating is lower because we have one wall attached to the next unit, and the ones with two walls attached are, I imagine, even lower. I would say the all around inside utilities are lower than they would be in a single family house.*

Q. When the utilities are added to your monthly maintenance charges, do you still think the total is substantially lower?

A. *Yes I do. When compared to my other large house, two streets over.*

Q. Do you have a complete knowledge and understanding of your responsibilities as an owner?

A. *My husband and I feel we do.*

Q. Do you know, for instance, who fixes window panes if they are broken by the janitor, smoke damage, and so on?

A. *We deal through the Board of Directors. It's up to them to get someone to do this type of thing.*

Q. Supposing your unit is damaged by smoke from the owner next door. In that case, who is responsible?

A. *This is fully covered by insurance.*

Q. Is it your insurance?

A. *Well, it's all one insurance. Each unit is not insured individually. There is individual insurance too, but there is also one blanket insurance covering all of this for fire and smoke damage and this type of thing.*

Q. If you had a fire in here, you would claim on the blanket insurance?

A. *Yes — as far as the building is concerned. I suppose if the furniture was damaged, it would be covered by my own fire insurance.*

Q. The premium for the blanket coverage is included in the $27 maintenance charge, is it?

A. *Yes. Plus coverage for public liability outside.*

Q. How do you find living in a fairly compact community like this?

A. *I love it. I don't find that people are as much pests in this type of thing as they are on a street. On a street, it seems to me, the neighbours are always running to each other. I like to be left alone a certain amount and I am, and I get along fine with my neighbours. When I'm out at the back sitting on the patio we call over to each other or we might walk over and sit with each other for 20 minutes or so. We're very friendly, and yet the friendliness is the same as an apartment building. We almost respect each other's personal wishes more in this type of living than in a house. I find I have more privacy here.*

Q. What was the most important question you asked when you became interested in the project?

A. *I guess what the maintenance charges were going to be. We wondered whether the maintenance would pretty well be standard for two or three years to get us going, or whether they thought it might jump the second year. Everyone was a little bit cautious about this.*

Q. Do you think that more should be done to educate prospective owners?

A. *Yes, particularly in the type of living it is and what you have to do to conform. You have to be willing to let someone else do the outside work and not be out interfering with the maintenance men. If you're a frustrated home-owner who really should be out shovelling the snow yourself, then this isn't the type of living for you. You have to respect each other. As far as noise is concerned, I've never heard a complaint from any of my neighbours about noise through the wall. I believe they're pretty well soundproof. The only noise I hear is the water running.*

Mrs. McCURRY

Bramalea, Ont.

Q. Did you inquire about this when you moved in?

A. *No. I didn't particularly, but some of the others did. My objection to town house living is that other people living in homes treat us as if we were different.*

Q. Did your developer fully explain to you what the problems were? What responsibilities, duties and obligations were involved?

A. *He explained it in writing. We were sent a copy of the by-laws to read before we signed anything. These explained what our limitations and duties would be. This was fully explained. The by-laws were given to us to take to our lawyer and talk it over with him before we signed.*

Q. So, if you are going to start all over again, would you still move into a condominium?

A. *Yes, I would.*

Q. What attracted you to condominium living?

A. *I liked the lay-out of the model so much. This way you don't have to put very much money down, so you don't have to get very much out of it.*

Q. You prefer the idea of this sort of living, is that it?

A. *Well actually, I hadn't given much thought to the idea of this type of living. We fell in love with the unit itself first. We seemed to do so much work when we had the house, always repairs outside, or gardening — but here it's very simple. We can go away and not worry. When we come back everything is just the same as when we left it.*

Q. Did you know anything about condominium before coming here?

A. *No, nothing at all.*

Q. Well, now that you know that there are certain responsibilities, are you quite prepared to do your part in helping run the project?

A. *Yes.*

Q. Would you serve on the Board of Directors?

A. *I doubt very much I would. My husband probably would be able to do so.*

Q. If you had a choice, would you prefer having the Board of Directors run the project or would you prefer having it turned over to a management company?

A. *I'd rather pay a bit more and have a management company run it. Now, we don't have meetings as we're supposed to.*

Q. Do you anticipate any problems when you want to sell?

A. *No. There have been people around here knocking on doors offering to purchase the units — and these were not real estate people. I think my husband and I would keep it as an investment.*

Q. Are you allowed to rent it?

A. *Yes. I think so — with permission.*

Q. Do you think your unit will appreciate in value?

A. *I think they'll go up; definitely. They have since we have been here.*

Q. How do you and your husband get on with your Board of Directors?

A. *We really haven't had any chance to get along with them. The last meeting we had was very brief. I think there are two or three people from the units here on the Board of Directors but I wouldn't know these people if I met them.*

Q. Do you think, as an owner of a unit like this, that your behaviour would be any different than if you were a renter?

A. *I don't think it would .*

Q. Do you think your operating expenses will be lower than in a single family detached house?

A. *Yes, much lower than in a house. Just the heating alone is fantastically low, in comparison to the house. There's a big difference in operating costs, when you figure the amount of things you put in if you have a house — gardens, fertilizer and things like that.*

Q. Do you have a full understanding of your responsibilities as an owner in a condominium project?

A. *Yes.*

Q. Supposing someone damages themselves falling on the walk, is this your responsibility?

A. *We have $150,000 liability insurance on the 37 units.*

Q. Do you find integration in a community like this is successful for you, even though you came from a single family detached house?

A. *Yes.*

Q. When you first became interested, what was the first question that you asked?

A. *I think the lack of privacy was about the only thing that I was a little afraid of.*

Q. That was your main concern?

A. *Yes.*

Q. Do you think that more should be done to educate the public before they come into condominium? Do you think everybody understands what it's all about?

A. *No, I don't think they do. For instance, the people living behind here panicked when these condominiums went in. Most people seem to think that if you live in a project like this — condominium town houses — you are second-class citizens. People don't understand and aren't well informed.*

Q. Perhaps it wasn't explained to them that these people moving in would be home-owners?

A. *I think the developers replied that there are to be no rentals, that all have to be home-owners, and that seemed to settle it down a little bit.*

Q. When you came along to enquire about these units, did the developer fully explain to you what a condominium project was?

(Continued next page)

Mrs. McCARTHY

Bramalea, Ont.

OWNERS LOOK . . .
(Continued from previous page)

A. *I can remember getting a thing this thick and I took it down to our lawyer and he said "Do you expect me to read all of this?" We left it strictly up to him. He pointed out the restrictions but I don't think we fully understood everything.*

Q. Did you realize that perhaps you might be invited to become one of the Directors and have some responsibility for running the project? Did you realize that there would be maintenance charges and that they might escalate, depending on the economic conditions and did you realize that some parts were common property and some would be your own? Were these things explained to you?

A. *Yes. I think we realized all that. I think we realized ourselves that being an owner we were going to have certain responsibilities and that we would have to help in some way in running the project.*

Q. Would you do it again?

A. *Yes.*

Q. What made you come into a condominium project?

A. *Well, we were in a two-bedroom apartment, they were raising the rent and we were going to have a baby. We had been looking for a home for about two or three years and then we heard about these.*

Q. Did you know anything about condominiums before coming into this project?

A. *Nothing at all.*

Q. Are you prepared to play your part in running the project? Would your husband be prepared to serve on the Board of Directors?

A. *We'd be quite willing to play our part because there are a lot of things that need to be solved.*

Q. Would you prefer to have the project run by a Board of Directors or would you prefer to have it run by a management company?

A. *I would rather that it be done by a management company.*

Q. Do you expect any problems if you wanted to sell your unit?

A. *No I don't think so. We have had a few real estate people who have called already, and made a few offers.*

Q. Do you think your unit will go up in value?

A. *Yes, I think so.*

Q. How do you get on with the Board of Directors?

A. *There have only been about two meetings, that's all. If you have a complaint, you phone in to a member of the Board, but we don't really get much satisfaction.*

Q. As an owner do you think your actions and behaviour in this unit would be any different than if you were a tenant in row-housing?

A. *Oh definitely. In an apartment building you have the attitude you're paying and it's their job to clean up and that sort of thing. Everybody here seems to realize they own their home and it's up to them to keep it up.*

Q. Do you think your operating expenses are lower in a unit like this than in a single house which you owned?

A. *Oh definitely, by far.*

Q. You haven't got to the stage of working out how much your fuel and light would cost?

A. *We have an idea. The developer told us approximately what it will cost but we still figured we could carry it.*

Q. When you first became interested in condominium what was the first question that you asked?

A. *We were wondering about the carrying charges. We wondered if we could afford it with just my husband working. This was our main problem.*

Q. Has the idea of living in one of these units worked out in the way you expected?

A. *Oh yes, definitely.*

Q. Were the responsibilities of the condominium explained to you when you came and showed an interest?

A. *Oh yes.*

Q. Was anything a surprise to you when you moved into the condominium — anything that you had not expected?

A. *No I can't say it was. It was all explained very thoroughly.*

Q. Would you do it again?

A. *No.*

Q. Why is that?

A. *You really don't have much privacy. There are a lot of children around here and there is no recreation area for them. There are a lot of things that we would like to do outside and we're not allowed to; like fencing off our area and that sort of thing. However, we knew all this when we moved in. As regards to space, there's much more space here than in the neighboring sub-division. But, no, I don't think we would do it again.*

R. C. BRIMMAGE

Ottawa

Q. What attracted you to a condominium project?

A. *I think the price, primarily. Of course, there are other considerations like no snow to shovel, no grass to cut, no windows to put on and the indoor parking. All these things were attractive.*

Q. Before you came here, did you know anything about condominiums?

A. *No. We learned about condominiums only by coming here, getting the information on the site and reading it. We decided this was the place for us.*

Q. Now that you know that there are certain rather unusual responsibilities as the owner of a unit in a condominium project, are you prepared to play your part in running the project?

A. *Oh yes. I expect to help and play my part in keeping the place up.*

Q. Would you ever be interested in being on the Board of Directors?

A. *Possibly. I've been on different committees of one kind or another during my army career. So this is standard procedure.*

Q. Do you think it would be preferable to have the project run by a Board of Directors appointing someone to do all the work, or do you think that it would be better to have a professional company manage it?

A. *It's hard to say at this time but I rather think it would be a good idea to have a professional manager running it with a Board of Directors. You need somebody here all the time to keep the thing running smoothly.*

Q. Do you think you would have any problem in selling this unit?

A. *No, I don't think I would have any problems at all. It will go up in price. As a matter of fact, it has gone up since we bought and I imagine that it will continue to do so.*

Q. How do you think you will get on with the Board of Directors?

A. *I don't think there's any problem as far as we are concerned. We're quiet living people and I think we appreciate the rules and regulations that will be required to run the place, to keep down rowdyism, vandalism, noise and this kind of thing.*

Q. What would your reaction be if the Board of Directors upped the maintenance payments by $15.00?

A. *I don't really know how it will work out. Whether the Board of Directors have this complete authority to just say, "We're going to raise the maintenance costs." They would probably have to bring it before a general meeting to be explained and voted on.*

Q. Have you reconciled yourself to the fact that there are going to be some rules that you don't like?

A. *Oh yes. There always are. In a society such as ours you have to learn to live with them. We would have liked to close off the patio in the winter time, but we can't do this. It has to be decided by a general meeting and, of course, we're willing to go along with this.*

Q. As an owner, do you think your behaviour will be different than if you were in a rental unit?

A. *No I don't think so. You are living in a community and you have to go along with what the majority in the community want. It's the only way it can operate.*

Q. Do you think the operating expenses are going to be lower than in a single family dwelling?

A. *Yes, I believe that they will be marginally lower. It's a big building, it's going to take a lot to keep it up.*

Q. What about your responsibilities with regard to broken windows, for instance?

A. *As far as I am concerned, I am responsible for what's inside these walls and if anything happens, if the window gets broken, I pay for it and replace it.*

Q. What about your responsibility inside the patio — painting the floors, for example?

A. *I imagine you could paint the floor or cover it, but if it's seen from the street, then it comes under the direction of the Board.*

Q. How far does their responsibility go?

A. *I think only to appearances and damage, this kind of thing. You cannot do anything that is detrimental to the appearance of the building. The patio is part of the common element, it's not actually part of the unit.*

Q. How do you find integration?

A. *It's a little early to tell. We've only been in a short while and had one minor meeting covering only one point. I think that the people who are going to be living here are going to be concerned with the building and with keeping their own place up. They will look after things better and take more of an interest in it than they would in a rental apartment.*

Q. How do you think you will get on personally with the other people? Do you see any problems?

A. *Not a bit. There's a good mixture of people here. We've met quite a few and found them to be interesting, easy to get along with and friendly. There have been no problems so far.*

Q. When you first came and looked at these units, what was the question uppermost in your mind?

A. *I guess it was the financial aspect primarily. We had been watching the papers, checking the prices of single houses both in the city and in the country. We saw the advertisement for this, and it intrigued us. Before we knew it we had bought into it.*

Q. Did the developer explain to you fully all the responsibilities and duties that you would come up against in the condominium?

A. *The salesman didn't explain the duties and responsibilities as such, but he gave us the hand-out from the company which explained something of the Condominium Act and the way it was operated and what we were responsible for.*

Q. Do you think that more should be done to educate people about condominium projects? Have you noticed any curiosity amongst people?

A. *People are interested. We have quite a number of our friends come up and visit us to see the place, but I haven't noticed any particular curiosity.*

Q. From your experiences so far, would you move into a condominium project again?

A. *Yes. We're very happy with it. I think the most important thing is the neighbours. If they are easy to get along with, and not noisy, and as long as the project is run well, I don't think there will be any problems.*

Le Financial Plaza of the Pacific, ensemble industriel réalisé à Honolulu.

Les multiples applications pratiques du condominium

R. B. Dennison et Pierre Dessaulles, c.r.

En pratique, les avantages du condominium sont tels qu'il a vu son application dans bien d'autres usages que pour des bâtisses résidentielles. En particulier, le condominium a trouvé un grand nombre d'applications pour les édifices commerciaux, il a servi à la rénovation urbaine et il devient très populaire dans les centres de récréation.

ÉDIFICES COMMERCIAUX

Cette application de la copropriété des immeubles commence seulement à être explorée, mais dans les pays où le condominium sert pour les maisons familiales, on commence à reconnaître l'utilité d'unités commerciales.

Le condominium commercial est particulièrement avantageux pour les avocats, médecins et autres professionnels; contrairement aux compagnies emprunteuses, ils font des affaires généralement comme individus ou groupe d'individus, et en général ils trouvent qu'il est difficile ou peu pratique de financer la propriété conjointe d'édifices de bureaux.

Le propriétaire d'une partie d'un condominium commercial qui a été choisi soigneusement et bien entretenu, peut souvent réaliser un avantage foncier qui ne lui reviendrait pas s'il était seulement locataire. Ceci résulte du fait que cette partie de l'immeuble peut assez souvent être revendue à profit à cause de l'augmentation de la valeur, et parce que la dépréciation véritable a été inférieure à celle qui a été allouée pour fins d'impôt. De cette façon, le propriétaire peut dans certains cas réaliser un gain de capital à cause de la façon de calculer la dépréciation et de la possibilité de déduire les frais d'entretien comme une dépense, avantage dont ne jouit pas toujours un locataire.

Le propriétaire d'un bureau peut aussi retirer un bénéfice financier des améliorations permanentes qu'il a faites, tandis que dans le cas d'un locataire, ces améliorations très souvent ne font qu'ajouter à l'avoir du propriétaire.

L'élément distinctif du condominium qui permet la répartition du coût du terrain parmi divers propriétaires constituera un attrait pour les commerçants ou professionnels qui ont avantage à placer leur commerce ou bureau au centre des villes. Très souvent la valeur des terrains à ces endroits est trop élevée pour un seul propriétaire, mais l'achat de ce terrain par un groupe de copropriétaires est possible parce que cette copropriété fournit à chaque commerçant l'espace requis, au meilleur emplacement possible et à un prix raisonnable.

UN GROUPE D'ÉDIFICES COMMERCIAUX: LE "FINANCIAL PLAZA OF THE PACIFIC"

La photo ci-contre illustre bien un grand ensemble industriel bâti sous la forme d'un condominium à Honolulu, Hawaii. A première vue, il semble s'agir tout simplement d'un groupe imposant de bâtisses d'une architecture assez unique, mais si on examine l'organisation de cet ensemble de plus près il s'agit de beaucoup plus. Ce qui est particulièrement intéressant c'est que le "Financial Plaza of the Pacific" est un des premiers — sinon le premier — grands centres d'affaires aux Etats-Unis qui soit construit en copropriété. Au moment où il fut construit, il représentait sans doute la plus grande bâtisse ou le plus grand groupe de bâtisses détenues en copropriété au monde.

L'ensemble est formé de trois bâtisses distinctes donnant sur une plaza ouverte et qui occupent tout le terrain entre les rues Bishop, King, Fort et Merchant, un emplacement représentant une superficie de 64,309 pieds carrés dont la plaza ouverte constitue 42%. Situé au centre du district des affaires, cet espace ouvert représente un des principaux attraits esthétiques de ce projet remarquable.

Les trois bâtisses séparées diffèrent fondamentalement en grandeur et en apparence extérieure mais sont groupées et conçues de façon à former une entité attrayante.

La plus grande de ces trois bâtisses est l'édifice Castle & Cooke qui a 22 étages et donne sur la rue Merchant. Cet édifice communique au moyen d'arcades recouvertes et de passages avec les deux autres édifices et les quatre rues adjacentes.

La surface totale des étages dans cette bâtisse est de 288,905 pieds carrés.

La moins élevée de ces trois bâtisses est l'édifice de la Banque de Hawaii, qui donne sur la rue King et dont la surface totale des étages est de 84,416 pieds carrés.

La troisième bâtisse est l'édifice de l'American Savings and Loan, qui a 12 étages, soit environ la moitié de la hauteur de l'édifice Castle & Cooke; la surface totale des étages est de 68,686 pieds carrés.

Le promoteur a découvert que la première et, à certains points de vue, la plus difficile des démarches préliminaires était la préparation d'un plan général de développement de l'emplacement qui répondrait aux exigences différentes des six propriétaires du terrain.

Secondement, le terrain et les bâtisses sur l'emplacement devaient être évaluées dans leur état actuel, de façon à déterminer quelle serait la mise de fonds de chaque propriétaire dans le développement final.

Une troisième étape importante était d'en venir à un accord entre les propriétaires quant à la répartition des dépenses de développement. Il s'agissait évidemment, dans un projet de ce genre, d'une somme très importante.

Il fut décidé que la surveillance du projet serait confiée à un comité exécutif composé des représentants de chaque propriétaire. Le titre à la propriété serait détenu en fiducie.

Finalement, après que tous les plans détaillés du projet eurent été approuvés par le comité exécutif, il y avait lieu de faire une seconde évaluation pour déterminer précisément quelle quote-part de l'édifice ou des édifices projetés serait attribuée à chaque propriétaire en échange de ses droits de propriété dans le terrain.

Ce sont là, très brièvement, les difficultés qu'il a fallu surmonter pour établir le projet comme un condominium. Nécessaire-

ment, il y a eu des retards et des difficultés, mais il en est résulté une façon pratique et avantageuse de réussir un projet qui autrement n'aurait pas été rentable.

Le promoteur fut Oceanic Properties Inc. de Honolulu, une compagnie de développement immobilier qui est une subsidiaire de Castle & Cooke Incorporated, la plus grande compagnie de Hawaii, qui est propriétaire, entre autres, de Dole Pineapple Company, de Bumble Bee Seafoods, de 80% de Standard Fruit and Steamship, de trois plantations de sucre et d'un bon nombre d'autres intérêts. Oceanic est une compagnie relativement jeune mais elle s'est lancée dans plusieurs entreprises, soit la construction de deux nouvelles villes, l'une en Californie et l'autre en dehors de Honolulu, et a participé à des projets de rénovation urbaine à Honolulu.

LE CONDOMINIUM ET LA RÉNOVATION URBAINE

La détérioration des centres-villes qui n'ont pas pu tenir tête aux nouveaux parcs industriels et aux centres d'achat des banlieues peut en grande partie être empêchée par le condominium. Si on remplace les vieux immeubles du centre-ville par des édifices résidentiels et commerciaux détenus en copropriété, il y a moyen de renverser la tendance à s'établir dans la banlieue ou même en dehors des villes.

Trop souvent les projets de rénovation à loyers modiques qui ont servi à remplacer les taudis sont de nouveau devenus des taudis en quelques années. Par contre les condominiums basés sur le principe de la propriété stimulent le désir d'être propriétaire, et c'est un fait bien connu que les propriétaires prennent mieux soin de la propriété que les locataires.

Du point de vue financier et esthétique il est désirable de remplacer les taudis par des condominiums modernes situés dans des parcs, car ces condominiums ont du succès et sont rentables. Ils permettent également, dans les endroits plus populeux, de fournir des logements convenables à un plus grand nombre de personnes sur une plus petite superficie de terrain.

Bien que le condominium trouve normalement son expression dans de grandes maisons d'appartements, le principe s'applique également aux maisons de ville, aux maisons construites en rangées ou situées dans des genres de parcs, et dans certains cas, à des résidences unifamiliales. La grande variété des usages possibles de condominium permet aux urbanistes / promoteurs / architectes / constructeurs une plus grande variété dans leur ouvrage de création de communautés résidentielles et commerciales attrayantes.

CENTRES DE RÉCRÉATION

Un usage tout nouveau du condominium est l'usage qui peut en être fait dans les centres de récréation ou de villégiature, pour les chalets de campagne, ou comme seconde maison qui doit servir à longueur d'année à la campagne.

Dans certains cas, le condominium offre des avantages indiscutables au prêteur. Le risque du prêteur est de beaucoup réduit, car au lieu d'avoir une seule compagnie qui emprunte comme dans le cas d'un projet immobilier où les unités sont louées, le prêteur peut répartir le risque sur un grand nombre d'acheteurs et ses chances de perte peuvent être considérablement réduites. L'expérience des prêteurs à l'égard des condominiums est qu'ils peuvent généralement employer et réemployer leurs fonds beaucoup plus vite, à cause du fait que les unités d'un condominium sont plus souvent vendues et revendues que le sont les grands immeubles occupés par des locataires. Les avantages pratiques pour le prêteur à avoir un condominium plutôt que des maisons unifamiliales dans un centre de villégiature, sont, outre l'élimination du vandalisme, les avantages qui découlent habituellement de l'administration et l'entretien dirigés par des personnes d'expérience.

Il y a habituellement un avantage financier à bâtir un grand nombre d'unités plutôt qu'un seul chalet de campagne, et il y a moyen généralement d'obtenir de meilleurs emplacements dont le coût peut être divisé entre les unités.

Quelles sont les démarches qu'un promoteur devrait faire pour s'assurer du succès d'un condominium dans un centre récréatif? Un cas particulier que l'on peut étudier d'un projet de ce genre est Treasure Mountain Inn, qui fournit tous les renseignements nécessaires en commençant par les recherches du marché, le programme préliminaire de vente et les arrangements définitifs pour l'administration.

TREASURE MOUNTAIN INN — CENTRE DE RÉCRÉATION

Treasure Mountain Inn est situé rue principale, dans le vieux centre minier de Park City, Utah, à environ trente milles de Salt Lake City. Ce condominium consiste en 56 appartements individuels appartenant à des personnes différentes, plus de 4 unités commerciales appartenant à des compagnies, le tout compris dans 3 bâtisses en brique situées sur environ un acre de terrain en pente assez raide. L'intention du projet était de représenter Park City à la fin du siècle. Treasure Mountain Inn Inc. fut formé pour étudier le financement, et pour construire, vendre et administrer le projet.

Un programme préliminaire fut fait en 1964. Les premiers actionnaires s'adressèrent à leurs amis dans la région de Salt Lake City, et le plus grand nombre des unités furent vendues avant que la construction ne débute. Le reste des unités furent vendues avant que la construction ne soit terminée. Les acheteurs devaient être des gens à l'aise ou des professionnels, venant surtout de Salt Lake City. Suivant les statistiques, le propriétaire moyen gagne à peu près $25,000 par année et son actif net est d'environ $100,000; il a en moyenne 45 ans et 3 enfants. Le crédit des acheteurs était de première classe, de sorte que la compagnie prêteuse a consenti des prêts à des conditions des plus avantageuses: les prêts hypothécaires consentis en 1965 sont pour un terme de 25 ans à 6% d'intérêt et le montant du prêt équivaut à 80% du prix de vente.

Parmi les parties du projet détenues en commun, il y a un club privé, des salles de jeu, des endroits d'entreposage, des garages et une piscine.

Il est intéressant de savoir que 45 des 56 appartements furent achetés pour fins de placement et un certain usage récréatif.

Evidemment, des projets de ce genre ne sont pas sans difficultés. Une chose est certaine, c'est qu'il ne faut pas en laisser l'administration à des amateurs. Le promoteur lui-même doit y mettre du temps et de l'énergie pour mener le projet à bonne fin, et sa contribution ne se termine pas lorsque le toit est posé mais doit continuer, souvent indéfiniment, sous forme de services administratifs et d'expérience pratique.

Certains des renseignements et précisions énoncés ci-dessus nous ont été fournis par The Appraisal Journal, qui est publié par The American Institute of Real Estate Appraisers.

City Repair, Air Rights and Condominium

by
Michael Pine

The urbanization of North America by migration from small towns, rural districts and by natural increase is a familiar process that has been going on since 1800, except for a period from 1928 to 1945 when depression and war temporarily halted population movement.

One possible result has been that the planning and management of cities has been in the hands of people with rural values, or raised by parents with a rural background, and a characteristic of this last century of urban progress has been the attempt to duplicate small town conditions in urban settings.

The annular growth of simulated rural conditions increased around the core, and railways, streetcars and highways were constructed so that the reluctant city worker could quickly escape to the outside. The inner rings decayed with time because of mortgage conditions that favoured new construction, change in social attitudes and the obvious fact that to get semi-rural conditions in an expanding community it is necessary to keep moving out to find them, and land cheap enough to build.

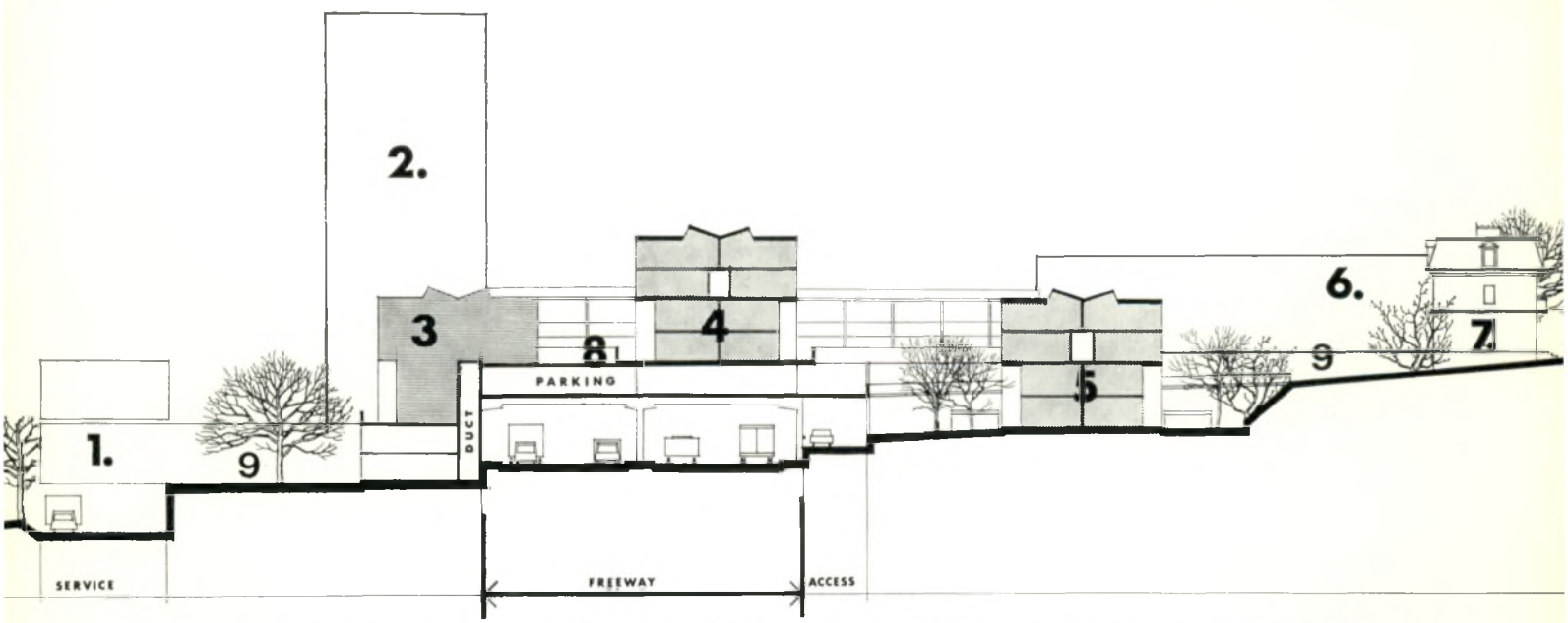
The real tragedy of this self-inflicted romanticism is that the city has not been loved, and like any other growing body, a city needs love to stay healthy.

What predictable inclinations does the North American have that can be used to develop a beautiful city? Two seem outstanding.

First, it seems unlikely that the North American will give up his notions of private ownership, an idea that is firmly imbedded in his human make-up, in his culture and in his individual outlook or his romanticism.

Second, love of the childhood environment is not unusual in stable societies, and once the flow of small-town migrants to cities reduces, a more stable community should result, born in cities of city bred parents, loving the city for the arbitrary, though valid reason that it is their birthplace. It is probable that they will want to make the city into a better place to raise their children and to live, with the country looked on as a place to grow food and to visit, as we now visit the sea.

Thus the problem in cities becomes the adaption of a sprawling, unsuitable but expensive conglomerate to more



1. Light industry next to railway and service road. Roof terrace.
2. Conventional high rise apartment with parking over adjacent freeway.
3. Low rise, high density housing utilising facilities over freeway, and partially extending over the top.
4. Low rise, high density housing spanning between bays of the freeway with parking under.
5. Low rise, high density housing conventionally located but screened from the freeway traffic.
6. Low rise, high density housing at right angles, and partially spanning the freeway.
7. Existing houses retained.
8. Structure over freeway to allow continuous development over, and to provide essential services to surrounding accommodation, and to deaden the sight, sound and smell of traffic.
9. Building above and against the freeway allows open ground to be used for gardens, parks and recreation — or for construction.

sophisticated needs. It becomes a problem of morphological repair rather than urban renewal.

If we link our continuing need for home ownership with the trend to a concentration of population, it is clear that individual ownership cannot apply to land which will become increasingly scarce and expensive. Where ground support is available, it is already less expensive to construct a platform site above ground than to purchase land, particularly when the land is built over and requires clearance.

In condominium legislation, the opportunity is offered for the purchase of space with a resulting integration of uses, if current two dimensional zoning practice is abandoned in favour of some three dimensional system that allows the juxtaposition of housing with commercial, educational, and recreational uses.

But if land is scarce and expensive, how can a new form of development take place? If existing buildings are occupied, construction before demolition is necessary, and to offset the high cost of large fireproofed structures the land costs must be reasonable. Can these conditions be found?

In the circumstances, it is fortunate the city builders gave us our present road systems. They are publicly owned and are rarely used above ground level except for an occasional bridge. Consequently, they offer a vast reserve of inexpensive space available for manipulation by enlightened authority. Contemporary examples of airspace use for construction ranges from restaurants in Coventry to convention halls in Detroit, but the real significance is in the possibilities it permits for comprehensive repair of the city.

The value of the air space over all public lands is enormous, and there is already strong economic pressure on some municipalities to dispose of air rights over freeways as a means of recovering money spent in their construction. The danger is that immediate pressures will force expedient solutions, and the opportunity for major citywide repair will be lost.

Assuming airspace over roads and public lands is made available for controlled development and that in condominium legislation there exists means for corporations or individuals to buy into large, multi-purpose structures, and assuming the anticipated affection for cities will develop, what could be the result?

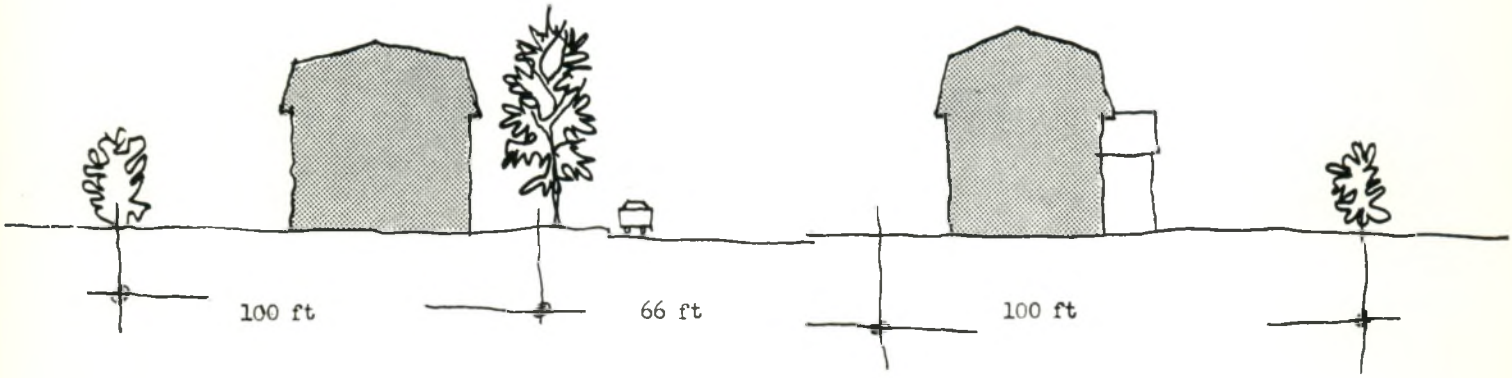
As areas reached a period of decay or obsolescence, replacement construction would be developed in the airspace above the adjoining roads and, since the site is public, the cost to developers could be low. Under condominium legislation the road remains public property, but the superadjacent construction is subdivided and sold. As the old accommodation is abandoned for the new, it can be purchased or acquired by the municipality for rehabilitation, for new construction or for development into squares, parks or recreation space.

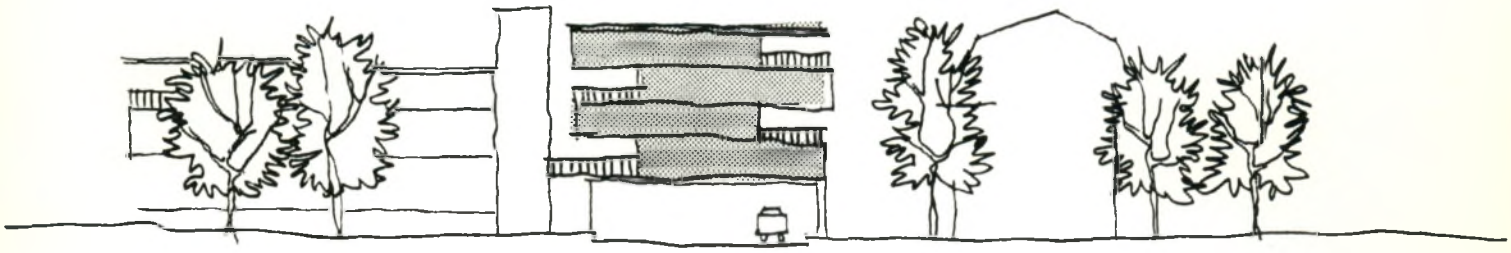
Without much expropriation, demolition or social reorientation, the city could be gently reversed, and its activity transferred to above the roads, reducing the dominance of the automobile and looking outwards to city blocks remodelled to suit the needs of the locality. Perhaps not a solution for the entire city, but certainly a less costly means of repair for decayed sections than wholesale demolition, rehabilitation, or the creation of thorny relocation problems. It is a true urban concept.

We already have many design proposals for similar types of development, and technically we are already preparing for it. Suspended structures with some form of capsule infill are well suited to fast, long-span construction over occupied sites. And nowhere is the condominium idea more clearly expressed than where the private capsule is plugged into the common structure.

The advance of condominium in societies with an outlook similar to our own has been widespread. Belgium now builds 90% of its total residential development in condominium, and Australia is quoted as having two out of three houses in this form. The economic advantage of using air rights must now be proved out in New York where since 1916 buildings on both sides of Park Avenue have stood over railroad tracks leading to Grand Central Station.

Speculation? Yes, but it has all the appearances of being workable.

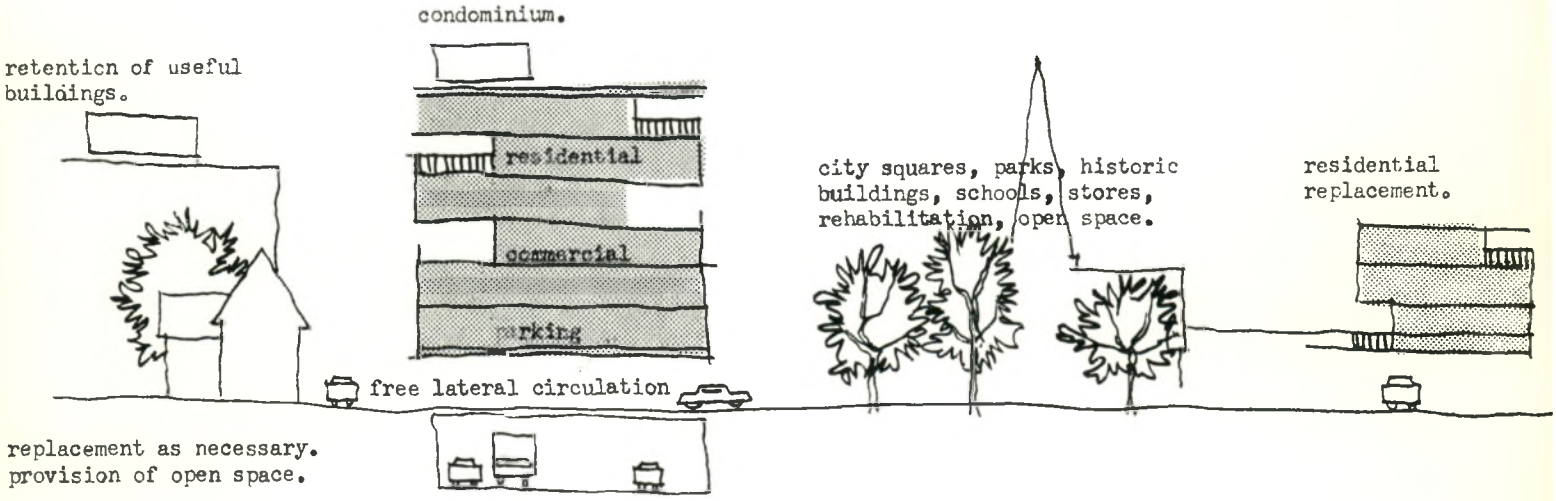




clearance of decay, infill, provision of open space.

replacement construction over public right of way.

rehabilitation, conservation, provision of public open space.



SAMPLE DECLARATION

(suitable for Manitoba, Ontario or New Brunswick)

SUMMARY OF CONTENTS

1. Recitals of Declarant (Developer)
2. Definitions
3. Statement of Intention to Submit Property to Act
4. Consent of Encumbrancers (Schedule A)
5. Proportions of Common Interests (Schedule B)
6. Contributions to the Common Expenses (Schedule C)
7. Definition of "Unit"
8. Duties of Corporation—see also 14 and 15
9. Duties of Unit Owners—see also 14 and 15
10. Exclusive Use of Parts of Common Elements
11. Provisions respecting Use and Occupancy of Units
12. Provisions respecting Use of Common Elements
13. Provisions respecting making of By-laws
14. Insurance
15. Repair after Damage
16. Address for Service
17. Binding effect of Condominium Documents

BY-LAWS

Generally speaking, the By-Laws provide for the management and use and enjoyment of the units and common property. In Ontario, Manitoba and New Brunswick, the By-Laws may be considerably narrower than in other jurisdictions, as it is possible to specify in the Declaration many of the details regarding the project constitution and the management of the corporation. While all the provincial Acts refer to By-Laws, the degree to which the provisions are specified by the Acts varies. In some Provinces, the provisions relating to By-Laws are permissive. In others, such as British Columbia, Alberta and Saskatchewan, certain By-Laws are prescribed and are mandatory until By-Laws are made by the owners.

About the Authors / Les auteurs

E. H. Q. Smith is Editor of Habitat, Information Division, Central Mortgage and Housing Corporation, Ottawa.

A. Lloyd Caldwell is a partner in the firm of Walker, Dunlop, Bashell and Caldwell of Halifax.

John A. Geisler is a partner in the firm of Burt, Burt, Wolfe and Bowman of Toronto.

Robert G. Smethurst, Q.C., is a partner in the firm of D'Arcy, Irving, Haig and Smethurst of Winnipeg.

R. James Balfour is a partner in the firm of Balfour, McLeod, McDonald, Moss, Laschuk and Kyle of Regina.

John A. Beckingham is a partner in the firm of McCuaig, McCuaig, Desrochers, Beckingham and McDonald of Edmonton.

Watson T. Hunter, Q.C., is a partner in the firm of McQuarrie, Hunter, Fisher, MacKinnon, Gates, Pettenuzzo and Pearce of New Westminster.

Me Roger C. Langlais est avocat à la Société centrale d'hypothèques et de logement.

R. T. Ryan is Vice-President, The Mortgage Insurance Company of Canada, Toronto.

R. W. Ford is Assistant Director, Loans Division, Central Mortgage and Housing Corporation, Ottawa.

R. E. Fowler is Assistant General Solicitor, Legal Division, Central Mortgage and Housing Corporation, Ottawa.

Richard R. Snell is Director, Information Services, Ontario Housing Corporation, Toronto.

M. Roger Dennison, originaire de Californie, est un expert-conseil dans le domaine des développements immobiliers. Il a participé à de nombreux projets de construction et de subdivision au Canada, en tant que promoteur, aviseur et conseiller.

Me Pierre Dessaulles, c.r., avocat conseil à Montréal, a rédigé à la demande de la Chambre d'Immeuble de Montréal et de la Corporation des Courtiers en Immeuble de la Province de Québec, le premier texte de loi sur la copropriété qui a servi de base au projet de loi sur la copropriété des immeubles (Bill 29).

Michael Pine is Senior Architect, Architectural and Planning Division, Central Mortgage and Housing Corporation. Ottawa.

Design/Maquette
Morton Baslaw and Company Limited

for COMMON ELEMENTS. **CONDOMINIUM** Ownership of individual units in a multiple unit structure with COMMON ELEMENTS. **CONDOMINIUM PLANT** Term used in Alberta and Saskatchewan for the plan which is registered, and which in essence describes the total project and each of the units in the project. See also STRATA PLAN. **CORPORATION** The corporation incorporated under the Act automatically at the time of registration of the project. It is called a "strata corporation" in British Columbia and a "society" in Nova Scotia. Under each of the statutes it will differ from an ordinary corporation in many respects. **DECLARATION** The document in Ontario, Manitoba and Nova Scotia complying with the formal requirements of the Act which, upon registration, submits the project to the provisions of the Act and creates the condominium. It is called a "condominium plan" in Alberta and Saskatchewan, and a "strata plan" in British Columbia. **DESCRIPTION** Term used in Ontario for the document which is registered simultaneously with the DECLARATION, and which defines the total project and describes each unit. **DEVELOPER** Term used to designate the owner of the project who invokes the Act by registering the appropriate documents. **LIMITED COMMON AREAS AND FACILITIES** *See* LIMITED COMMON ELEMENTS. **LIMITED COMMON ELEMENTS** Those COMMON ELEMENTS whose use is restricted to one or more unit owners or, conversely, those which are not available for use by *all* unit owners. **OWNER** Usually refers to the unit owner. There can be a number of co-owners. Whether the term includes mortgagee, occupant or lessee in any given circumstances will depend upon the statute. **PERCENTAGE OF UNIT OWNERS** When a statute refers to a vote of a certain percentage of unit owners, it will usually mean a vote of unit owners whose total UNIT PROPORTIONS for voting purposes are equal to that percentage of the total unit proportions of all owners. **PLAN** Term used in Manitoba equivalent to the DESCRIPTION in Ontario. **PROJECT** The entire parcel to be divided into UNITS and COMMON ELEMENTS. **REGISTRATION** Used in the condominium context to indicate the final step to invoke the Act by registering on title the documents making up the project constitution. **STATUTORY BY-LAWS** BY-LAWS of the corporation set out as Schedules to the Acts of British Columbia, Alberta and Saskatchewan. Automatically in force when the Act is invoked until repealed or amended. **STRATA CORPORATION** Term used in British Columbia, equivalent to the CORPORATION in Ontario. **STRATA LOT** Term used in British Columbia equivalent to the UNIT in the other provinces. **STRATA PLAN** Term used in British Columbia, equivalent to the CONDOMINIUM PLAN in Alberta and Saskatchewan, and incorporating some of the elements of both the DECLARATION and DESCRIPTION in Ontario. **TERMINATION** Ending the condominium status by withdrawing the project from the Act. This may be effected deliberately or may, by virtue of the Act, result from some circumstance such as substantial damage or a vote for sale. **UNIT** Term used in all provinces except British Columbia to denote the part of the project subject to individual ownership. In Ontario this comprises not only the space enclosed by the unit boundaries, but all material parts of the land within the space at the time the declaration and description are registered. In British Columbia it is referred to as a "strata lot." **UNIT FACTOR** Term used in Alberta and Saskatchewan to designate the share of ownership in the COMMON ELEMENTS appurtenant to the unit. The same factor also relates to voting rights and contribution towards COMMON EXPENSES. **UNIT PROPORTION** Term sometimes used in place of UNIT FACTOR designating the proportional ownership in the COMMON ELEMENTS appurtenant to the unit, the proportional voting rights appurtenant to the unit and the proportional contribution towards COMMON EXPENSES required from a unit owner.

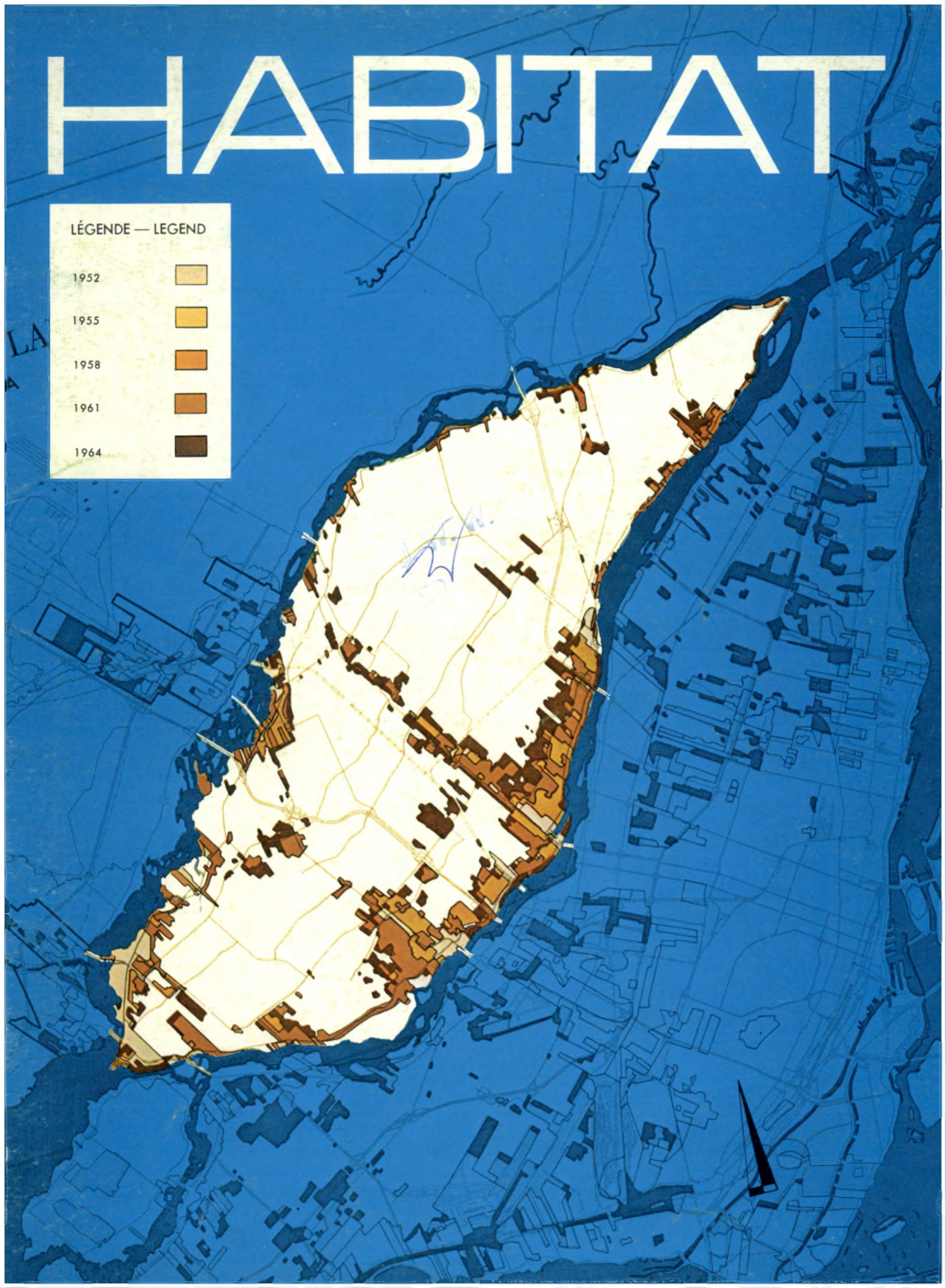
Central Mortgage and Housing Corporation
Ottawa

Société centrale d'hypothèques et de logement
Canada

The Honourable Robert Andras
Minister Responsible for Housing

L'honorable Robert Andras,
ministre chargé du logement

HABITAT



Outside Cover :
Map of a portion of Metropolitan Montreal showing the development of urbanized land on Ile Jésus. Map : City of Montreal Planning Department.

Inside Cover :
Photo by R. O. Lundgren

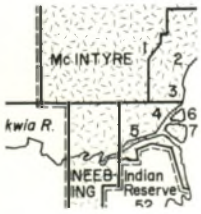
Couverture extérieure :
Carte du « terrain urbanisé de l'île Jésus 1952-1964 » tirée de « Urbanisation », Service d'Urbanisme, Ville de Montréal, novembre 1966, nº 5, Carte nº II entre les pp. 18 et 21. Reproduction aimablement autorisée par ce même Service.

Couverture intérieure :
Photographie de R. O. Lundgren

Volume XII, Number 6
Volume XII, Numéro 6
1969

HABITAT

TABLE OF CONTENTS / TABLE DES MATIÈRES



2 Thunder Bay — Amalgamation at the Lakehead

On January 1, 1970 two Canadian cities merged to become Thunder Bay. Ivor Davies, a geographer, looks at some of the reasons for the union.

8 Zones urbanisées et coût d'aménagement

Prenant pour exemple l'Île Jésus, située dans la banlieue de Montréal, cette étude économique passe en revue les diverses étapes de l'urbanisation des zones résidentielles.

15 Facts or Phantasies ?

The history of "manifestations" in some of our older homes may not be up to the drama of the great European houses, but in terms of spirit it is characteristically Canadian.

18 Children and Space

Pre-schoolers need indoor and outdoor play space for the serious business of learning. Housing projects, parks, nurseries and business complexes must provide the proper play environments for the creative activities of this age group. Polly Hill specifies some of the designs and equipment that go to make successful play areas for pre-schoolers.

28 Programme d'études supérieures en architecture : but et composition

Habitat is a bi-monthly publication of Central Mortgage and Housing Corporation, and is listed in the Canadian Periodical Index. Second class mail registration number : 1519.
Opinions expressed by the authors are not necessarily those of CMHC. All communications should be addressed to the Editor, E.H.Q. Smith.

Habitat, revue bimestrielle de la Société centrale d'hypothèques et de logement. Numéro de recommandation d'objet de deuxième classe : 1519.
Les opinions exprimées par les auteurs des articles ne sont pas nécessairement celles de la SCHL. Il faudrait adresser toutes les communications au rédacteur en chef, M. E. H. Q. Smith.

THUNDER

Amalgamation at Canada's Lakehead

by Ivor G. Davies

Most rearrangements of the boundaries of local government units in Canada have involved the extension of urban limits to encompass either suburbs or adjacent land with a high expectation of conversion to some form of urban land use. Less common is a merger of two fully-fledged urban units. On January 1st, 1970, a new city came into being at the Canadian head of navigation on Lake Superior. The amalgamation of the juxtaposed cities of Port Arthur and Fort William and sections of the contiguous municipalities of Neebing and Shuniah has created a new and enlarged metropolitan area with a population of circa 108,000.[1] (See Figure 1.)

Several facets of the situation lend special interest to the merger and have constituted the bases of problems in the process of arriving at a decision on the form and extent of amalgamation. Considering the many similarities of the two cities they have pursued remarkably separate existences.

Continuous settlement by European immigrants dates from 1856 for Port Arthur and 1863 for Fort William. The temporal gap closed in the first decade of the twentieth century and only one year separated the erection of both settlements into cities. Since then, almost parallel population growths left Port Arthur nudging Fort William by 132 persons, (48,340 to 48,208 in 1966).

Both cities exhibited almost comparable strength in matters of financial capacity. The 1967 Fort William total assessment amounted to $305,320,000 whereas Port Arthur's added up to $294,571,000.

The courses of urban development of the two cities were so parallel that despite a basic dichotomy in topography, patterns of land use contained inherent problems with similar characteristics. The original nucleii of the settlements, emphasizing water transportation, were close to the shore of Lake Superior. As the settlements expanded, following the imperfect grid patterns of the surveyors, these nucleii developed as the main commercial districts. Industrial development has continued to emphasize access to transportation facilities and plants have tended to locate on either lakeshore or the banks of the River Kaministikwia. In addition to small neighbourhood shopping centres each city developed a secondary retailing complex, at West Fort William and at the Inter-City Plaza close to the southern boundary of Port Arthur. Recent residential building has occurred in small pockets on the western fringes of continuously built-up areas and departs from the severity of the grid pattern to be disposed in a series of crescents and bays.

Table 1 demonstrates the strong dependency relationship between both cities and tertiary economic activity. Over 75% of both labour forces earn a living from employment in some type of service industry.

Table 2 constitutes an enumeration of all establishments providing goods and services, classified by main function. Certain correlations emerge.

Table 1
COMPARISON OF EMPLOYMENT BY INDUSTRY (1961)

	Fort William		Port Arthur	
Primary				
Agriculture	22		38	
Forestry	192		1,034	
Fishing and Trapping	5		25	
Mining	50		170	
		269		1,267
Secondary				
Manufacturing	3,128		2,704	
		3,128		2,704
Tertiary				
Construction	1,311		1,583	
Transportation	3,630		2,716	
Trade	3,078		2,790	
Finance	481		419	
Community and Personal Service	3,737		4,017	
Public Administration	886		880	
		13,123		12,405
Unspecified	445		529	
		445		529
Totals		16,965		16,905

Source — D.B.S. Census of Canada, 1961.

1 *The Municipality of Neebing consists of the four geographical townships of Neebing, Blake, Crooks and Pardee and the Municipality of Shuniah is composed of the three geographical townships of McIntyre, McTavish and McGregor.*

BAY

PHOTO/BRUCE CAMERON

Passengers transfer from one bus to another at the Inter-City boundary. From October, 1969, a through service was initiated.

About the Author :

Ivor G. Davies is Assistant Professor of Geography at Lakehead University, Thunder Bay.

Table 2

COMPARISON OF RANGE OF FUNCTIONS AND ESTABLISHMENTS (1968)

	F.W.	P.A.
Filling stations	36	43
Food stores	110	81
Churches	41	38
Restaurants	48	52
Taverns	2	4
Elementary schools	30	26
Physicians	55	69
Real estate agencies	14	15
Appliance stores	8	15
Barber shops	23	29
Auto dealers	6	13
Insurance agencies	16	21
Bulk oil distributors	3	3
Dentists	21	18
Motels	9	21
Hardware stores	18	9
Auto repair shops	15	13
Fuel dealers (coal, etc.)	2	—
Drug stores	11	9
Beauticians	32	29
Auto parts dealers	9	13
Meeting halls	26	20
Animal feed stores	5	1
Lawyers	10	11
Furniture stores, etc.	7	7
Variety stores : 5 and 10	24	16
Freight lines and storage	8	7
Veterinaries	1	3
Apparel stores	34	42
Lumber yards & woodworking	7	6
Banks	13	12
Farm implement dealers	—	1
Electric repair shops	6	9
Florists	5	3
High schools	5	5
Dry cleaners	12	7
Local taxi services	9	13
Billiard hall & bowling alleys	9	9
Jewelry stores	8	7
Hotels	14	14
Shoe repair shops	6	3
Sporting goods stores	5	5
Frozen food lockers	—	2
Sheet metal works	7	7
Department stores	5	5
Optometrists	5	4
Hospital and clinics	6	6
Undertakers	2	2
Photographers	5	6
Public accountants	5	1
Laundries and laundromats	3	5
Health practioners	4	3
Credit Union & Loan Company	16	16
Theatre	2	2
Bookstore	1	2
Music	3	3
Weighing Machines	1	—
Sewing Machines	1	—
Business Supply	1	—
Fabric Shops	2	—
Glassware shops	1	—
Higher Education Establishments	—	4
Pet shops	—	1
Upholstery Dealers	—	1

Both cities performed the same functions and a high correspondence between the number of establishments per city existed, although the factor of variable establishment size is not here included. Considering each column singly it might be argued that the degree of specialization of service provision was consonant with that city's threshold population. Appraisal of both columns suggests that duplication of service provision involved a propagation of establishments of a low degree of specialization, rather than the addition of more sophisticated functions. It may be postulated that this propagation was the result of the existence of two downtown areas, each catering largely to the population of its own city and the tributary area immediately adjacent to it. It may be suggested that more sophisticated services, in tune with a threshold population of about 130,000 people, could be provided from a more centrally located business complex with maximum accessibility for the residents of both cities and residents of the total tributary area and tapping a transient clientele. The author is presently engaged on research into the total pattern of consumer travel behaviour at the Canadian Lakehead and preliminary analyses of data suggest two circulatory patterns with little degree of overlap.

Amalgamation provides an opportunity to reconsider the spatial pattern of service provision. Both downtown areas, into which the bulk of each city's service functions is concentrated, share common problems of traffic congestion, insufficient parking space, inadequate rear access facilities for retail outlets and dilapidated properties interspersed with well-appointed buildings. Functional difficulties and the deteriorating visual appearance precipitated similar but separate courses of action in the commissioning of two Downtown Urban Renewal Studies. The results of the Port Arthur study have appeared and involved that former city in the resuscitation of the physical appearance of the downtown area and in the improvement of the circulation of pedestrian and vehicular traffic. It is hoped that by these public measures the private sector will be encouraged to expand existing business and that new businesses will be attracted to the location. The Fort William plan has yet to be published, but apparently it will involve near-identical recommendations.

PHOTO/BRUCE CAMERON

Centennial Shopping Plaza, Fort William. This attractive development contrasts visually and functionally with older parts of the city's downtown area.

If the total threshold population at the Lakehead is not being fully tapped it is unfortunate, for the area is beset by economic problems. Table 1 indicates the relative paucity of employment opportunities available in manufacturing industry. Moreover, while the concentration of activities such as grain-handling and logging into certain seasons always resulted in seasonal fluctuations in the employment situation, increasing mechanization and a slow rate of economic growth for the area generally have resulted in a rising pool of permanently unemployed. With standards for employment rising many in this pool are virtually unemployable. The failure of job-generation to match the pace of population increase has resulted in an out-migration which has lowered the rate of population increase between 1961 and 1966.

Competition in the commercial sector has been accompanied by competition between the two urban municipalities for manufacturing enterprises showing interest in locating at the Canadian Lakehead. It has been reported that on at least two occasions industries have been discouraged from locating at the Lakehead due to inter-city rivalry over inducements. In the past, location in the area by commercial establishments based elsewhere in Canada may have been discouraged by the prospect of having to establish two outlets to serve the total urban area and each city insists upon licensing occupations and trades conducted peripatetically. Thus taxi-cabs, unless licensed by both cities, may not cruise for fares in the city in which they are not based.

Despite the fact that they shared much in common, Fort William and Port Arthur, in many respects, led separate lives. Not all of their problems were insoluble without total amalgamation for co-operative arrangements could have been devised and in some instances had been.

Out of the request by the Lakehead Municipalities to the Department of Municipal Affairs (Ontario) for a review of the local government situation emerged recommendations for spatial and structural alterations involving amalgamation of the two Lakehead cities. What stimulated this request at this time? Amalgamation had been mooted in the past. The results of the last referendum, held in 1958, are shown in Table 3.

Table 3

REFERENDUM RESULTS (1958)

	For	Against	Majority
Port Arthur	5,468	5,331	+ 137
Fort William	4,209	6,827	−2,618
Totals	9,677	12,158	−2,481

Source — Lakehead Local Government Review.

A slight majority of Port Arthur voters favoured the idea, but proponents of the idea in Fort William constituted a minority. Overall, opponents of amalgamation registered a numerical superiority.

One key to the question of stimuli perhaps lies in the fact that not only did the cities of Fort William and Port Arthur request and support a local government review, but the rural municipalities of Shuniah, Neebing and Paipoonge also participated as co-supporters. Locational juxtaposition in itself could have bred an interest in a potential city merger on the part of the municipalities, but the pattern of urban growth itself provided a common bond amongst the various units. Despite areas of underdeveloped and undeveloped land within the former cities' limits, industrial and residential expansion over these limits has created problems for all the municipalities. Secondary industry associated with the expansion has shown a marked preference for riverside sites in Neebing Township, while neglecting Shuniah and Paipoonge. The North ward of Neebing (north of the River Kaministikwia) has experienced heavy suburbanization and similarly, Shuniah's McIntyre Township has received an overflow of Port Arthur's population, particularly in the Jumbo Gardens locality. Increasing density of homes in Neebing has lowered the water table making water acquisition by wells difficult and, in spite of the strong financial position of the municipality due to its industrial development, the piping-in of water is expensive. Jumbo Gardens, on the other hand, presents the Municipality of Shuniah with a service problem, especially in the realms of water supply, refuse and sewage disposal and fire protection, beyond its financial capacity, since industrial and commercial development has been negligible. Both adjunct suburban areas could benefit from incorporation within a greater urban area, although taxes would increase as the quality of public service provision increases. For the cities' part, Neebing and McIntyre residents largely work in the urban area, enjoy many of the facilities there without excessive travel and yet do not contribute to their provision and maintenance. Equally the cities are faced with suburban developments over which they have little or no control but which an enlarging urban area will, physically, encompass one day without any boundary rearrangements. All could gain something in practical terms from amalgamation but the process would involve some losses.

The leaders of the municipalities requesting the review may possibly have noticed changes in the attitudes of influential individuals, pressure groups and of the public at large and have perceived the organizational changes in voluntary bodies taking the Lakehead and wider areas under their aegis. The Fort William-Port Arthur District Labour Council, the Lakehead Chamber of Commerce and the Lakehead Industrial Commission were representative of organizations with Lakehead-wide interests while the Thunder Bay United Appeal potentially covers a district of 50,000 square miles. A widening community of interest may also have been seen in the increasing number of firms incorporating the word "Lakehead" into their names, irrespective of the locations from which business is conducted.

Shared economic difficulties, problems of urban growth and planning, problems of public service provision within separate jurisdictions and the changing attitudes of Lakehead residents themselves lay behind the commissioning of the Lakehead Local Government Review. The report of the Review Commission recommended that a single city be formed at the Canadian Lakehead, with boundaries as shown in Figure 1. It appears that these proposed boundaries will be adhered to with one departure, the strip of McGregor township being excluded and retained by the truncated Shuniah Municipality.

Reactions to the recommendations ranged from extreme enthusiasm to vehement disagreement. Alternative schemes were proposed and demands for a plebiscite received a considerable measure of support.

The Department of Municipal Affairs indicated that an adverse result from a plebiscite would not sway it from pursuing the recommendations of the Review. The name of the new city, however, would be determined by plebiscite and voters selected one from a short list of three names drawn up by the Lakehead Planning Board, in accordance with suggestions from local groups and organizations. The three main contenders were Thunder Bay, Lakehead and The Lakehead.

In a plebiscite held on June 23, 1969, residents of the new city voted in favour of the name Thunder Bay.

Irrespective the name now chosen it remains to be seen if economic growth will be fostered, if more comprehensive urban planning can be achieved and if either the cost of local government services can be lowered or the quality

improved through economies of scale or the development of more specialized agencies.

Nevertheless, a useful experiment has been conducted on the north shore of Lake Superior in an area which may serve as a hinge in the development of Canada's mid-north. The process and results may usefully serve as a model for similar undertakings elsewhere in Canada. A single local government unit has been created but for some time the parts will probably continue to function as separate entities.

ACKNOWLEDGEMENTS

The author acknowledges his debt to the "Report and Recommendations" of the Lakehead Local Government Review, upon which much of this article is based; to J. Childs and J. Niemann of Lakehead University for the map.

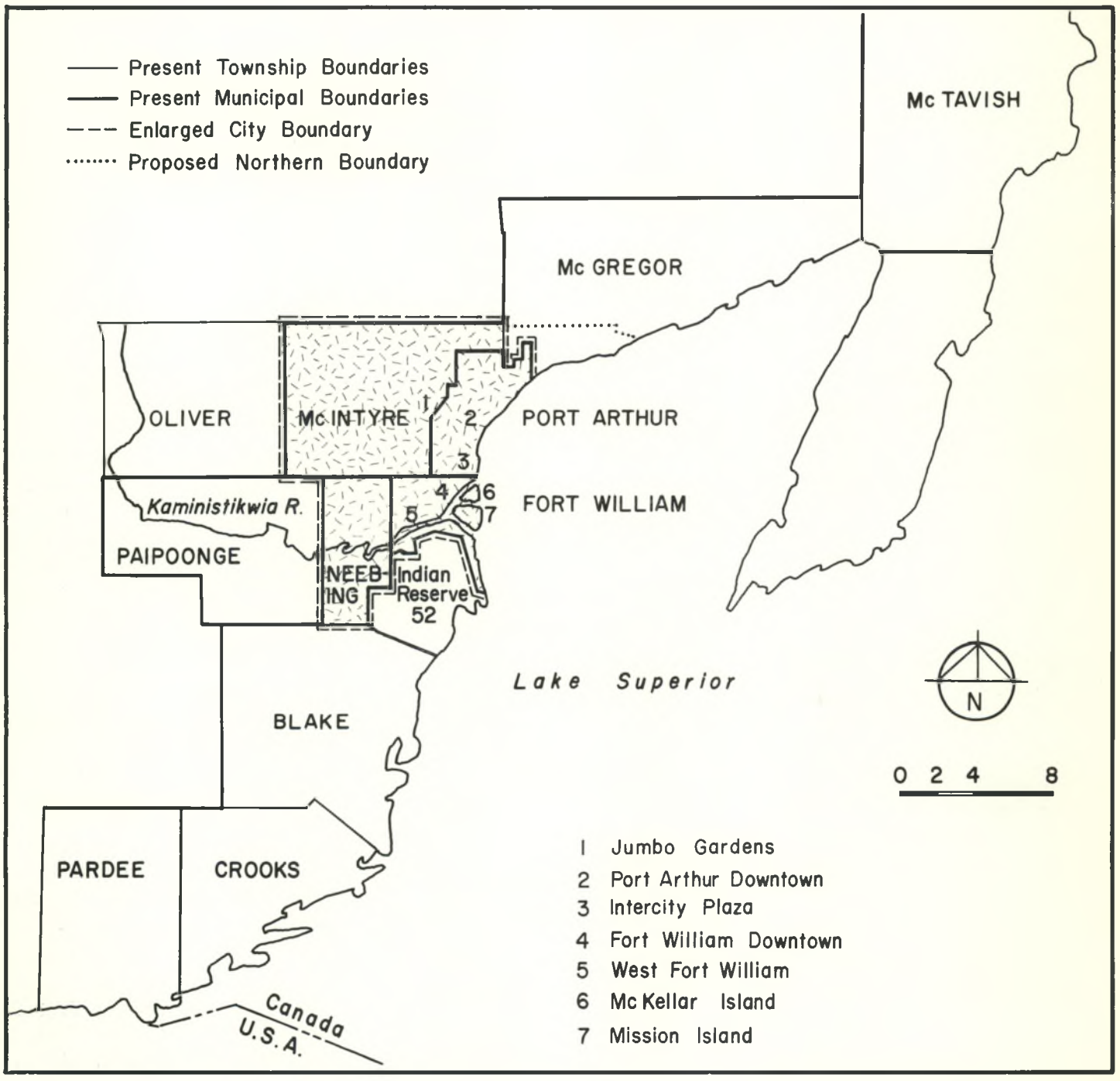


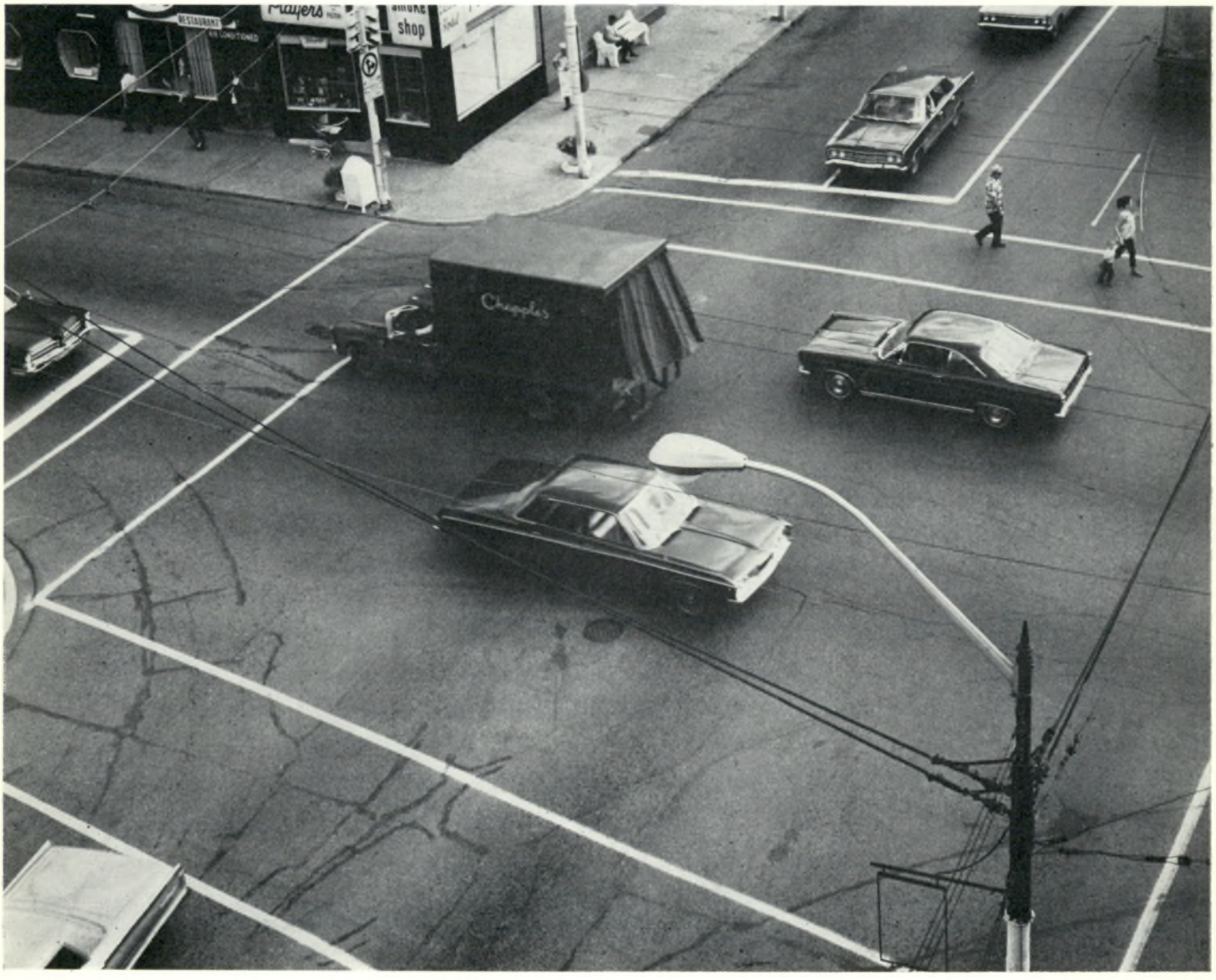
Figure 1. The municipalities involved in and affected by the Lakehead Local Government Review. The term "Lakehead" refers to a general area and not to the name of the city.

PHOTO/BRUCE CAMERON

A rural home in Neebing Municipality. Many dwellings of this type will be added to the new city's settlement fabric.

A major intersection in downtown Fort William. Increasing traffic congestion at this and other points has provided the impetus for downtown renewal and underscored the need for a coordinated approach to planning traffic circulation in the whole Lakehead area.

PHOTO/BRUCE CAMERON



ZONES URBANISÉES ET COÛT

par Réjane Charles

La carte reproduite sur la couverture extérieure sert à situer les zones dont il est question dans le présent article.

Dénoncer avec vigueur la hausse vertigineuse des prix des terrains est devenu une constante frappante des commentaires consacrés aux problèmes fonciers des zones en voie d'urbanisation. Le coût des terrains apparaît comme un frein à la construction, un facteur défavorable à l'aménagement rationnel du sol. Et la spéculation foncière provoquant un écho défavorable dans l'opinion publique sensible à l'aspect immoral des opérations, est rendue responsable de l'anarchie urbaine actuelle et du coût croissant de l'urbanisation. Elle constituerait l'obstacle essentiel à l'aménagement rationnel et sa disparition permettrait de résoudre les problèmes d'urbanisme dans un paradis foncier soudain recréé. Certes, le prix élevé des terrains est un fait. Mais résumer ainsi les difficultés foncières est une simplification abusive de la réalité. La disparition du marché foncier libre ne réglerait pas nécessairement le problème des coûts d'aménagement des terrains. La valeur des terrains a une signification beaucoup plus « lourde ». Elle ne répond pas simplement à un besoin de consommation ordinaire, immédiat et facilement satisfait. Un terrain n'est qu'un support en vue d'un aménagement ultérieur. Et il implique une série d'investissements difficilement isolables du contexte urbain global, mais au contraire étroitement liés aux équipements existants et aux équipements futurs. Cette valeur potentielle, valeur d'aménagement, est celle qui donne lieu justement aux profits spéculatifs. Au lieu d'en faire un jeu soumis au hasard et à l'affrontement simple de l'offre et de la demande, serait-il possible d'estimer cette valeur sur d'autres bases ?

En fait, comme le souligne R. Mayer [1] la valeur d'un terrain est résumée dans le service fourni par le sol, service qualifié de « charge foncière » [2]. Or cette valeur potentielle constitue un facteur capital pour l'urbaniste auquel il appartient normalement d'orienter l'expansion urbaine et donc de choisir les sites à aménager. Encore faut-il disposer de critères rationnels pour pouvoir guider ce choix. Ces critères peuvent être nombreux selon le point de vue auquel on se place : technologique, politique, économique, sociologique, etc. Le choix idéal serait celui qui reposerait sur ces différents types de critères. Mais il appelle au préalable une étude approfondie de chacun des aspects. Il n'est évidemment pas question de prétendre résoudre ce problème complexe dans le cadre de cet article. On se bornera simplement à aborder le problème sous l'angle économique sans vouloir pour autant privilégier ce facteur [3]. Dans une recherche actuellement en cours à Laval (île Jésus) [4] nous tentons de déterminer les possibilités d'utilisation de ce critère pour le choix des sites à aménager. Il s'agit de vérifier les variations du coût d'aménagement des terrains des zones urbanisées et de détecter les facteurs susceptibles de faire varier ces coûts. Au stade actuel de la recherche, les problèmes soulevés sont essentiellement d'ordre méthodologiques. Ils constitueront donc une partie essentielle de cet exposé.

I. OBJECTIFS GÉNÉRAUX

Sur un plan général, comme il a été précisé plus haut, l'objectif essentiel est de favoriser un choix plus rationnel des sites à aménager sur la base du calcul économique en confrontant le coût d'aménagement des différentes zones.

Deux remarques préliminaires s'imposent :

1) Le coût des agglomérations a toujours suscité beaucoup d'intérêt mais était évalué de façon globale. D'une part les études ont souvent été faites au niveau urbain le plus général (ville ou agglomération). D'autre part elles recouvraient l'ensemble des coûts sous toutes ses formes (coût des réseaux

L'auteur

Mme Réjane Charles est professeur agrégé à l'Institut d'urbanisme de l'Université de Montréal.

D'AMÉNAGEMENT

d'infrastructure, coûts des systèmes de superstructure et même diséconomies externes) ou une part importante des équipements publics;

2) Par ailleurs, généralement les résultats des analyses portant sur une ou plusieurs villes, fruits d'une évaluation postérieure à la mise en place des services, faisaient figure de simples constats. Bien souvent, seules étaient mises en évidence les corrélations concernant l'augmentation des coûts et le nombre d'habitats ou d'usagers de la ville. La complexité des coûts multiples était telle qu'elle rendait difficile toute tentative d'identifier les facteurs susceptibles de faire varier ces coûts.

A présent certaines études, telles que celle du Professeur Kaïn, s'orientent vers des recherches entre le coût de certains services publics et notamment des infrastructures et les modes d'occupation du sol (formes de lots, longueur de blocs, etc.). Mais ces études sont faites au niveau urbain global. Notre objectif, beaucoup plus précis, vise à établir le coût de différentes zones d'aménagement à l'intérieur du territoire urbain. D'autre part, il essaie d'intégrer le coût imputable aux caractéristiques physiques du sol et le coût de l'abandon des terres agricoles.

Ainsi le développement de la planification urbaine pourrait s'orienter vers des recherches plus précises, non plus au niveau global où les options volontaristes [5] sont délicates, mais au niveau des zones ou directions physiques du développement. Jusqu'à présent, le choix des points de développement était le résultat du jeu de l'offre et de la demande de terrains nus. Certes, les indices fonciers fournis par les mécanismes habituels du marché foncier traduisent dans une certaine mesure des préférences « spatiales » (sites, accessibilité de certains équipements, etc.) et représentent des éléments de référence non négligeables. Mais le problème serait de savoir d'abord dans quelle mesure ils intègrent les éléments imputables au coût d'aménagement proprement dit, en l'absence évidemment de toute politique dirigiste de la part de la municipalité qui, indirectement, par une politique d'équipement, orienterait le développement. Ensuite, il importerait de connaître parallèlement, le coût d'un développement urbain irrationnel, soit le coût représenté

a) par la sous-utilisation de certains équipements,

b) le coût extraordinaire représenté par l'ouverture de zones non encore desservies par des équipements de type primaire ou éloignées des principales sources d'approvisionnement.

c) le coût d'entretien anormalement élevé de certaines zones par rapport au coût moyen.

Mais toutes ces évaluations ne peuvent être faites que sur la base de critères de référence servant à la détermination d'un coût moyen ordinaire. Et la difficulté consiste à déterminer ces critères. Ainsi, le gaspillage de l'urbanisation anarchique est constamment dénoncé en termes généraux. Mais, il reste à quantifier ce gaspillage et à rechercher des critères d'évaluation pour l'apprécier. Ce principe qui semble, à première vue, très simple dans son énoncé, masque de nombreuses difficultés quand on étudie un cas particulier. Aussi, si l'objectif essentiel demeure de confronter les zones d'aménagement en fonction de leur coût, il doit être cerné de façon beaucoup plus rigoureuse. En fait il s'agit :

1) de confronter le coût de zones d'aménagement en vue de déterminer les zones représentant le sacrifice économique le plus faible,

2) de détecter les corrélations éventuelles entre les niveaux des coûts et les caractéristiques des zones considérées (caractéristiques physiques, caractéristiques de l'utilisation du sol, caractéristiques de l'équipement),

3) de déceler les corrélations éventuelles entre le prix des terrains des différentes zones et le coût d'aménagement,

4) de fixer des seuils à l'expansion urbaine, seuils considérés au point de vue coût comme prohibitifs et constituant des limites à un aménagement rationnel économiquement parlant, dans une direction donnée.

Il importait ensuite de voir dans quelle mesure il était possible d'atteindre ces objectifs dans le champ territorial retenu : celui de l'île Jésus. C'est alors qu'apparaissent les contraintes : les limites assignées à la recherche par les éléments disponibles et les impératifs imposés du point de vue méthodologique.

II LES LIMITES

L'hypothèse d'une recherche théorique basée sur un modèle idéal de subdivision n'a pas été retenue et une telle recherche a d'ailleurs déjà été menée [6]. Il a paru intéressant de choisir un champ territorial caractérisé par une urbanisation intense et des possibilités d'extension encore grandes. Outre l'avantage d'approcher la réalité de plus près, l'étude d'un cas particulier permet d'intégrer un plus grand nombre de variables tant du point de vue utilisation du sol que caractéristiques physiques qui peuvent être particulièrement importantes en urbanisme. L'île Jésus, qui a donné lieu à des études récentes [7] et qui possède un service d'urbanisme [8] soucieux de planification, offrant des facilités de recherche indéniables, a paru particulièrement désignée pour cette étude.

Mais des considérations d'ordre théorique et d'ordre pratique ont accentué la délimitation des objectifs.

Dès le début, la notion de coût a du être précisée. Pour pouvoir comparer des coûts d'équipements, il était nécessaire de choisir des équipements relativement homogènes et classiques dont l'existence s'impose, quel que soit le type d'utilisation du sol, la qualité des résidants, la densité. C'est pourquoi le coût a été limité aux équipements d'infrastructure suivants :

les aqueducs,

les égouts,

les voies de circulation.

Ces trois catégories d'équipement comprennent évidemment des subdivisions dont il sera question dans le chapitre méthodologique. Représentant un niveau d'équipement constant, quel que soit le type de développement, ils permettent des comparaisons valables. Il aurait été intéressant de tenir compte non seulement des immobilisations ou investissements en capitaux nécessaires à ces équipements, mais aussi des sommes annuelles affectées à leur entretien. Sauf exception, le coût d'entretien ne semble pas varier en fonction de la localisation pour le système d'égout ou le système d'aqueduc. Par contre, auraient pu être pris en considération des coûts relatifs au déblaiement de la neige ou à l'enlèvement des ordures ménagères, beaucoup plus sensibles aux variations de densité ou de type d'utilisation du sol que les autres catégories de coûts d'entretien. Mais les renseignements statistiques existants ne permettent pas de saisir de telles données au niveau des zones à aménager.

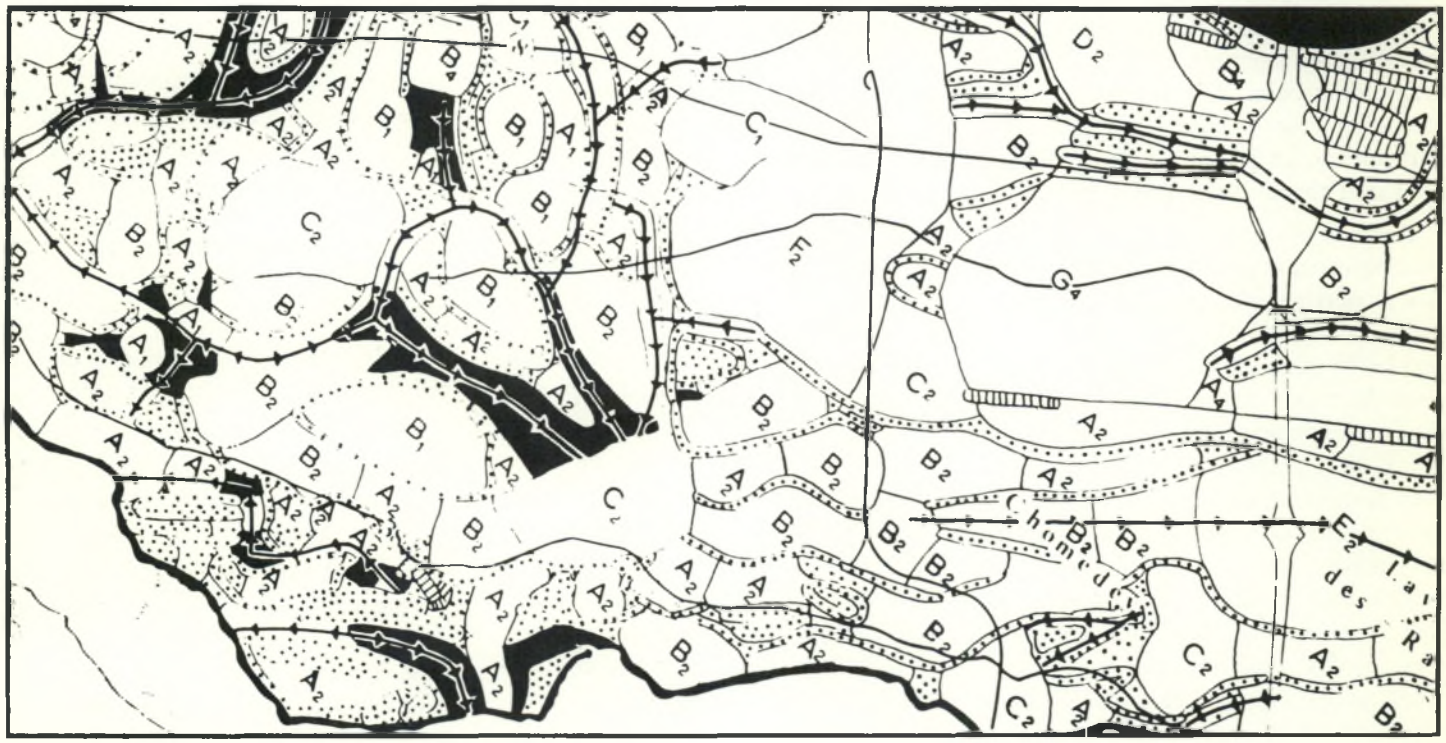
Enfin, le cas de Laval dont les sols agricoles sont parmi les plus productifs de la province et qui bénéficie de la proximité du marché de Montréal, favorisait l'intégration du facteur agricole. L'évaluation du coût de l'abandon des terres agricoles aurait permis, semble-t-il, de corriger de façon opportune le coût de l'aménagement de terrains agricoles gagnés par une urbanisation désordonnée. Mais des difficultés statistiques rendent très aléatoire également l'intégration de cette évaluation au niveau des zones. La recherche n'est pas assez avancée sur ce point pour donner lieu à des développements intéressants.

D'autres contraintes apparues au cours de la recherche ont dicté généralement les choix méthodologiques.

III. MÉTHODOLOGIE

Habituellement les études économiques se bornent à évaluer le coût des infrastructures par type de services et à le confronter à différentes variables (densité, lots, blocs, etc.). Mais de tels travaux n'offrent qu'un intérêt limité à l'urbaniste. Le problème qui se pose est celui d'un choix concernant l'orientation de l'expansion urbaine, soit le développement d'une zone présentant telles caractéristiques par rapport à une autre zone présentant telles autres caractéristiques. Il s'agit donc au préalable de déterminer ces zones si on veut orienter rationnellement l'urbanisation nouvelle. Un point de vue simpliste consisterait, par exemple, comme dans le cas de Laval, à regrouper des cellules statistiques (carrés de 5,000 pieds carrés) au niveau desquels certains renseignements sont saisissables. Mais une telle approche serait insuffisante au point de vue constitution de zones d'aménagement qui ne peuvent être une somme même variable des cellules statistiques répondant à des critères tout différents.

La première tâche consiste donc à essayer de délimiter ces zones sur la base de critères « d'aménagement » c'est-à-dire répondant à un certain nombre d'exigences du point de vue économique et du point de vue affectation. Une fois les zones délimitées, il s'agira de localiser les équipements d'infrastructure réalisés dans ces zones, et d'évaluer leur coût. Ensuite chaque



ESPACES INFORMÉS

Quartier de « Chomedey » (carte tirée de l'étude de M. Ritchot à Laval).

On y voit les « espaces informés » délimités par l'auteur. La lettre indique le potentiel d'accueil horizontal traduisant une classification des espaces en fonction de leur périmètre et de la dimension minimum passant par le centre. Le chiffre indique le potentiel vertical déterminé en fonction des capacités portantes.

Les zones d'aménagement que nous délimiterons seront constituées de plusieurs espaces informés. Leur regroupement et leur délimitation seront déterminés par les critères exposés ci-dessous.

zone sera « caractérisée » par les différents éléments qui la composent. Et nous chercherons à détecter les caractéristiques qui peuvent avoir une incidence sur le coût.

1) Délimitation des zones d'aménagement

Pour la délimitation des zones, plusieurs critères ont été retenus.

—un critère économique tendant à assigner à chaque zone une superficie minimum ou un seuil de superficie en dessous duquel la rentabilité d'un développement au point de vue infrastructure ne peut être considérée comme satisfaisante. Les études menées à ce sujet, notamment dans « What price suburbia ? », semblent indiquer une baisse significative des courbes de coûts jusqu'à une superficie donnée d'un secteur d'aménagement. Celle-ci atteindrait 80 acres lorsque le secteur considéré est distant de 2 milles des réseaux principaux et 50 acres quand la distance aux réseaux principaux est de 1 mille. Une grandeur minimum sert ainsi à déterminer les zones d'aménagement.

—un critère physique tendant à cerner de façon plus précise les frontières des zones et à leur donner une consistance homogène. Deux éléments tirés d'une étude récente de M. Ritchot [9] peuvent aider à cette délimitation. D'une part les espaces « informés » fragments des unités morphologiques [10] constituent des limites naturelles. D'autre part les critères [11] utilisés par l'auteur nous permettraient de « qualifier » les zones en les caractérisant par certains traits dominants. Après avoir procédé à une sélection des dominantes, nous essaierons de regrouper des espaces «informés » en vue de déterminer plusieurs catégories de zones relativement homogènes quant à leur vocation (propriétés physiques et aptitudes aux différentes affectations). Quatre catégories de zones établies en fonction des différences probables de coût imputables aux excavations nécessaires pour les canalisations, ont été retenues :

1. les zones difficiles à excaver (roc et roc effrité);
2. les zones facilement affouillables (limon, caillou et sable) mais ayant un soubassement en roc à une profondeur de 8 à 10 pieds;
3. les zones facilement affouillables mais peu favorables au drainage et comportant des risques de gel pour les canalisations;
4. les zones marécageuses, facilement affouillables mais nécessitant des travaux de consolidation.

En résumé ces zones seront délimitées en fonction

—d'un seuil minimum de rentabilité;
—de qualités physiques relativement homogènes du point de vue coût;
—de l'aptitude des ensembles de terrains à certaine vocation fixée par les critères géotechniques et plus particulièrement de leur potentiel horizontal.

2) Localisation des équipements et évaluation de leur coût

Une fois les frontières des zones délimitées, il restera à préciser la localisation des équipements considérés (voies de communication, égouts, aqueducs) à l'intérieur de chaque zone et à évaluer le coût distinct, puis global, des équipements de chaque zone.

Le coût des équipements retenus se limite, en ce qui concerne les égouts et aqueduc, aux canalisations principales

RÉSEAU DES CONDUITES MAÎTRESSES D'AQUEDUCS

dans le quartier « Chomedey » de la Ville de Laval.

SOURCE : Service du Génie de la Ville de Laval.

RÉSEAU DES ÉGOUTS COLLECTEURS

dans le quartier « Chomedey » de la Ville de Laval.

SOURCE : Service du Génie de la Ville de Laval.

et secondaires sans tenir compte des branchements ou raccordements aux constructions [12]. Comme on l'a déjà signalé plus haut, en raison de statistiques non disponibles, les coûts d'entretien ne sont pas pris en considération. Le montant des sommes nécessaires aux investissements est donné par les règlements d'emprunts de Laval émis depuis 1956. Le montant figurant au règlement d'emprunt est très proche du montant demandé par le soumissionnaire et peut être considéré comme représentant effectivement le coût réel des travaux.

Comme les zones délimitées sont urbanisées à des degrés différents, on aura recours à une méthode d'échantillonnage pour faire des confrontations valables du coût de différentes zones. Cette approche préliminaire permettra de répondre au premier objectif et donc de déterminer les zones d'aménagement qui ont représenté le sacrifice économique le plus faible. Une telle évaluation se fera par habitant et par acre.

La délimitation des zones et leur classification, l'évaluation de leur coût, constituent des données de base, mais des données valables uniquement pour le passé. Or l'urbaniste est essentiellement intéressé par le choix à exercer sur les zones à urbaniser. En essayant de détecter les éléments qui font varier le coût, on pourrait apporter une aide précieuse en aménagement. C'est pourquoi nous essaierons de « caractériser » ces zones et de vérifier le rôle de ces caractéristiques dans le jeu des coûts.

3) Caractéristiques des zones et leurs incidences sur le coût

Chaque zone qui aura donné lieu à un aménagement et comportera un équipement minimum d'infrastructure, sera caractérisée essentiellement par le mode d'utilisation du sol. Les caractéristiques définitivement retenues sont marquées par cette orientation mais aussi par les contraintes statistiques rencontrées. Les variables retenues en plus de la superficie de la zone sont donc :

—l'affectation (résidentiel, industriel, commercial, espace vert, etc.);

—la superficie affectée à l'habitation;

—la densité brute (nombre d'habitants à l'acre);

—le nombre de logements;

—le type de logements (isolés, jumelés à un ou plusieurs étages);

—la forme des lots (rapport longueur—profondeur);

—la longueur des blocs;

—les espacements des bâtiments;

—les propriétés physiques du sol (4 catégories de zones).

Un tableau général résumera toutes les caractéristiques codifiées des différentes zones et on essaiera de rechercher les corrélations entre les coûts par acre et par habitant et les différentes variables.

CONCLUSION

La confrontation de toutes ces données (coût d'infrastructure global et par type d'équipement d'une part et variables d'autre part) permettra dans une certaine mesure de saisir les éléments susceptibles de faire varier les coûts. L'urbaniste pourra apprécier dans quelle mesure il est possible de jouer sur ces éléments pour arriver à un aménagement moins coûteux sans pour autant mettre en cause d'autres principes d'aménagement s'inspirant de normes techniques, esthétiques et sociologiques. Certains coûts s'avéreront incompressibles pour des raisons physiographiques (coûts imputables aux propriétés physiques du sol) ou pour d'autres impératifs liés aux modes d'utilisation du sol. Ces zones seront considérées comme des zones «chères» à aménager. Quelle que soit la décision finale les concernant, ces études permettront de déterminer le coût des choix. Ce coût serait évalué à deux niveaux :

—au niveau global des zones elles-mêmes délimitées dans une perspective d'aménagement (c'est-à-dire compte tenu de critères physiques traçant des frontières naturelles aux zones, de critères géotechniques déterminant certains types d'affectation, de critères économiques fixant un seuil de rentabilité pour les équipements considérés);

—au niveau des modes alternatifs d'utilisation du sol. Une telle perspective se situe dans le prolongement d'études récentes, tout en essayant de dépasser certaines hypothèses. En

RÉSEAU ROUTIER

dans le quartier « Chomedey » de la Ville de Laval.
Autoroutes
Routes provinciales
Routes de rang
Voies principales
Voies secondaires.

SOURCE : Service du Génie de la Ville de Laval.

effet, ces recherches se limitaient soit aux modes d'utilisation du sol, tout en restant au niveau urbain global [13], soit aux critères physiographiques dans le cadre de zones, mais de zones délimitées selon des critères incertains [14].

Il est difficile dans le cadre d'un article de commenter tous les axes de la recherche actuelle. Cependant, nous tenons à préciser qu'en plus des études sur le coût de l'abandon des terres agricoles, nous essayons de déceler des corrélations entre le prix des terrains et le coût d'aménagement. Il s'agit de vérifier si le prix des terrains sur le marché foncier libre reflète plus ou moins ces coûts potentiels d'aménagement. Les données de l'évaluation municipale établie sur des taux uniformes et portant sur des zones de tarifs trop vastes ne peuvent suffire et appellent une série de correctifs. Dans notre recherche, ce qui importe, en effet, n'est pas le prix des terrains à une époque donnée mais le prix préalable à l'aménagement des terrains. C'est pourquoi, nous retiendrons le prix de vente de certains échantillons (vendus entre 1960 et 1969 et suivis immédiatement d'aménagement) pour les zones déjà urbanisées. Pour les terrains des zones en voie d'urbanisation et notamment dans les secteurs névralgiques, des correctifs tirés des transactions les plus récentes seront pris en considération.

Il est bien entendu que cette dimension « économique » de l'aménagement ne peut être le critère unique présidant au choix des zones à aménager. D'autres critères économiques, moins liés à l'aspect essentiellement « financier » de l'aménagement, des critères sociologiques ou autres entreront en ligne de compte pour toute décision de ce genre. Mais le prix de l'aménagement proprement dit (compris dans le sens coût d'investissements des infrastructures de base) sera approximativement connu et constituera un élément du dossier de l'urbaniste. La marge de l'incertitude, cette ennemie de la planification, sera réduite. Il restera à préciser, sur des bases rénovées, les autres critères qui détermineront le choix des nouvelles zones à urbaniser.

Notes explicatives

(1) *Prix du sol, prix du temps, Ministère de la Construction, Paris, 1965.*

(2) *Celle-ci, selon l'auteur, comprend non seulement le prix du terrain mais tous les services attachés à la « localisation du logement, à sa densité, en voirie et réseaux, à sa proximité de différents centres d'intérêt, à l'environnement social fourni par le quartier, au site, etc. . . . ». Les éléments constitutifs, des valeurs foncières relèveraient de 2 catégories principales.*

— les facteurs du site comprenant les facteurs géographiques (aptitude du sol à la construction, exposition et perspective de l'immeuble) des facteurs sociologiques (caractéristiques du quartier et environnement) des facteurs administratifs (possibilités accordées en vue de la construction).

— les facteurs de situation concernant l'emplacement des terrains par rapport à certaines localisations précises ou pôles d'attraction (travail, commerce, distractions, services) intéressant les demandeurs.

(3) *L'intérêt que présentent le critère économique et la méthode du seuil a été souligné dans un article récent. Cf. R. Charles, Quelques objectifs et dilemmes en aménagement foncier. L'actualité économique, Décembre 1969.*

(4) *Cette recherche commencée en juin 1969 est menée avec la collaboration de MM. Petrelli, Hargreaves, et Barry, étudiants en urbanisme.*

(5) *Il est évidemment assez illusoire de croire aux possibilités d'un contrôle direct sur le nombre d'habitants d'une ville, contrôle qui tendrait à limiter l'augmentation excessive des coûts des services publics au delà d'un certain palier démographique. La croissance démographique est le résultat de nombreux facteurs sur lesquels il faudrait pouvoir jouer pour obtenir des villes d'une « taille optimale ». Les exemples des villes des pays de l'Europe de l'Est et des villes nouvelles anglaises témoignent des difficultés d'une limitation de la taille des villes.*

(6) *What price suburbia ? Norman Pearson. Lower Mainland Regional Planning Board, New Westminster, B.C., Novembre 1967.*

(7) *G. Ritchot. Rapport sur la ville de Laval, 1969.*

(8) *Nous tenons à souligner en outre la précieuse collaboration des services d'urbanisme et des autres services de Laval, sans laquelle une telle recherche n'aurait pu être poursuivie.*

(9) *Cf. note 7.*

(10) *Cf. Rapport Ritchot déjà cité p. 7 et suivantes.*

(11) *Selon l'auteur, le potentiel de mise en valeur des espaces informés (subdivisions des grandes unités morphologiques, plaine, plate-forme, etc. par des accidents linéaires et ponctuels tels que talus, crans, etc.) doit s'appuyer sur deux facteurs essentiels*
— le potentiel horizontal déterminé par le périmètre plus que par la superficie. Et par hypothèse la qualité des espaces est subordonnée à leur centralisation. Leur forme ainsi définie commandera leurs affectations.
— le potentiel vertical qui selon les propriétés physiques du sol, déterminera les capacités portantes différentes.

(12) *Ces coûts sont ordinairement à la charge des constructeurs et payés par les propriétaires. Nous ne retenons ici que les coûts supportés par la collectivité et répartis sur l'ensemble des contribuables.*

(13) *John F. Kaïn. Urban form and the costs of urban services. Harvard University — M.I.T. Harvard Joint Center for Urban Studies.*

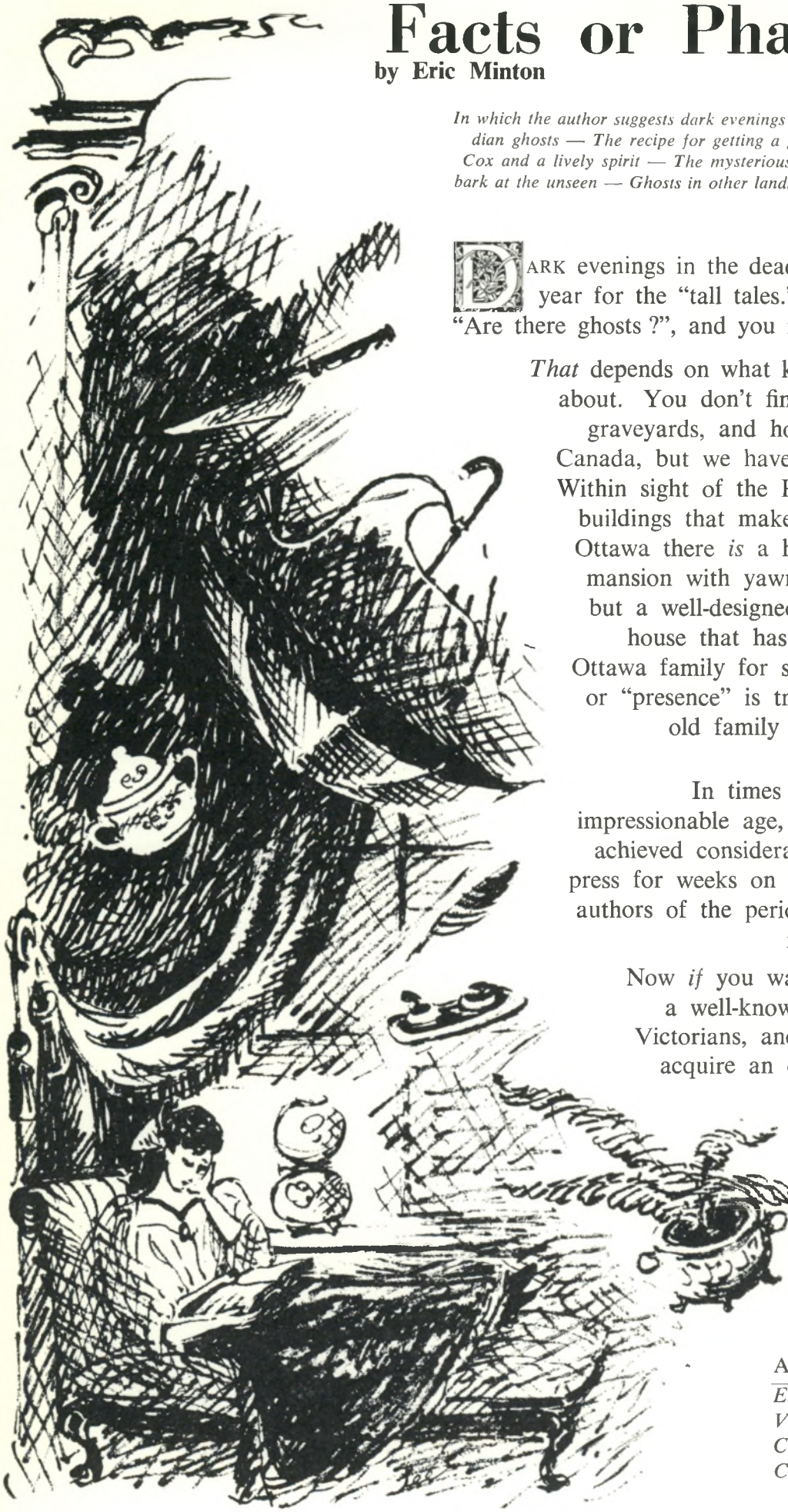
(14) *Grangemouth Falkirk Regional Survey and Plan vol. 2. Phase 2. Edinburgh Her Majesty's Stationary Office, 1968. Il faut également souligner les travaux menés en Pologne sous la direction du Professeur Malisz concernant l'optimalisation des terrains. Voir également J. Kozlowski : « Threshold Theory and the sub-regional Plan ». Town Planning Review Vol. 39, no 2. 2nd July, 1968. J. H. Hughes and J. Kozlowski : « Threshold analysis — an economical tool for town and regional Planning. » Urban Studies. Vol. 5, no 2. June 1968.*

Facts or Phantasies?

by Eric Minton

In which the author suggests dark evenings are best for ghost stories — Typical Canadian ghosts — The recipe for getting a ghost — The Wallaceburg story — Esther Cox and a lively spirit — The mysterious hammerings at Chilliwack — When dogs bark at the unseen — Ghosts in other lands — Ghostly activities not easily dismissed.

The illustrations are by Phyllis Lee.



DARK evenings in the dead of winter are the time of the year for the "tall tales." When your small child says, "Are there ghosts ?", and you reply, "Well, *that* depends . . ."

That depends on what kind of ghost they are thinking about. You don't find headless horsemen, haunted graveyards, and hooded figures in old castles in Canada, but we have our hauntings none the less. Within sight of the Peace Tower and the high-rise buildings that make up the skyline of downtown Ottawa there *is* a haunted house. Not a derelict mansion with yawning windows and door agape but a well-designed and well-maintained country house that has been "home" to a prominent Ottawa family for several generations. The ghost or "presence" is treated by the household as an old family retainer, slightly eccentric but essentially harmless.

In times gone by, however, in a more impressionable age, at least two Canadian ghosts achieved considerable notoriety, filling the daily press for weeks on end and providing the Gothic authors of the period with an abundance of rich material for two "best-sellers."

Now *if* you want to attract a ghost there *is* a well-known method. It worked for the Victorians, and it still works today. Simply acquire an old house in one of the more sparsely settled parts of the province, add an impressionable adolescent with a vivid imagination, and, then watch what happens to your doors and windows, furniture and fixtures!

About the Author :

Eric Minton is Supervisor, Audio-Visual Services, Information Division, Central Mortgage and Housing Corporation.

Facts or Phantasies ?

IN 1829, John McDonald's house near Wallaceburg, Ontario was the scene of Ontario's biggest ghost story. The physical phenomena were impressive if not frightening. "Beds and chairs shifted, even when people sat or lay on them. Pots, kettles, tools, and logs flew about the rooms."

The ghost was exorcised by the local clergy, and for good measure by an Indian medicine man as well. A fast-talking Yankee also arrived on the scene as an amateur authority on ghosts. He nailed a horseshoe over the front door and for his trouble was arrested on the spot on suspicion of witchcraft, a matter that took six months to straighten out while the culprit languished in jail.

One year later in 1830 however, the ghostly goings-on became *positively dangerous*. Fires broke out all over the haunted house. Fifty outbreaks were reported in one day ! Cooking was out of the question. The fiery spirit simply moved out to the barn. Vigilantes watched day and night, but to no avail. Early one morning the house burst into flames. The family escaped in the nick of time !

To help out, friends and neighbours offered to look after the younger members of the family, which included a relative, a girl of fifteen. Jane, the girl, went to live with John McDonald's father. The fire followed, with a second narrow escape.

By this time the McDonalds were *convinced* that they were the victims of spells cast by a witch. Riding through swamp and bush John McDonald enlisted the aid of Dr. John Troyer the celebrated witch doctor of Long Point. Crystal-gazing, the Doctor's daughter foretold one more fire, one more haunting. After that the McDonald houses would be free of disturbances. And so it was.

For the record, Neil McDonald, the farmer's young son, assembled the testimony of twenty-six persons. His book on the haunting has been a local best-seller ever since. But it gives no clue as to what happened to Jane, "that little ray of sunshine" who was so much a part of the strange events in what is still known as The Baldoon Haunting, after the small settlement where the strange events took place.

☆ ☆ ☆

HALF a century later, in 1878, an equally famous haunting took place in Amherst, Nova Scotia. In a small house at the corner of Princess and Church Streets, eighteen-year-old Esther Cox, attracted the attention of a lively spirit. "Bedclothes flew off the bed by themselves, a bucket of cold water on the kitchen table seemed to boil in the girl's presence, a rain of lighted matches fell from the ceiling."

Esther was then sent off on a holiday. The household returned to normal, and took in as a boarder an actor, Walter Hubbell, who was "between engagements." On Esther's return in 1879, Hubbell began to keep a diary of events. He had to write quickly. Things happened fast. The air was filled with flying household objects including an umbrella, a carving knife, the sugar bowl, one potted plant and an ink stand ! "It's the ghosts," said Esther laconically; "they don't like you, Mr. Hubbell."

To convince the skeptics, Hubbell rented the local Hall and advertised a performance by Esther of her "gifts." The place was crowded to the doors. Esther appeared but the ghost did not. Wisely, after that fiasco Esther moved out of town. Hubbell, however, put the experience to good use and wrote a book which went into ten editions, and prompted a number of psychical investigations of the happenings that had taken place.

☆ ☆ ☆

THESE tall tales are only two of many. Canada, in fact, is rich in ghosts. They have been reported in every province. In Quebec, the scenic Isle of Orleans used to be known popularly as l'Île des Sorciers. In more recent times, in 1947, the Toronto press reported ghostly activities in Forest Hills, a well-known residential area of the city. In 1951 *mysterious hammerings* in a house in Chilliwack, B.C., were never satisfactorily explained.

The Ottawa ghost mentioned earlier, has been about the house for many years. The family has grown accustomed to it although it is still somewhat unnerving when every once in a while a plate will fly off a rack, a candle holder will topple over, or a door will slam shut for no apparent reason.

And occasionally *late* at night, *some force* will furiously rattle the old bolt on the inside of the front door! The bolt hasn't been used in years but the poltergeist occasionally likes to wake up the household.

Here again unusual happenings seem to depend on who is in the house at the moment. A young family with a number of growing children have lived there for summer months on-end without seeing or hearing a thing. At other times other members of the family and their friends have seen and heard the unusual. A *chill draft* will fill a room suddenly on a hot summer's day. A visitor's small dog will bark furiously *at the unseen.*

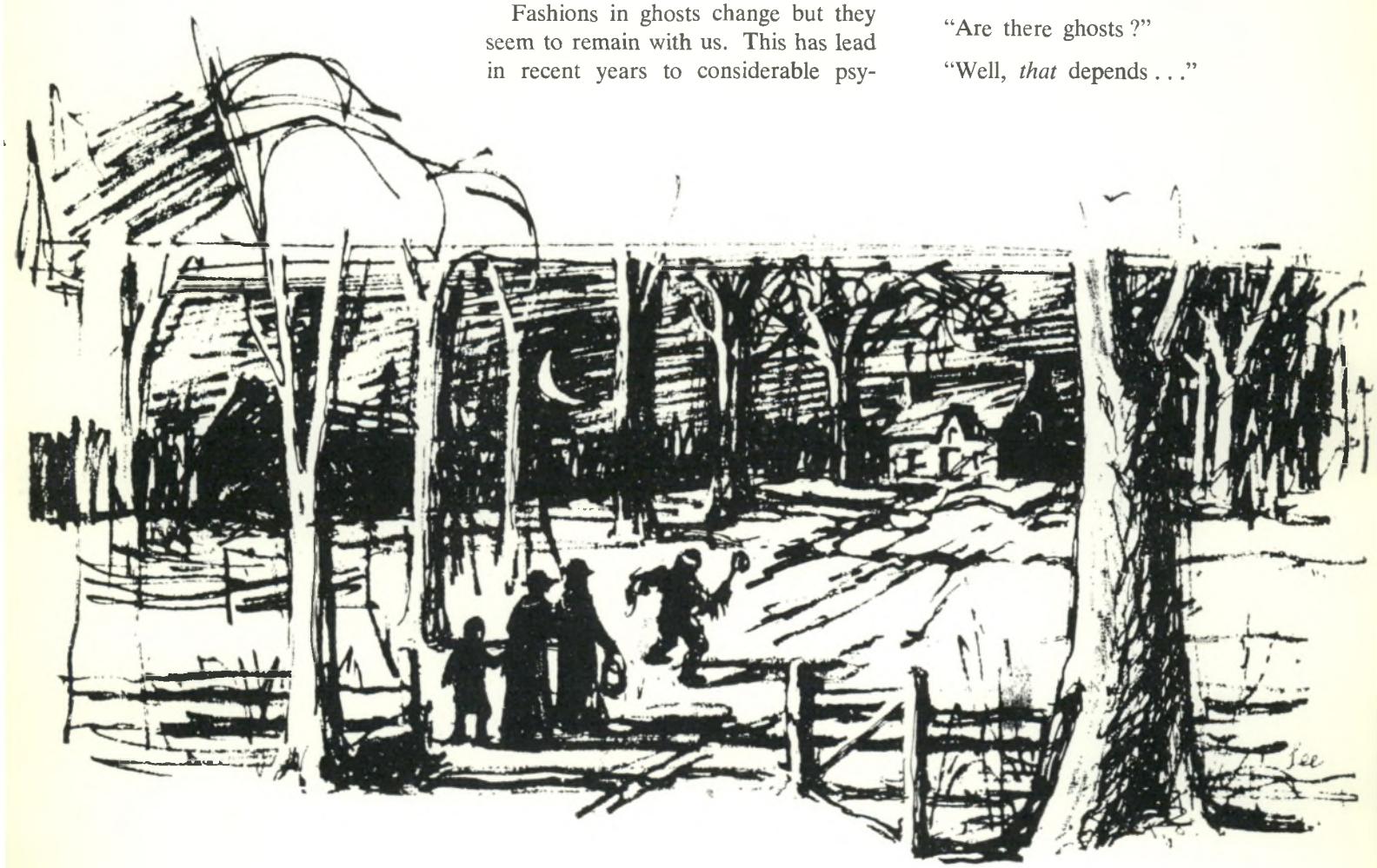
Fashions in ghosts change but they seem to remain with us. This has lead in recent years to considerable psychical research in the field and to the accumulation of a substantial body of evidence, some of which cannot be attributed to fraud or hallucination and yet which is not in accordance with existing scientific principles, as we know them.

Ghost stories appear in the oldest literature and in all parts of the world. They never seem to have confined their activities to a limited number of countries or cultures.

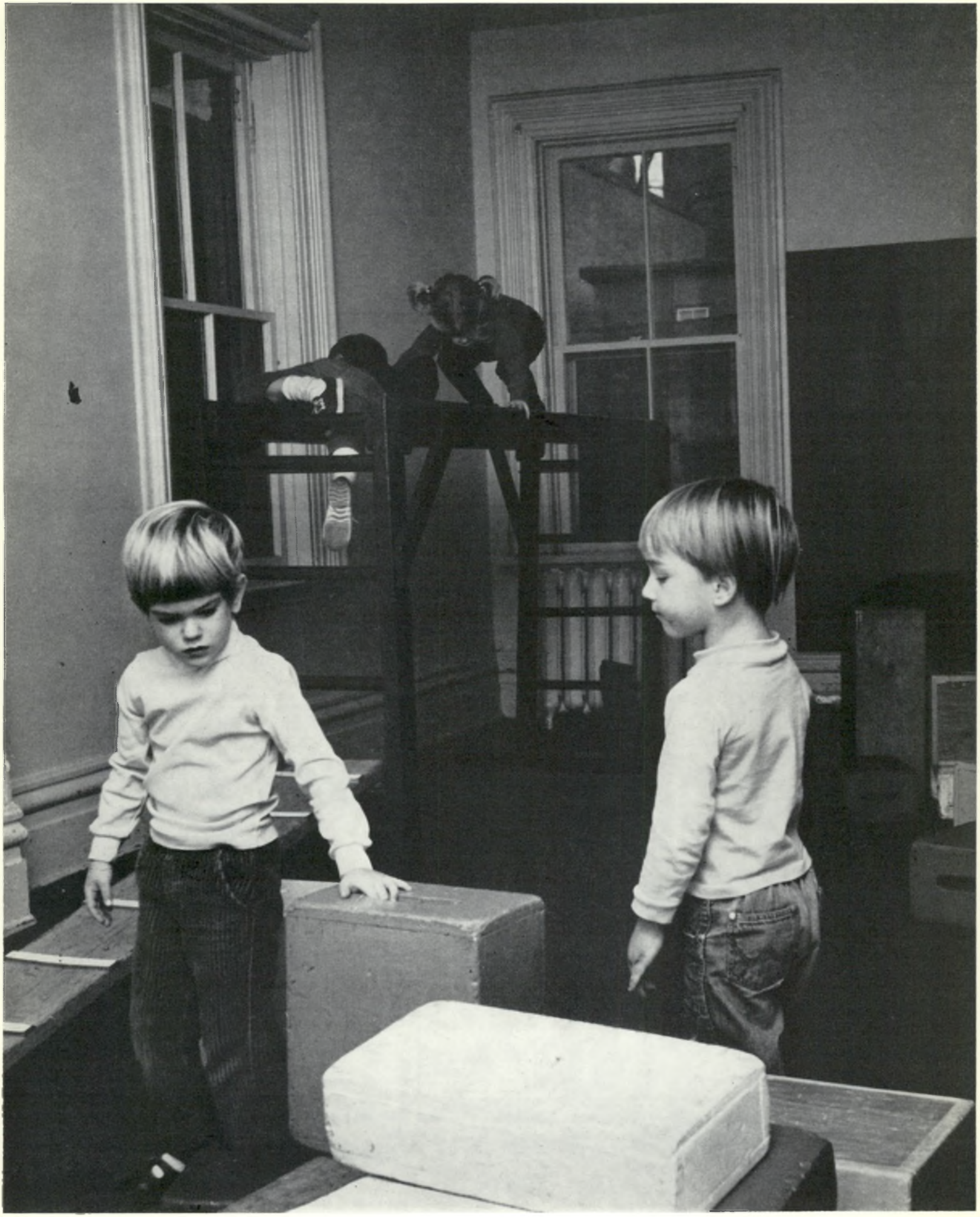
Rural England from all readings on the subject, is a positive haven for lively spirits. In Europe, Count Dracula is but one highly imaginative variation on the theme. Here in Canada ghostly activities are less flamboyant but too many incidents have been authenticated for them to be lightly dismissed.

"Are there ghosts?"

"Well, *that* depends . . ."



CMHC PHOTO/BETTY TAYLOR



Children and Space

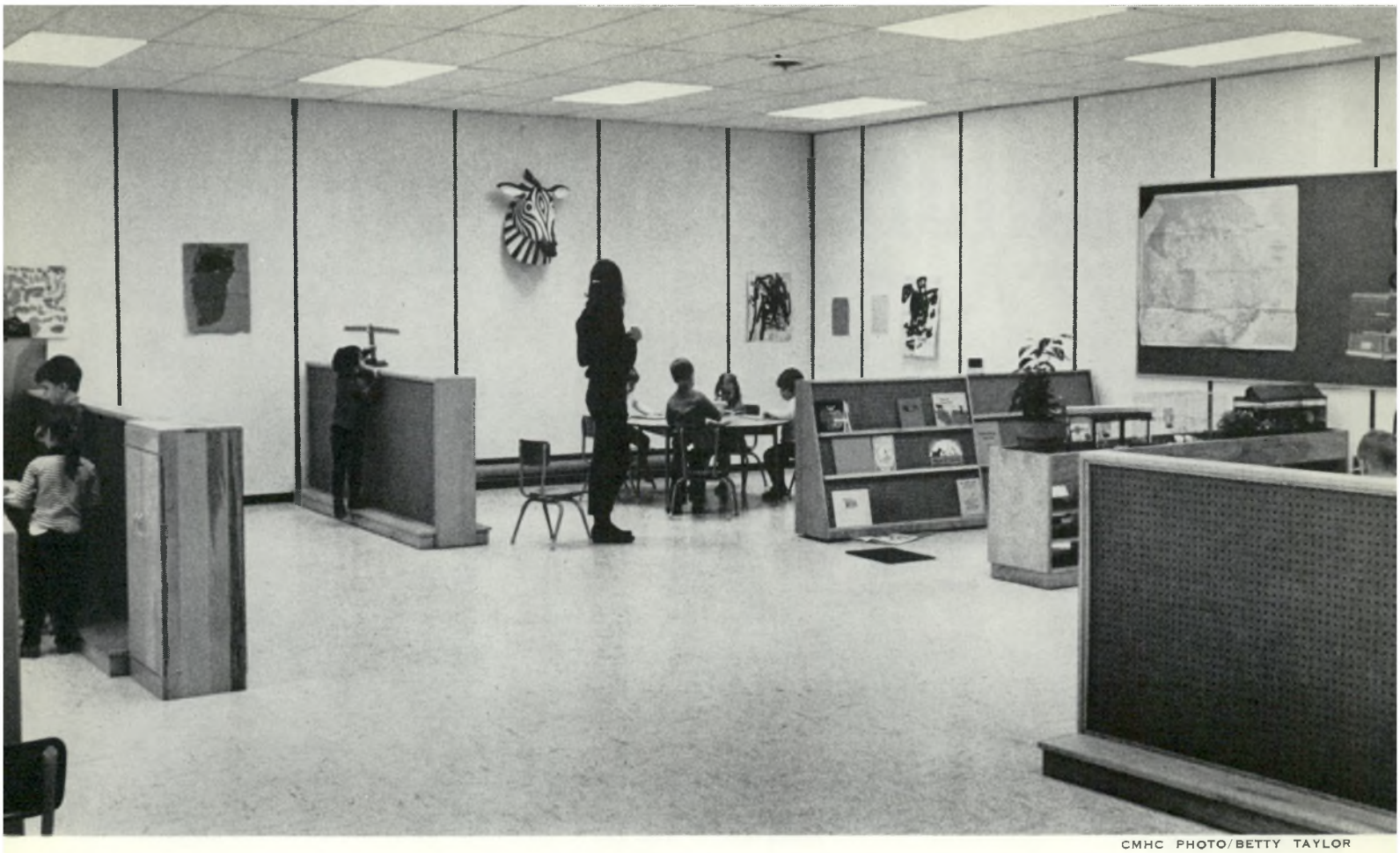
"There was a child went forth every day,
And the first object he looked upon, that object he became,
And that object became part of him for the day or a
certain part of the day,
Or for many years or stretching cycles of years.
The early lilacs became part of this child,
And grass, and red and white morning glories, and
white and red clover . . .
And all the changes of city and country wherever
he went . . .
They became part of that child who went forth every day,
And who now goes, and will always go forth every day."

WALT WHITMAN

Pre-school Play Space

by Polly Hill

The second of a series on planning and preparing environments in which children can develop.



CMHC PHOTO/BETTY TAYLOR

Play for pre-schoolers is serious business. Every waking moment is an adventure in learning. All five senses are "Turned on" with an awareness that most adults can well envy.

What kind of environment do we offer this vibrant little discoverer? How much freedom, challenge and stimulation do we provide in the average life of the average pre-schooler in Canada? Not nearly enough!

Through improper planning and ridiculously short-sighted budgeting many Canadian children are neglected, often growing into expensive charges for city and province.

Pre-schoolers need a place to play near their homes. It can take many forms but, in all, the basic requirements are much the same, becoming more elaborate and diversified in a ratio to the amount of time the child spends there. The place can range from the casual once a week "drop-in" park to a nine-hour day care centre.

Day care centres are at last recognized as a necessity and a positive solution for young children whose parents are away all day. They have changed rapidly from emphasizing purely physical and health needs to putting equal stress on the child's educational and emotional needs.

Because day care programs are constantly researching new methods and must reflect the developing needs of their particular charges, design must also be flexible and multi-purpose. This means that except for plumbing and adult storage, nothing should be built-in. A teacher must be able to rearrange her room to reflect the interests and the needs of the individual children and often to stimulate types of play that will increase their awareness, improve their concentration and so on.

This list is mandatory for a day nursery because of the long hours children spend there. However, all pre-school indoor space should aim for the same flexibility.

For a group of 25 children, 2 rooms or 1 large room is debatable as, both well planned, can provide satisfactotry settings. Most pre-school rooms will provide for the following types of play:

1. House and store play.
2. Sand table and water play (moveable tub type).
3. Work bench and tool storage.
4. Art supplies with easels — sink, child height, with a table for all kinds of collage and three dimensional art work. However, floor space for working is often just as good.
5. Book corners, always with a table or soft rug for spreading out books.
6. Science section with animal cages and aquaria.
7. Indoor big muscle play, consisting of some sort of climbing frame, hollow blocks and boards, and big trucks for pushing and loading.
8. Puzzles and construction type toys, in a quiet section.
9. Unit floor block shelves with large space protected from traffic patterns.
10. Musical instruments, storage space and record player.
11. Open space for group activities.
12. Open space or paths of access to each play area.

Open shelf storage units on slow moving castors are used to hold the play equipment and to define areas. Also low screen dividers can be used where coziness is needed and space is at a premium. All fittings can be switched around, expanded or contrac-

Adapting an old house means converting small rooms into a variety of activity centres. This narrow room makes an ideal art centre. (Betty Hyde Nursery School, Ottawa)

Far left : An area this size, 50 x 35, has to be made cosy with moveable storage dividers. (Algonquin Demonstration School for Young Children, Ottawa)

ted to suit the class development.

A well planned room separates work areas so that two conflicting types of play are not next to each other. For example, the dimensions and accessories for unit blocks are completely different from those for large hollow blocks, and each inspires the opposite type of response. One concentrated and creative, the other boisterous and social.

A fascinating research project was conducted in the University of Wisconsin Milwaukee Nursery School. * Seventeen "second year students," (the fours), planned their own room, emptying the standard play equipment completely into the hall at first. They then gradually brought things back as they were needed but left them against the walls, leaving completely clear the centre of the room. The empty space was used as a laboratory, the shelves as resource and supply depot. Playthings were brought to the open space and combined in unusual ways and often projects would be left up for several days. Conspiciously absent were space consuming tables. The floor was preferred for all activities, including snacking (teachers please note).

"The housekeeping corner continued to be a major centre for dramatic play while the basic unit remained very small and occupied only a small space near one wall. The children brought equipment and material out of the corner and combined them with the blocks and other equipment to form a space ship, a hospital unit, or anything they chose to make." *

Often adults go to elaborate ends to create a realistic house play corner, cute and supposedly alluring to children but in reality so often static and a waste of space.

For instance, City and Country School of New York has only plain shelves on which naked dolls, pots, pans, mops, wash tubs and irons are laid out like tools. Hollow blocks, tipped up chairs and blankets do the rest in a constantly changing child-created design.

It was found in the Wisconsin project that by allowing children to have space and equipment organized in ways that are comfortable and functional to them, teachers become better "listeners." They planned "units of study" truly out of the interests of the children. Allowing children to become deeply involved in their environment, they found that they occupied themselves constructively with fewer conflicts between children, and children and the adults. The childrens' enquiry of "Where does this go ?" was answered by "Where do you think it should go ?"

Another important factor in designing space for pre-schoolers is aiming to cut down the housekeeping duties of teachers as well as realistically relating space arrangement to function.

Bathrooms miles down the hall, lack of proper adults' storage and work space, long stairs, (or any stairs for that matter) un-moppable floors or unwipeable walls, no adult-height sink, poor lighting, ungainly shelves for play equipment (too wide or too narrow), exposed radiators, echoing rooms and inadequate boot and coat space are just a few of the nightmares inflicted on small children and their teachers.

Outdoor space connected to day nurseries, nursery schools and preschool play centres of all types has often not reflected new educational methods. Many centres operate without any outdoor space at all and most are unimaginatively designed.

Imaginative design for outdoor preschool areas would be the same if connected to a day care centre, a nursery school, a housing project, a shopping centre, a hospital, or a park without buildings. As with interior play spaces, the principles are the same.

Varieties of pre-school play centres

Before turning to outdoor space in detail, it is important to examine the different types of pre-school play centres that can, and should, be provided for Canadian children.

Beside the day nursery located in a culturally deprived area, day nurseries should also be established in housing projects, not only those of low cost, but any large housing complex that contains children. Space should be allotted, both for all-day care, and half-day play schools as well. Mothers who don't work often live in those concrete boxes which are like straight jackets for exuberant pre-schoolers.

Play centres in housing projects should be on the ground level with a fenced and carefully designed outside area that will be open to all when organized play groups are not in session. Some play centres have been placed on roofs and with the magic of landscape architecture, an open roof can provide a garden-like atmosphere as well as the necessary shade needed for proper pre-school design.

Nuns' Island, Montreal's middle-income housing village, has a recreation centre that contains a nursery school run by the residents. It also has a playground connected to its shopping centre. Spaced between each housing block unit are simple pre-school play spaces with large sand areas, climbing frames and comfortable benches.

Another location for day care centres is in large factories or office building complexes. In other words, the centre is not near the residence but near the place of work, giving mothers an opportunity to visit during coffee breaks and lunch hour, and helping to reduce pick up and delivery problems. Denmark, Sweden, and, of course, Russia have found this kind of arrangement extremely satisfactory.

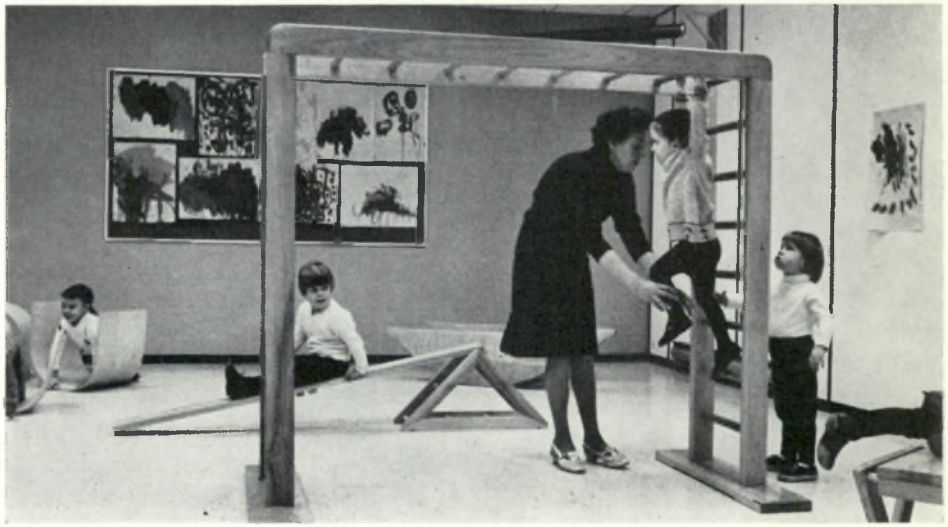
Young children of mothers who do not work are often in drastic need of proper play facilities. The child's play space may be the gutter, or in a crowded kitchen or, just as damaging, in a barren "no noise" apartment. How many middle-income pre-schoolers' only "outing" is a walk on asphalt paths past grass that must not be dug or walked upon ?

Four year old kindergartens, private nursery schools, parent cooperatives, and even headstart subsidized play groups are too far and few between to meet the needs of most Canadian pre-schoolers. We have to look to other countries for solutions.

We cannot hope to have financing or the trained people to man all the types of facilities that are necessary, nor can to-day's four year olds wait for all public schools to open their doors.

CMHC PHOTOS/BETTY TAYLOR

Every school needs some clear space for whooping it up in group activities. (Algonquin Demonstration School.)



A great big room for big muscle play only, does not always stimulate group activities.

About the Author :

Polly Hill is a Consultant in children's activities and educational and play facilities. She was Project Director, Children's Creative Centre, Canadian Government Pavilion at Expo 67.

Options for Canada

The whole Headstart movement in the U.S. must not be dismissed by Canadians as being irrelevant. Although expectations of huge Federal grants for this purpose in Canada are only shadowy dreams, our children have gained a great deal by the U.S.'s intense focus on their age group.

In Canada, some church groups and local service organizations have started Headstart-type groups, but they are on such a small scale they hardly make a dent on the child population.

In England The Save the Children Fund runs play grounds especially in areas of acute overcrowding. They have designed a demountable building that can use land only available for short periods. The S.C.F. also receives some capital grants from educational and local authorities for permanent buildings to house pre-school projects. In addition, many S.C.F. groups are established in impoverished quarters such as churches, clubs and schools. Professional staff, equipment and running expenses are funded by S.C.F. while attendance is free.

Another active organization in Britain, the Pre-School Play Groups Association, helps to organize parent cooperatives but they have to charge a fee to cover salaries and expenses. However, over 1,200 such groups have been helped by this organization. We have nursery school associations in Canada in different provinces but they serve a co-ordinating rather than an implementing function.

Norway has play parks given and equipped by Parks and Recreation Departments but staffed by "Tark Tante" or "park aunts" who are hired by a local community committee which also raises money for supplies and organizes volunteers when needed. The "park aunt" is trained in a special 100 hour course organized by the Welfare Department, and these aunts, so called, are often recruited from the community that they serve.

"Tark Tante" are sprinkled throughout Norwegian cities, all within walking distance for the children they serve, open between 10:00 a.m. and 2:00 p.m., six days a week all winter long except when the temperature dips below zero. Children bring their own lunch and eat it in the simple unheated hut that harbours a bathroom and storage space.

It must be a wonderful sight to see the "Tark Tante" ringing her bell and trailing a long, knotted rope clutched by children from 18 months to 5 years old, with the small ones plunked three at a time in a buggy and pushed carefully by their senior friends, all on their way to the park at opening time. Motorists always slow down to let them pass. Adapted to our harsher climate, why not in Canada ?

England with its New Towns does much the same thing, creating a strong local committee that runs the facility. Mothers must take training to participate. The play parks are not nursery schools, nor do they attempt to supply the special educational impetus skilled teachers can give. But it is a partial answer and for a great many children the only social play experience they will get before school.

London, England, has one o'clock clubs that again reach parents who cannot afford nursery schools. Started by The Parks Department of the Greater London Council, they are open from 1:00 p.m. to 5:30 p.m. every week day. Mothers must remain with their children, thus taking the actual responsibility for their welfare.

An experienced staff member is on hand to interest the children in the multiple play activities and, with the close proximity of the mother, she can handle many more children than she could by herself. These clubs usually consist of two enclosures, one close to the play park buildings for bathroom and storage accessibility and another, a short distance away, where mothers can use tables and seats to relax and gossip while the children play.

The usual materials found in a good nursery school are there, including easels, paints, play dough, plenty of paper, dolls and doll equipment and, of course, sand, water and blocks. Free to the families, the Parks Department works closely with the adult community and many side effects develop — parties for all occasions, childrens' book displays, childrens' clothes-making hints and informal parent education. Parents consider it a refreshing period from lonely apartment living as well as a boon for their baby and pre-schoolers.

In most big parks in Europe, special areas for pre-schoolers are planned. Open beauty is not enough for a three year old who wants to climb, build and dig rather than walk.

The organization and financing of these facilities has been discussed in some detail because it is important that play for pre-schoolers includes manipulative and creative materials and this immediately necessitates supervision of some kind — meaning money. Static swings, climbing ladders, and sand boxes do not answer a young child's needs unless he can bring his tools along with him, as in some rare community back yards found only in carefully designed housing projects.

Designing for Outdoors

Designing outdoor space for children, especially in the centre of the city, does not need to be empty and dull. Thousands of ugly tot-lots now in existence not only offend the adult aesthetic sense but lose much of their potential play value for children, by containing static conduit pipes and other large immovable objects that cost money and are often closed for a large portion of the year.

One of the most regrettable facts about our space hungry cities are the empty, dull, asphalt playgrounds attached to schools, and used only 15 minutes twice a day. Pre-school facilities should be built for community use even if four year old kindergartens are not contemplated. As for the tragedy of parking taking high priority over children, we have to look to our total value system! Schools are not the only offenders here.

The most authoritative book on designing for play is by Lady Allen of Hurtwood called "Planning for Play". * She gives detailed suggestions to landscape architects for drainage, proper surfacing, dimensions of equipment and space planning, all closely related to play value. The excellent pictures alone serve as an inspiration. I suggest that everyone reads this book in total, and for this article I would simply like to highlight certain aspects that relate to the pre-school age.

Here are some principles that apply to all outdoor space for young children, whether attached to a nursery school or without.

1. **Fences**
   There must be a fence to define the area, aid supervision and discourage wandering. A fence 3 feet high is enough and attractive planting can enhance its appearance.

2. **Ground Shaping**
   The ground does not have to be flat. Ground shaping with natural hills and gullys can have play value and aesthetic qualities. A mound with a slide embedded in it can provide climbing, rolling, balancing, sliding, "ground level building experiments," and endless child oriented ideas both in summer and winter.

3. **Sand**
   Sand must be near water, even if it's only a simple hose. Sand areas can take many forms — a pit below the surface of the grass discourages spillage, a high wall of irregular shapes can provide many edges so that castle builders do not need to demolish others' masterpieces.

4. **Water**
   Wading pools are getting bigger and deeper, but it does not always increase their play value. Very often they are placed a long way from the sand-box where, although they stay cleaner, they have a much more limited use. Artificial streams, water falls and fountains with circulating pumps

SELWYN PULLAN

This arrangement and spacing not only is aesthetically pleasing but profoundly influences programs and play value. The chief elements of this playground are :

a. Nature Area with benches for reading and story telling
b. Garden beds for children
c. Large sunken sandbox with steps to sit on or make cookies on or move the trucks around
d. Canal with wading pool and dock area
e. Treehouse
f. Blacktop area for wheeltoys and games. Lots of movable material.

Total size of play area : 104' x 128' (North Shore Neighborhood Playground, Vancouver. Landscape Architect : Cornelia Oberlander).

Picture of Nuns' Island showing common with pre-school section — benches and sand. Many simple pre-school areas placed very close to home for children with their mothers are a must for all housing projects.

Simply arranged play equipment and ample seating makes an enjoyable refuge for children and parents (Play park, Nuns' Island Shopping Centre, Montreal).

give added dimensions to water play—combined with sand, rocks and wooden docks they inspire creative activity. Where a budget is limited, a garden hose with a good hose-bib and faucet strapped to a 2 foot stand over a catch basin is quite adequate for water play.

5. **Ground Surfaces**
According to Lady Allen, no one has yet discovered the ideal surface for a playground. The combination of grass and paving seems the obvious compromise. I saw a playground in New York that used a large variety of surfaces, supposedly to provide the child with experiences in texture and design. The surfaces were, in fact, lethally combined. Sand next to concrete paving developed terrifyingly slippery surfaces that produced an army of grazed knees. Wooden planking tripped tumbly two year olds. Loose, egg-sized pebbles became hand grenades. The tan bark smelled deplorably and the sand was pure white and so finely granulated that it could not be built into castles.

Whatever the surface used, its relation to play as well as its maintenance must be carefully considered.

At Expo we ended the season with a completely covered sand surface in the pre-school area and it worked remarkably well. However, grass is a pleasing and practical surface if the draining is good and the area big enough. Mounds can be covered in different ways to prevent them turning to mud. For instance, concrete sets, well pegged turf with irregular stepping stones or wooden log ladders to take the worst traffic are some of the solutions to the mud problem. All designers should remember, however, the play realities of mud, only adults don't like it.

6. **Loose Play Equipment**
The pre-school playground must have a storage unit for blocks, boards, and sturdy boxes with enough space for large quantities of them. The storage unit can double as a shelter or playhouse but it should be functional. If loose equipment is difficult to take out, then it has a tendency to stay there.

City and Country School in New York has a back yard completely surrounded by the school buildings. They have no fixed equipment except a 10 foot pole cemented into the ground in the centre of the yard. Also placed where they were last left, are three huge packing boxes. Around the fence are hundreds of boards, sorted as to size, 6 feet and 3 feet in length, hollow blocks in three different size units stacked by units and a dozen small saw-horses and four-foot ladders, also stacked together. All are painted the same dark green. They look like giant tools in a well ordered workshop and that's exactly what they are. In a matter of minutes children can construct their own towns, space ships and fire stations, with pole and all. Even the putting away is an educational experience.

Outdoor unit blocks, 1, 3 and 4 feet long, made of 3 x 6 solid birch are excellent play materials and can be stored in a large chest that doubles as a play house or store. Capital outlay and replenishing of stock of blocks is a fraction of the cost of a concrete

play sculpture and has twenty times the play value.

7. **Climbing Equipment**
Climbing equipment takes many forms and although the basic jungle gym ladder-type is either metal or wood it has not been improved on. Even so, as equipment, it is very static if the children are not allowed to combine it with boards and blankets, ropes and pulleys. A debarked tree on its side, if big enough to present a challenge is good and often looks attractive. But nothing beats a real tree, even for three years olds. Some judicious pruning and additional footholds can be engineered to keep it relatively safe, or as safe as it needs to be.

8. **Swings and Slides**
Swings and slides generate a passive, uncreative type of play, useful where large choice is needed, as in a day nursery. But instead of taking up space for banks of swings, one simple rubber tire on ropes will provide a greater variety of exercise. The young can stand on top of it as well as inside it — the tire is safer for bumps and provides the lulling effect some children need. Very wide slides down slopes can be fun especially when friends can skip down together. For especially young children, the drop at the bottom should be about 6 inches off a sandy, soft "landing pad." The tilt up near the end to slow the child down is advisable when very young children have access to a fast slide.

9. **A Play House**
If there is one at all, it should be very simple and have a flat roof with a railing and several forms of access, stairs and a straight ladder, for example. If the house is used to store equipment it must be easily cleared so that its play possibilities are not hampered.

In a housing estate in Gothenburg, Sweden, they have several small, attractive house shells that children can add to with blocks, making a second storey or more privacy.

Another type is simply a sturdy frame that cardboard can be hammered on to and painted — old cartons are ideal. Of course, the first rain storm necessitates another construction bee but that is half the fun.

A tree house, approximately 6 feet off the ground, presents an imaginative play centre and can be built around an actual tree, or have a tower-type of construction if the trees are not sturdy enough. The addition of pulleys and various types of climbing access to tree houses is again important. Even an unanchored rope ladder for energetic, well co-ordinated four year olds is a good adjunct. A fireman's pole can also be used provided a deep sand pit is ready at the bottom. The advantages of tree houses or lookout-type towers are that children get great pleasure from being able to see around them and have the excitement of height without danger. For older children of course, the tree houses should be 8 to 10 feet high. But for preschoolers, 6 feet is high enough, and 4 feet is definitely too low.

10. **Work Benches**
Work benches outside are, of course, essential, with light wood for making boats, boxes, anything right there where it is needed. Sturdy tables will do just as well and can double for other uses as long as they are child height.

11. **Rope**
Use of rope, not only as a climbing and swinging apparatus, but combined with pulleys, inspires all kinds of inventions. Also a loose clothes line is an essential for certain child made contraptions.

12. **Gardens and Pets**
Children's gardens and cages for rabbits, and so on, are a wonderful addition when the area is controlled, as in a day care centre or nursery school group.

13. **Dolls, Easels, Paints, etc.**
Most nursery school equipment indoors can be brought outdoors in good weather. An ideal program can be managed if sliding doors bring the out and the in together, with children free to wander in between.

14. **Adult Seats**
All pre-school parks and even nursery schools, should have comfortable, socially placed adult seating with, if possible, an adult height table. Parents and preschoolers go together and many a tot-lot is given only limited use because the mother is worn out standing around or perched uncomfortably on a play structure.

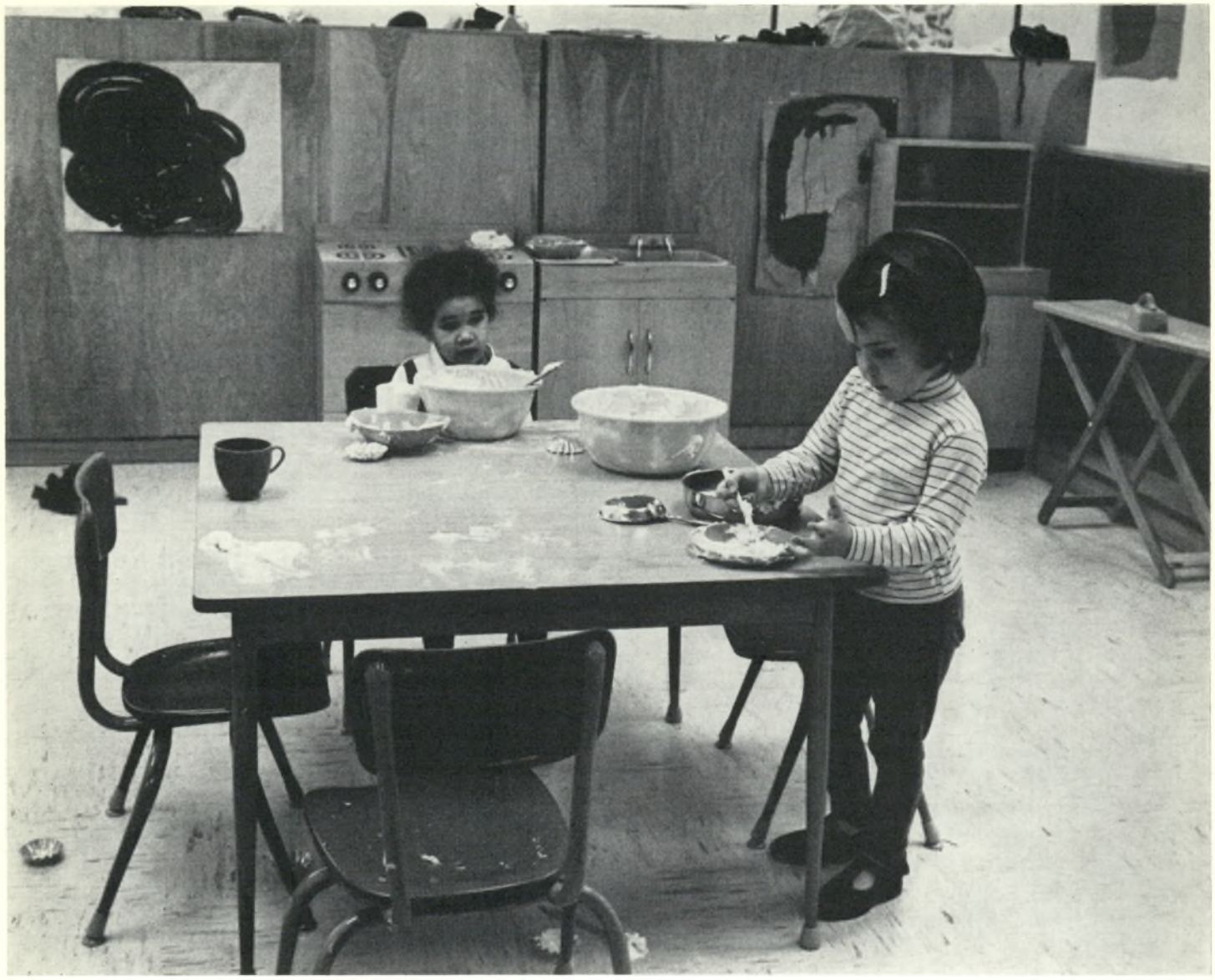
I have listed some of the ingredients for pre-school play space. The amount and variety one area can support differs, of course, but the total design is very important. Spatial relationships must be considered not only for aesthetic reasons but, as in an indoor play room, for the relationship items of fixed equipment have to each other and the way they reflect and affect the play program.

For pre-schoolers too much space is a real deterrent to the type of social play that needs to be encouraged, for the coziness as well as the ease of supervision, must be considered. Equipment sparsely placed over a large area has the same effect as giving a tea party in an arena.

Cornelia Oberlander, of Vancouver, has been successful in making an artistic whole of ground shaping and planting, using water and sand, and variations in both height and color to achieve the intimacy and naturalness essential to its beauty, while all the time relating each piece of fixed equipment to its functions as well as to its artistic design. Play consultants cannot function without the know-how of a landscape architect, but alas there are few landscape architects like Mrs. Oberlander and Lady Allen of Hurtwood who know their play values.

To-day, in the 1970's, our task is to recreate for children in cities the advantages children in the country have. There is nothing new about this need, but it is very urgent. Too much is left undone and much is wasted that is done. All people interested in children should unite to fight for this new generation that cannot yet speak for itself.

CMHC PHOTO/BETTY TAYLOR



Ineffective Play Equipment :

1. *Huge conduit pipes.* They cannot be moved or added to, and they inspire nothing in imaginative play. Furthermore, they are a space consuming bore to older children and for the young ones a shin removing instrument.

2. *Fancy iron kangaroos, wildly colored domes and abstract climbing forms.* These items, usually considered designers' contraptions, offer only single purpose climbing activity. Compared with a large packing crate, ladders or boards and blocks they are a waste of money.

3. *Mazes.* Thankfully, these are on their way out as are the elaborate steel playscapes that are unmanipulative, unfruitful and astronomically expensive.

4. *Static wood structures.* Under the guise of new ideas, piles of logs permanently lashed together or groups of tree trunks of varying heights. All these only look better than their metal counterparts but they have no more play value.

Of course, it is deplorable to pass school yard after school yard and see this vitally needed land surrounded with chain link fences and covered with nothing but barren asphalt.

Above :
Space affects play — too much space may discourage co-operative play.

The next article will deal with the more vocal, but equally neglected middle age group — the 6 to 13's.

* *"A Room Planned by Children,"* Luther W. Pfluger and Jessie M. Zola. *Young Children*, a Journal of the National Association for the Education of Young Children, September 1969.

* *Id.*

* *See Lady Allen of Hurtwood, Planning for Play. London, Thames and Hudson, 1968, 140 p.p.*

MAÎTRISE EN AMÉNAGEMENT
(ARCHITECTURE)

Renseignements fournis par le Département d'Architecture (Faculté de l'Aménagement).

En janvier 1967, l'Ecole d'architecture de l'Université de Montréal créa un Programme d'études supérieures en architecture, sous la direction du Professeur Melvin Charney, pour mieux préparer des hommes capables de collaborer à créer un environnement agréable et approprié aux besoins du milieu bâti.

L'objectif principal des études supérieures est d'offrir à l'étudiant la possibilité de poursuivre des études approfondies dans un domaine de son choix, l'accent étant mis sur la recherche méthodologique, la pensée autonome, et l'orientation vers l'enseignement.

Le but du programme est d'orienter les étudiants vers une connaissance des problèmes contemporains de l'environnement de l'homme, et, vers le développement de concepts et techniques qui peuvent répondre à ses besoins. Une collaboration étroite est prévue entre l'étudiant et ceux de divers autres départements ou facultés de l'Université afin de réaliser des projets conjoints.

L'intérêt de l'étudiant pour les études supérieures, de même que son admission à ces études, supposent que celui-ci reconnaît l'importance de se consacrer sérieusement à des études approfondies. Ainsi l'initiation à la recherche en aménagement est considérée comme l'activité fondamentale au niveau de la maîtrise. L'étudiant doit porter un vif intérêt aux projets de recherche de la Faculté d'Aménagement afin de se familiariser avec les méthodes du chercheur et tirer profit de ses connaissances dans un domaine spécialisé. Pour des cas d'espèce, l'étudiant disposera d'un « laboratoire » aussi grand que la région urbaine de Montréal.

Ces études sont orientées principalement en fonction de candidats ayant une formation dans une discipline de l'aménagement du milieu. Toutefois, un candidat jouissant d'une compétence spéciale dans une discipline connexe pourra être admis selon les conditions d'admission.

Chaque étudiant bénéficie d'une direction personnelle dans ses études et ses recherches, reliées le plus directement possible aux intérêts de recherche du corps enseignant. Le nombre de cours magistraux est réduit au minimum et l'accent est mis sur le travail interdisciplinaire : on encourage les étudiants à se prévaloir de toutes les ressources non seulement de la Faculté et de l'Université, mais de l'ensemble de la région métropolitaine de Montréal.

Le premier semestre est consacré à l'initiation de l'étudiant sous direction contrôlée. Il est dirigé vers des cours optionnels, dans d'autres départements de l'Université, qui peuvent lui donner des connaissances approfondies.

Le deuxième semestre comprend le développement des études individuelles dans un secteur spécialisé avec des cours et séminaires connexes et optionnels, dont :

—Théorie de design expérimental	avec	M. Charney
—L'ordinateur et ses applications en aménagement	avec	A. Bernholtz
—Industrialisation du bâtiment	avec	C. H. Davidson
—Structures avancées	avec	J. Baracs
—Aménagement de l'habitation	avec	M. Barcelo
—Pratique de l'aménagement	avec	G. Desbarats
—Technique analytique de l'aménagement	avec	J. Paris
—Interaction de l'homme et de l'environnement en aménagement	avec	D. Stea
—Design urbain	avec	L. Sherman

Le troisième semestre englobe l'approfondissement des études individuelles dans le secteur spécialisé et la rédaction d'un mémoire. A ce jour, les mémoires suivants ont été acceptés :

Avril 1968 « School of Punjab » — A system study of the design of schools for the hot arid regions of India and Pakistan — par M. Narindhar Singh.

Avril 1968 « L'environnement d'une cellule d'habitation — Etude expérimentale sur l'environnement physique d'une cellule d'habitation-type planifié dans un contexte de rénovation urbaine — par MM. Jean-Louis Robillard et Pierre Teasdale.

Octobre 1968 « Réseaux piétonniers » — Analyse et observation expérimentale des réseaux piétonniers dans un environnement résidentiel en zone urbaine — par M. Walter Bachmann et Mme Gisèle Thiry.

Avril 1968 « Use Patterns in Pre-School Facilities » — par Mme Anne-Marie Pollowy.

Octobre 1969 « Le logement étudiant » Une étude explorative sur l'identification des modèles et critères de planification de logement étudiant — par M. Claude Parisel.

Lors d'une prochaine parution, la revue « Habitat » offrira la synthèse de deux de ces ouvrages, à savoir celui de M. Walter Bachman et Mme Gisèle Thiry et celui de MM. Jean-Louis Robillard et Pierre Teasdale.

Central Mortgage and Housing Corporation
Ottawa

The Honourable Robert Andras
Minister Responsible for Housing

Société centrale d'hypothèques et de logement
Canada

L'honorable Robert Andras,
ministre chargé du logement