Habitat

APRIL - MAY 1958

(Reprinted from Canadian Geographical Journal; Quebec Provincial Publicity Bureau photo.)

In the Province of Quebec there are many beautiful old stone houses still standing. These houses, with their sturdy stone walls and wide protective eaves were principally built during the early part of the eighteenth century. Many of them are still occupied by the descendants of the original builders. Our modern 1½ storey design has been evolved from houses such as these and the storey-and-a-half form can be clearly discerned.

Habitat

VOLUME 1 NUMBER 1

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THE PRESIDENT'S MESSAGE

The title of this magazine is a word which signifies our interest in the places where Canadians live. It means houses and cities and neighbourhoods and gardens and apartments and streets. It means the places by the sea, in the mountains, on the prairies and on the shores of the Great Lakes. It means the Canada that we are helping to build.

In publishing this magazine, which will appear every second month, we are confident that all who work within our organization have an abiding interest in the habitations of Canadians. This is the bond which ties us together, wherever we happen to be stationed.

The last dozen years have been only a prelude to the future expansion of Canadian cities. The next two dozen years will see our cities spread over miles of farmland and green fields. Between two and three million houses will be built – as much as all the housing we possessed in 1946. What will these new communities look like? We may be sure that most of these houses will look neither like the storey-and-a-half houses of the 'forties nor the split-levels of the 'fifties. What now unsuspected inventions will revolutionize the business of building Canadian "habitat"? What strange shapes will cover the landscape?

In its short life this Corporation has had to adapt itself to quickly changing circumstances. Each year has been in some way different from the last, reflecting the growing pains of a young and enterprising country. A year ago

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Habitat

BY J. S. HODGSON

The Director of the Development Division looks at the pattern of city building and sees the need for an attitude not a formula—

Ours is an age of miracles. In rapid succession we have seen the splitting of the atom, the birth of jet propulsion, the development of wonder drugs of all kinds, and now the greatest miracle of all—man-made moons. For the first time in history, Man has been able to overcome the pull of Earth and to send a messenger to outer space. Perhaps before long Man himself will be able to leave this planet Earth altogether and to visit some of the heavenly spheres.

But surely there is even greater challenge at home. Far fields look green, far skies look blue, but Man will continue to live his daily life in the setting he makes for himself. The environment in turn will help to shape the men of the future. Surely earthbound thinking in city-building must be ruled out of date. Surely the skills of science and technology can help us to overcome the pull of Earth in creating our own habitat. Change is everywhere, and we owe it to ourselves to make certain that our cities keep pace. Wonders as great as Sputnik and Explorer can be wrought at home if enough people decide they want them.

There have, of course, been many important changes in Canadian cities during the past few years. Every city centre has had its crop of new office buildings and of modern shops with gleaming fronts, many of them replacing run-down wrecks. At the fringe we have built over a million new houses since the war, and new suburban shopping centres are quickly becoming the rule rather than the exception. The house of today is vastly superior to that of the 'thirties in the use of space, wiring, plumbing, heating, and in many other respects.

We know, too, that change will continue, even if we do nothing about it but sit and watch. Cities will still expand, new buildings of all kinds will still be built, thousands of houses will still be sold. Even now, two new building materials are accepted each working day for use in NHA-financed houses. Gradually a rising standard of living will widen the market for an improving product.

In any case, what can an individual citizen do to influence the pattern of city-building?

Nothing, if he is ready to accept the present as good enough. If, as a customer, he is prepared to buy a stereotyped house, why should the merchant builder offer anything else? If, as a motorist, he accepts growing traffic jams, why should city officials worry? If, as a citizen, he regards slums as inevitable, why should taxes be raised to remove them? Such a viewpoint, of course, would make real progress almost impossible. Every worthwhile change begins with one dissatisfied person, and in public affairs a change becomes practical and desirable when people want it to happen. Cities are made by people, and can be changed by people.

THE CITIZEN ASKS QUESTIONS

There is no single formula for improving the trappings of our way of life. We need not a formula, but an attitude. We need an attitude that will call into play the best skills of experts in the many fields that influence city building. We need to be ready to question what we have, to take a fresh look at the house, the street and the city as a whole.

Does today's house really meet modern needs? It probably has modern equipment throughout, and it may have fixtures and gadgets galore. It may be a modern "split" or ranch-type bungalow. It may have air conditioning, which is quickly becoming standard. But the chances are that the basic room layout dates back to the last century. Television is with us to stay: shouldn't the layout provide a room for it, and also a room to escape it? And now that craftsmanship is reviving after hours, must father be consigned to the basement to "do it himself"? The dining room is very pleasant during the few hours each year when we bring out the best china for visitors, but how many of us can really afford several thousand dollars for such specialized space?

Many ideas used in the design of office building can perhaps be used in the home. For example, folding partitions have been developed to the point where they are as attractive as any other wall. In an office they are installed to allow for change in the use of space from time to time. Is there any reason why the children's bedrooms cannot be amalgamated into an added living or playing space during the day?

The house as a structure has changed very little in the past hundred years. We simply take Nature's raw materials—clay, cement, stone, gypsum and most of all wood—and tack or stick them together. This is still the best way we know. Perhaps it will never change. But surely it would be unforgiveable to ignore the many thousands of new substances developed by modern science. If we could find some homogeneous material that would have enough strength to serve as a wall, and that might be poured in forms with wiring previously set in place, the building operation would be greatly simplified. Here is a multi-million dollar market waiting to be opened. We cannot even guess what it might mean to house design. Possibly today's stark shapes will continue just as the first automobiles imitated the horse-carriage. Perhaps new and improved ideas will take hold.

As possible home-buyers, are we satisfied with the way the typical house is set on its lot? If not, our very dissatisfaction will lead the seller to try other arrangements. For example, take the sideyard. We all want privacy, light and ventilation, but does this mean that one-quarter of our expensive street frontage must be devoted to useless strips of land between houses?

STREET AND NEIGHBOURHOOD

Do we like what we see on our street? The homeowner wants a house that is different from his neighbour's, while the builder likes to use the same house design over and over to achieve the savings of mass production. If either has his way, the street is bound to be a mess. This is one important reason why many new developments are so ugly. If houses are properly grouped and if the designs are similar in scale, the street may have a real unity and harmony. The houses will flatter each other, instead of either insulting or copying each other.

Think of the new neighbourhood. Usually the homes are all designed to appeal to the same income group. Perhaps the builder feels that he can't sell a few bigger houses in the project, and that to admit lower-income families would destroy the snob appeal of the area. Is he judging us rightly? Must suburbs be so uniform, so conformist? What is so wrong with the inclusion of a few apartment blocks in a home-ownership area?

Often a victim of suburban growth, natural trees add beauty to a new street in Ottawa.

Perhaps we need to take a fresh look at our zoning practices. We should have a clear idea of what we are trying to do. Does protective zoning make sense when the nearest quart of milk is beyond a reasonable walking distance from home? Industry, too, is usually banished entirely from residential areas. That attitude is certainly understandable in the case of noisy, smoky or dangerous industries. But many light industries today can be housed in buildings that are fully as attractive as the best houses, and with grounds as alluring as any public park.

As to street layout, Canadians are becoming familiar with the notion that through traffic should go around and not across living areas. The old straight-line "gridiron" street pattern is gradually giving way to a more human arrangement. A properly designed layout may save up to one-third in total street length. Redesign of proposed layouts may often save each homeowner several dollars per month for twenty-five years, and at the same time offer a more workable and more pleasant environment.

Many other features of city streets need to be questioned, quite apart from the too familiar problem of traffic jams. For example, should the footpath border the dangerous roadway or can we design our neighbourhoods so that pedestrians are in green areas far from automobiles? Must the pipes be placed beneath paved surfaces so that traffic is interrupted whenever sewer or water trouble develops? Should apartments be located on the main streets?

Do we have any special reason to believe that the whole idea of the residential street is worth following? In present circumstances the shape of our neighbourhoods is dictated by the problems of disposing of human waste. We can send an atomic warhead thousands of miles, we can wipe out whole cities, but to date the best we can do with human waste is to carry it away in water. The modern house must be tied to a pipe, and must therefore border on a modest piece of street frontage. Land costs rise to fantastic levels because the only buildable areas on this vast continent, for "modern" conditions, are those that can be piped. Low-cost housing is made impossible by the high cost of the earth on which it stands.

Here, then, is another large question for those engaged in physics, chemistry or biochemistry. Can they offer us a new method of waste disposal, other than the septic tank, that will give us freedom in siting our houses? This could be an important break-through. The cost of residential land and therefore of housing, could be sharply reduced. Perhaps the street as we know it would then be replaced by entirely new arrangements, perhaps it would survive in its present form.

THE CITY

The whole question of city growth is a matter for concern to every Canadian. It is now well known that between now and 1980 the population of our cities will more than double. There is more than an even chance that the reader will live in the new areas. Suburban sprawl, then, is not just a problem for professional planners. Of course, we all want whatever elbow-room we can afford, but sprawl refers to something different. It refers to scattered development that may extend for miles from the built-up urban area. It gives space, low taxes and few restrictions, but in the long run it proves both ugly and costly.

The citizen also needs to consider whether his local government is designed to meet the facts of modern life. A city is a social, economic and cultural unit: if it is fragmented into a dozen or a score of self-governing and uncoordinated political bodies, the result is bound to be chaos. We then have too much government on unessentials, and no government at all on essentials. Obviously, any water or sewer line or road that must pass through three or four municipalities is an open invitation to squabbling and jockeying. Obviously, dwellers in the residential suburb should help through taxes to pay the costs of the central areas on which they depend. Sometimes, perhaps a form of metropolitan government may be the appropriate answer, sometimes annexations, sometimes the creation of regional bodies for particular purposes. But surely more attention needs to be devoted to the balkanized forms of city government in Canada.

And what shall we say of the city centre, the area conveniently situated to serve the whole body of citizens? This is the old part of town, the village that was built first. As the town grew, streets were widened as far as possible and old buildings on the main streets were torn

The new Queen Elizabeth Hotel, built by Canadian National Railways, rises in the centre of Montreal.

Rich lawns on park areas add to pleasant living in this housing development for the Department of National Defence.

down and replaced by modern shops or office buildings. But automobile traffic is doubling every seven years, and the central area is just not equipped or patterned for such a load. Congestion is bound to get worse even if streets are widened to the limit and if shopping centres and offices are built in the suburbs to divert some of the traffic. Meanwhile, the area behind the main streets is mean, foul and dilapidated. Here are the slums, occupying hundreds of acres in every major Canadian city. Here are the best breeding grounds for disease, crime and vice, the most costly areas for the taxpayer to support.

In a day when we can perform miracles in every field, and when the general wealth grows each year, can we tolerate such a condition? Can we not provide decent accommodation for the families of low income that cannot yet hope to become home-owners? Must the individualist myth of the rose-thatched cottage blind us to the fact that every growing industrial city needs a good supply of rental housing for its working population? Can we not find a better use for the places now festering in blight? If public opinion demands defence outlays, or better schools or roads, it gets them because it is prepared to pay for them. If, therefore, we really want better traffic arrangements or renewed cities, we shall have them.

And if we really want to humanize our human habitat, let us try to bring Nature back to the central areas of town. Nature can hide the mistakes of the architect or builder, and can embellish their successes. Canada has millions of square miles of land: let us spare a few central acres for trees and flowers, for water displays, for pedestrian ways where the shopper or the businessman may find an escape from the noise and haste of the commercial world nearby. We need space for fun-lovers as well as for functionaries.

AN AGE FOR DREAMING

These are but a few questions. Possibly many of them are mere dreams. But one of the glories of our day is that we can make dreams come true. In our lifetime such things as helicopters, television and bodies in orbit were just dreams. It has been said that most Canadian cities are really overgrown villages, without shape, atmosphere or interest. This may be unfair and untrue. But we have the power to make them the envy of the world, and if we do, it is we and our children who will enjoy the benefits.

Such a change is possible to achieve if each of us thought it worthwhile. If we demanded the very best, we would get it. Our cities could become the focus and expression of our national pride. In an era when the horizons of Man have become unlimited, he can no longer afford blinkered thinking about his own dwelling-place.

Let us then resolve to make our human habitat not a reproach but a badge of our high estate.

NANOOK OF THE NORTH

by ERIC MINTON
Information Division

If you look at the map of Canada you will notice a small settlement located at the mouth of the Great Whale River on the eastern shore or Hudson Bay. For many years both Eskimos and Indians have had settlements here on the north bank of the river hard by the Hudson Bay Company post.

Today, the post-war development of the Canadian North has brought wage employment opportunities to the natives, and this in turn is profoundly affecting the traditional northern way of life. Vast social and economic changes are taking place in the north, and the number of natives attracted by community life and new opportunities grows steadily.

The region surrounding Great Whale River is known to be rich in mineral deposits and as the mouth of the river has the only good harbour on the eastern coast of Hudson Bay, the settlement could eventually become an important trans-shipping point for supplies when mineral development is undertaken.

Despite current interest in the Canadian North the area around Great Whale River will remain for most readers a remote geographical location in a land that can be both harsh and inhospitable. But it can still be seen as it originally appeared in the days before civilization arrived in the famous film, "Nanook of the North", which Robert Flaherty made there in 1920.

Flaherty, the son of a Canadian prospector, made five explorations along the shores of Hudson Bay and Baffinland beginning as far back as 1910.

Much of this area had not at that time been properly mapped and the Belcher Islands which lie in Hudson Bay just off the mouth of Great Whale River did not ap-

pear on some maps at all. From the natives at Great Whale River, Flaherty in 1912 heard of these mysterious islands. Superstitious and hesitant, the natives were none too eager to accompany Flaherty on a visit to this little-known land. But the trip was made and the exact size and location of all the islands in the group were properly charted. Iron ore was found to be present in large amounts. The Canadian Government, grateful to Flaherty for his work in the area, named one of the largest islands in the archipelago for the explorer.

After 1913, encouraged by Ontario Government officials, Flaherty took along a moving picture camera and filmed as he travelled bringing back to Toronto and Montreal the first documentaries of the Belcher Islands, and Baffinland. The initial films were fragmentary but impressive, with sufficient footage for a full length production which Flaherty edited into a semblance of narrative in 1918. One afternoon, after all the work was done and as the negative was being assembled for shipment to New York, a cigarette fell into some scrap and in a moment six years of work vanished in flames.

In 1919, unexpected financial backing from a commercial organization enabled Flaherty to return to Great Whale River, and from there he set out once again to secure film footage along the eastern shore of Hudson Bay and in the off-shore islands to make up his film "Nanook of the North".

This time Flaherty filmed not as an observer of the Eskimos and their way of life but as a participant in the life which the harsh environment forced upon them. Their daily life was filmed as it was lived complete with a dangerous walrus hunt and the more routine functions of building an igloo, trapping and fishing.

The novelty of appearing before the primitive motion picture camera, of course, rapidly spread all over the eastern region of Hudson Bay and natives flocked to the area ready and willing to participate in the film.

The completed work was difficult to distribute, but it was finally accepted for the commercial circuits, though with misgivings. In this way "Nanook of the North" reached the screen. The acclaim was instantaneous and world-wide. "Education became drama; reality was made as imaginative as fiction," as the Cinema Quarterly commented.

Single-handedly Flaherty had created a new method of film making – the documentary film, which flourished under John Grierson in England and under Pare Lorentz in America in the nineteen thirties, and which came to full fruition during World War II in a series of great films designed to assist in the war effort.

The success of "Nanook of the North" enabled Flaherty to go on to a whole series of documentary films that eventually took him to the four corners of the globe. Hollywood never claimed Flaherty as one of its own, for as John Collier says, "a Flaherty film differs from others; the making of it is an adventure rather than a gamble. It is an exploration into a sort of beauty that cannot be put under contract".

Thus a remote location on the shore of Hudson Bay was once the headquarters of one of the authentic geniuses of the film world, and the location for one of the true film classics.

Take a look at the map again and you'll see the story commemorated thereon by "Flaherty Island".

In the 1,000,000 square miles of treeless tundra of the Canadian Arctic live about 10,000 Eskimos – one for every 1,000 square miles.

The Eskimos are playing an increasingly important part in the development of the north since they are the only people in Canada who are completely at home in the Arctic.

At the same time, civilization has had a marked effect on the Eskimos, who have literally completed the transition from the Stone Age to the Atomic Age in a period of 40 to 50 years.

The changed way of life necessitates a constant study by the Federal Government of the health, education, and feeding of the Eskimos.

THE PRESIDENT'S MESSAGE

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no one could have foreseen that the winter of 1957-1958 would be one of the busiest seasons of our experience. We were called upon to put the "Agency Loan" system into operation as other special demands have come upon us in the past. There is no doubt that there will be other emergencies, expediencies and calls for adapting our organization to new tasks.

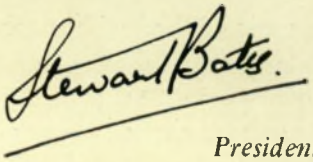
We are members of a Crown corporation administering a large programme involving a great deal of money – the savings of householders, the investments of large financial institutions and public money provided by the taxpayers. For this reason our business tends to be expressed in dollars and statistics and filing systems and that colorless word "units". Of course, our real concern is in the dwelling places that lie at the end of this long trail of procedures. Our aim is not another million housing units, but a million places which can be called home with some warmth and affection.

All the regulations and the standards and the financial terms under which housing is built leave their impact on its form and character. In the end they determine the space between the bed and the dresser, the length of wall where the chesterfield goes, the light where the children play and a dozen other little aspects of life in the morning and the evening. What one person builds on one side of the street is what another person looks at from the other side of the street. A housing policy conceived in the abstract may have curious and unexpected effects upon the most intimate parts of people's lives.

Let us face the not unpleasant fact that the commodity in which we deal is the focus of all the sentiments and emotions of which human beings are capable.

> "Half way up the stairs
> Is a stair where I sit
> There isn't any other stair
> Quite like it."

This magazine will serve one useful purpose if it occasionally refreshes our thoughts about the kind of habitat we are helping to build, sharing in some of the enjoyments and, perhaps, trials of those who live in the houses that are built.



President

PUBLIC HOUSING

An Account of Two Federal-Provincial Projects

The Architectural and Planning Division of the Corporation is currently associated with housing projects in small municipalities as well as other, more complex, projects in large cities.

Two of the more interesting projects being dealt with at the present time are the Montreal Redevelopment Project, known as Les Habitations Jeanne Mance, and the Nanaimo Street Project in Vancouver.

In 1952 a Citizens' Committee made representations to the City of Montreal asking that a study be made of the problems of redevelopment and the provision of low-rental housing. Out of 13 residential areas examined, the Advisory Committee in its report of 1954 selected the present project area which is bounded by the streets of St. Dominique, Ontario, Sanguinet, and St. Catherine. The area is largely residential but it includes a small amount of commerce and industry. Apart from a physical condition, the incidence of crime and immorality showed the urgency for redevelopment in this particular part of the city.

The site will be divided by De Montigny Street which is to be a future east-west traffic route. To the north lie 12.4 acres; to the south lie 4.4 acres which, together with existing streets, makes a total area for the site of 19.7 acres. At present more than 4,000 people live in this district; 877 of them are roomers. The majority of buildings are over sixty years old and in general state of dilapidation. The 904 families in the area live in unsanitary and overcrowded conditions. However, nearly 83% of these families have asked to come back to this part of the city once the new housing has been built.

In March, 1957, agreements between the federal, provincial and municipal governments were signed. These agreements covered the acquisition and clearance of the area and the construction of 800 subsidized rental housing units. The city will acquire and clear the area with the assistance of a federal contribution of over two

Sketches showing front and side elevations of high-rise buildings in Montreal Redevelopment Project, also known as Les Habitations Jeanne Mance.
Central Mortgage and Housing Corporation Architectural and Planning Division.
Rother, Bland, Trudeau, Architectural and Planning Consultants.
Greenspoon, Freedlander & Dunne and Jacques Morin, Project Architects.

million dollars. The province will contribute one million dollars towards this cost. Seventy-five per cent of the cost of the rental housing will be borne by the federal government, and twenty-five per cent by the city acting as agent for the province. Rents will be based on the size of the family and the total income.

The 800 dwellings that make up the project will be distributed on the 19.7 acres of the cleared central area site. It is hoped that the redevelopment will ultimately form a new and handsome section of the city well integrated with the surrounding area and, as far as possible, having the variety and richness of pattern normally associated with the old urban areas of Montreal.

The whole area is too large to be a single unit and the solution has been to provide five distinct groups of buildings, each dominated by a high-rise building surrounded by a large free space around which are placed the lower dwellings. Each group will contain a common meeting place, a playground for the smaller children and space for adult recreation. Through the distinctive arrangement of the buildings in the five main groups it has been possible to provide variety and yet control the scale of the development.

Vistas opened up by the proposed new buildings will be enhanced by the existing trees which are to be carefully protected during demolition and construction. Additional tree planting will be necessary and lawns and shrubberies will be required to give pattern and definition to the various open spaces.

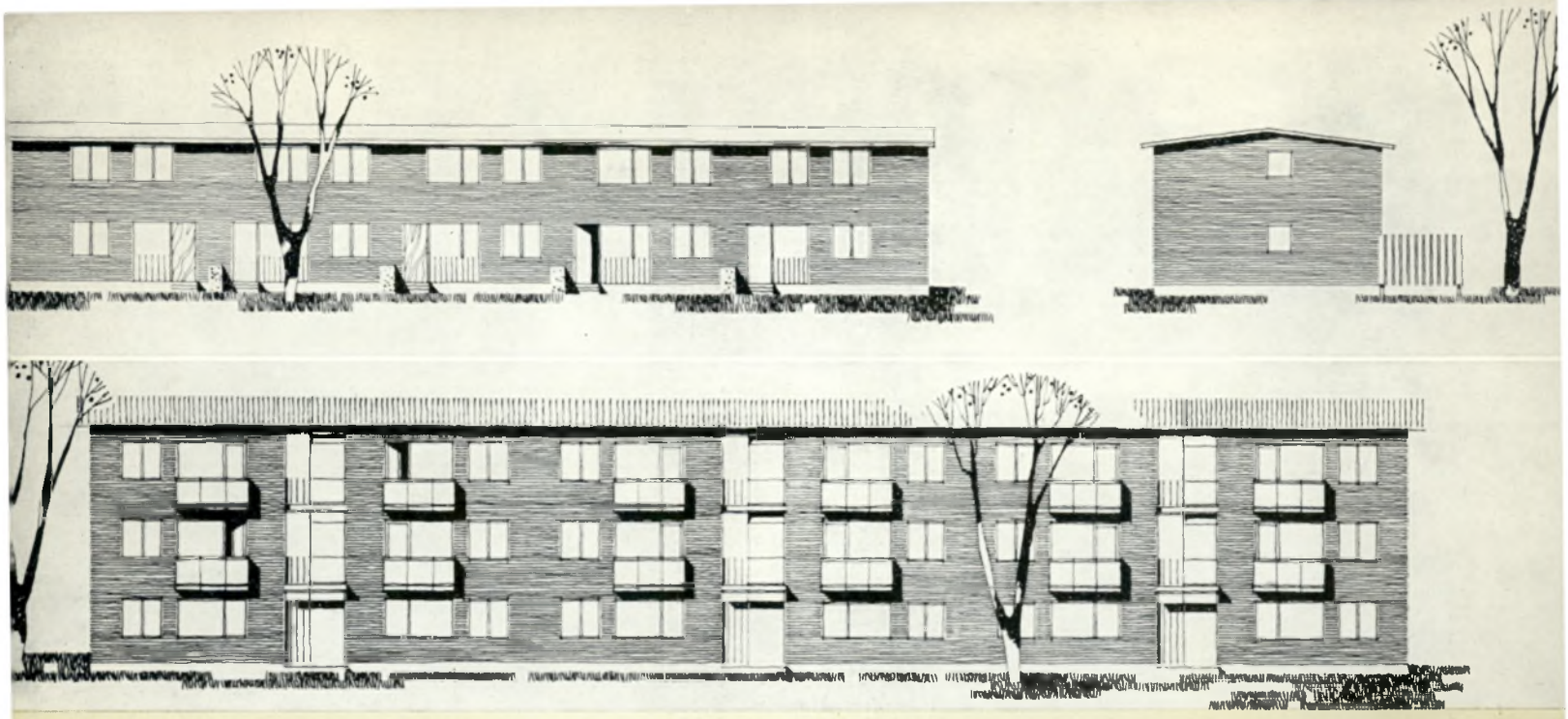
The open spaces have been designed for three primary purposes. The central green areas will be for adult recreation and park purposes. The larger courts will be provided and equipped as quiet sitting-out areas for the adjoining housing groups, and enclosed and equipped play areas will be provided for the very young.

It is intended that families with one child under four years of age, and childless families, will live in the high-rise buildings, with accommodation at the lower levels going to families with the greater number of children. The buildings have been so designed that about 440 dwellings will be located in the lower three stories. The areas of the units meet the minimum requirements of NHA with only the living rooms increasing slightly as the size of units increase to meet the needs of larger families.

Each group of buildings will be provided with car parking areas and, as far as possible, vehicles will be restricted to one side of the building. There will be vehicular access for fire fighting equipment to a point adjacent to each building. Parking facilities will be provided for fifty per cent of the units.

The buildings will be modest in character, making the utmost out of the simple materials used. The facades will be relieved wherever possible with balconies. The project will be heated from a central heating plant.

Twenty-nine hundred miles away, in Vancouver, a public housing project known as the Nanaimo Street project, has been planned. In 1956, the Federal Govern-



Sketches showing front and side elevations of four and five-bedroom row housing in Montreal Redevelopment Project and front elevation of three-storey, two and three-bedroom walk-up apartments.

ment received a request from the City of Vancouver for the construction of housing on city-owned land at Nanaimo and 41st Avenue. The site of about 8½ acres is bisected, as in the case of the Montreal project, by a major traffic road—Nanaimo Street. It seemed appropriate therefore to locate most of the apartment buildings with one and two bedrooms to be occupied by small families on the east side, leaving the majority of three and four-bedroom units to the west and with the elderly citizen units, all serviced from existing lanes at the rear of the property.

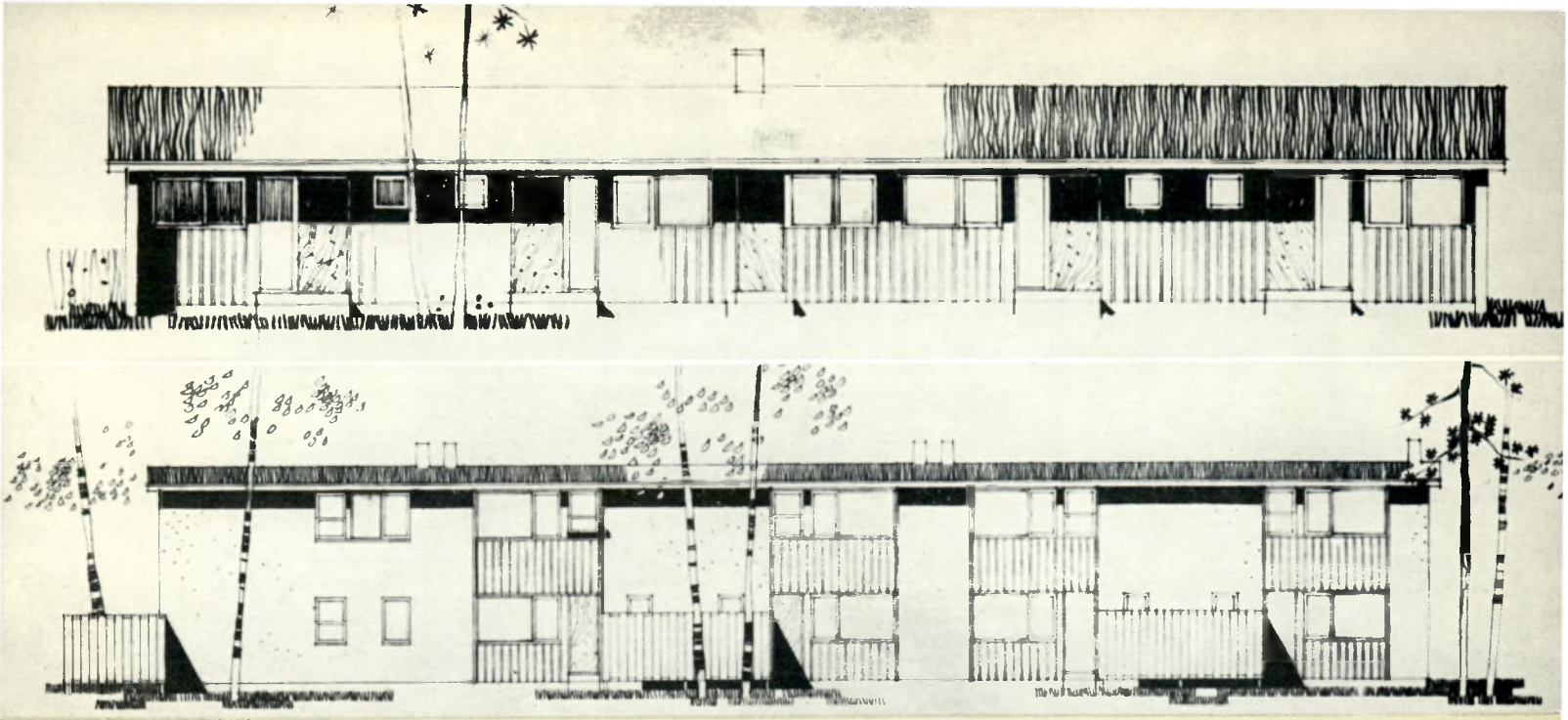
Design considerations tried to reflect traditional B.C. housing while, at the same time, meeting the requirements of economical construction and relatively high density.

The units for elderly citizens will be mixed with the family row houses, grouping them around courts and introducing interest and a change in scale. The housing will follow the general contours of the ground in an attempt to make the layout informal. The living rooms will open on to the areas of green space. The children will be able to play in these green spaces, walking from one to the other without crossing any streets. In the rear will be the service area, with its drying yards and lawns surrounding the car parks, which will accommodate cars from 70% of the units. The elderly citizens' units, for single and double occupancy, and some with special features for arthritic and rheumatic patients will overlook this busy area, so an extended verandah will be provided where the old folks may sit in the shade and enjoy the sounds and sights of activity.

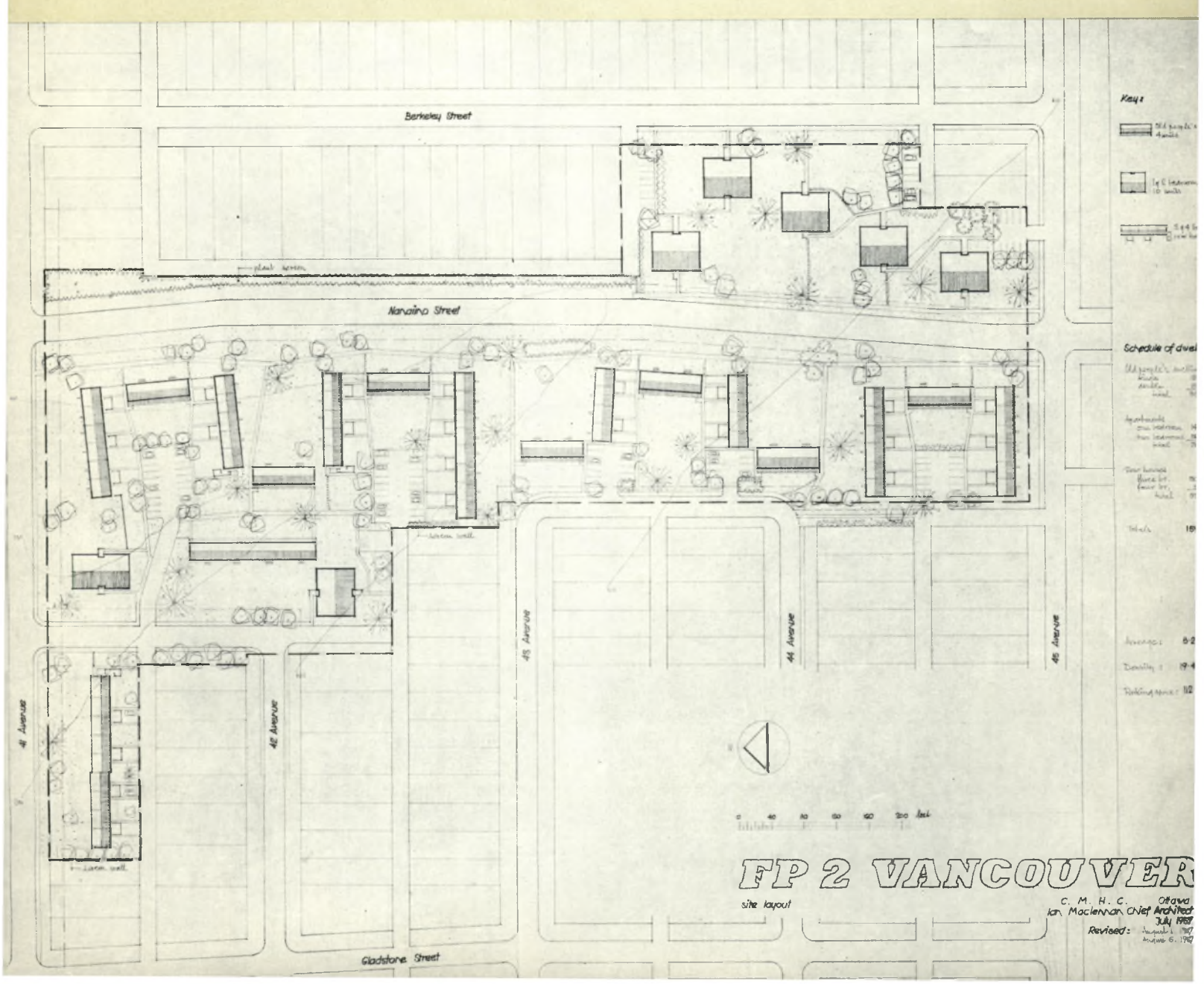
The units are simple both in exterior and in plan. The apartment units have a gross area of 695 sq. ft., while three and four-bedroom basement-less houses have 1070 sq. ft. and 1190 sq. ft. respectively. With the coloured doors, and with the maturing of the landscape this project promises to be an interesting example of a mixed housing development with sensitive indigenous character.

The two projects described briefly in this article are two diverse examples of design and planning in which the Corporation is involved. A great deal of research has yet to be done and experiments carried out. Good housing design must endeavour to reflect not only the needs of the people, but an orderly environment.

Subdivision plan of Vancouver F/P 2 Project showing the grouping of the main apartment buildings east of Nanaimo Street and the row housing and elderly citizens' housing grouped around the courts to the west of Nanaimo Street. All access to the site is from the rear lanes and roads which have been utilized to the maximum.
Designed by Architectural and Planning Division, CMHC, Ian Maclennan, chief architect; Walter Schreier, architect; John Russell, planner.



Sketches showing front elevations of old peoples' dwellings and three and four-bedroom row housing in Vancouver F/P 2 Project.



TRAINING FOR

URBAN RENEWAL

The cynical attitude which regards a house as "a machine to live in" is hardly likely to be moved to tears at constant appeals for "urban renewal" purely on humanitarian grounds. Other arguments and other weapons must be used to reinforce an appeal which is, fundamentally, to the public conscience to provide decent living conditions for all citizens.

The greatest motive for urban renewal is when a slum condition is recognized for what it is – one of disease where people are suffering from a city canker which affects not only their own individual lives but the corporate life of the city. When a wide enough sense of shame is reached, when the more fortunate inhabitants are moved by the conditions under which their fellow citizens are living, the force of righteous indignation gathers sufficient momentum to ensure that major surgery will, in fact, be performed and the grafting of new dwellings will subsequently take place. Once this is done, convalescence, in the form of proper dwelling maintenance, ensures that the disease, if not eradicated, is retarded for at least a generation.

Unfortunately, appeals to the heart rarely achieve the necessary action. These appeals must be reinforced with the cold hard facts that slums are costing the community money and that it is cheaper to have good housing. It is imperative that any appeal for urban renewal should be backed up by an explanation of all the factors which contribute to the most complex of North American problems. In this way, the conclave of economists, architects, planners, industrialists, municipal officials and ordinary citizens can be made aware that urban renewal is not only a matter of humanity, but

is the road to greater financial economy as well as aesthetic beauty.

In the structure of professions in Canada, there is no such being as an "urban renewal specialist". True, many economists, planners and architects possess considerable experience in one or more facets of the operation, but nobody can truthfully say that he is trained in, or has experience of, all aspects of urban renewal.

With the existence of a slum problem in many of our Canadian cities – a problem which will undoubtedly worsen unless corrective measures are taken – the lack of "specialists" is an obvious defect if we are to take any practical steps toward urban renewal.

Many citizen organizations, including The Community Planning Association of Canada, are zealously working toward arousing public and municipal interest in obliterating our slums and replanning the neighbourhoods. There is little doubt that their efforts are already beginning to bear fruit. Once the interest is aroused, where are the practical specialists to assist the provinces and municipalities to come from?

Central Mortgage and Housing Corporation have taken the first step to provide these specialists. In February the first training course in Urban Renewal began in Ottawa. Gathered together were 27 senior officials of the Corporation from every region in Canada, five provincial planning officials from Ontario, New Brunswick, Alberta and British Columbia, and 10 city planners from New Westminster, Calgary, Regina, London, Montreal, Quebec City and Saint John. For four weeks, these officials met to carry out an intensive study of the subject.

The course, designed to cover as wide a variety of subjects as possible, was introduced by J. S. Hodgson, Director of the Development Division. In general terms, it dealt with the lessons of the past, the conditions of the present and the hopes for the future.

Led by the President, Stewart Bates, who spoke on "Urban Canada in the Second Half of the Twentieth Century", the speakers on the course were drawn from the Corporation, Canadian universities and municipalities, the United States federal government and universities.

The curriculum included such lectures as "Urban Renewal Experience in the United States" (Carl Feiss, Urban Renewal Consultant, Washington, D.C.), "A Historic Review of City Design" (Prof. J. Acland – University of Toronto), "Civic Design" (Prof. C. Tunnard – Yale University), "Contemporary Planning Theories" (Prof. L. Rodwin, Massachusetts Institute of Technology), "Urban Renewal Experience in the United Kingdom" (Prof. G. Stephenson – University of Toronto), "Economic Aspects of Urban Renewal" (M. Carter McFarland – H.H.F.A., Washington, D.C.) and "The Role of Citizen Groups" (S. Pickett – C.P.A.C.).

The legislative side of the operation was dealt with by A. D. Wilson, E. R. Collins and A. E. Coll of the Corporation.

In addition to lectures, studies and discussions, the course members were conducted on a field tour of some of the blighted areas of Montreal by the Director of Planning of that city, Charles Campeau.

What will be achieved by this course? For the first time in Canada, under one roof, some 42 responsible officials studied the subject of urban renewal in all its theoretical aspects. Such a course, although a beginning, should equip its members to speak with some authority on the subject when the matter is raised at a local level.

Example is better than precept. Possibly this course will encourage other institutions to consider the possibility of providing the means of studying the problem of eradicating blight, renewing our sub-standard housing accommodation and preserving the balance of our housing stock.

As far as CMHC is concerned, this course is the forerunner of other similar courses designed to ensure that a nucleus of well-trained staff are available when the people of our cities decide that acceptance of squalor in housing conditions is degrading to human dignity and can be tolerated no longer.

ON THE ART OF BUILDING CITIES

"Have we asked ourselves the proper questions about cities? Clearly, there is room for vast differences of opinion. You cannot appeal to logic, you cannot appeal to science. Building cities is an art, an art of which we are singularly ignorant but not content to be so. For those of us concerned with housing we have to look further than the individual house and the city is one of the obvious starting points of the study; the place where we must begin, the place where all must end in.

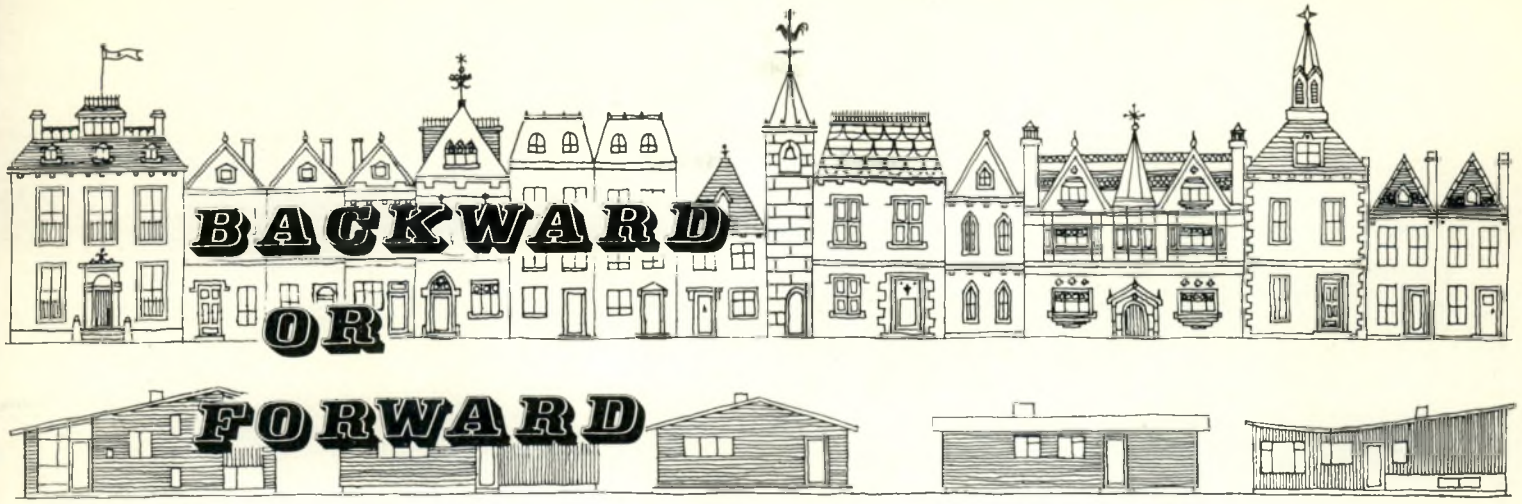
"It is difficult to put the jig-saw of varying opinions together and to conceive of any single city as an entity. There is no pattern. Each one is unique, out of its own history, its own geography, its own forces, economic, social, human, inhuman, each one has its own virtues and vices, each its own justice, its own types of injustice, its own types of hate, its own types of love. It's a complete mixture of all of these and therefore difficult to put into any simple category of understanding."

STEWART BATES, President of CMHC

"JANUARY THAW" — Lawren S. Harris

(Reproduced from the collection of the National Gallery of Canada, Ottawa. Plate—Courtesy Bell Telephone Company of Canada.)

Mr. Harris, a native of Brantford, Ontario, is one of Canada's most famous painters, and is one of the few surviving members of the Group of Seven who did so much to gain world-wide attention for Canadian artists and art immediately after World War I. Mr. Harris studied and travelled widely in Europe and the Orient, but he is best known for his purely Canadian landscapes that depict our changing seasons and scenery in bold and memorable colours.



by KINGSLEY JOYNES
Information Division

Is housing design in Canada drifting along, buffeted by the variable breezes of uninformed public desire? Or is it moving through a steady period of evolution?

The layman hears much of the quality of good design. He listens to fervid appeals for a greater concentration on quality rather than quantity. And he is bewildered.

What are the mysterious, nebulous, ethereal properties which constitute this "good architectural design"? Who shall we listen to? Should it be the architect – or the builder – or rely on our own judgment?

Is the twentieth century in Canada so different in its housing outlook from that which England experienced in the nineteenth century? Have we travelled so very far from the world of Morris and Ruskin?

Listen to William Morris, speaking in Manchester in the year 1883:

"I repeat that all manufactured goods are now divided into two classes; one class vulgar and ugly, though often pretentious enough, with work on it which it is a mockery to call ornamental but which probably has some wretched remains of tradition clinging to it; that is for poor people, for the uncultivated. The other class, made for some of the rich, intends to be beautiful, is carefully and elaborately designed, but usually fails of its intent partly because it is cast loose from tradition, partly because there is no co-operation in it between the designer and the handicraftsman. Thus is our wealth injured, our wealth, the means of living a decent life, and no one is the gainer; for while on the one hand the lower classes have no real art of any kind about their houses, and have instead to put up with shabby and ghastly pretences of it which quite destroy their capacity for appreciating real art when they come across it. Can the greatest optimists say that the style of building has improved? Is it not true, on the contrary, that it goes on getting worse, if that be possible? The last house built being always the vulgarest and ugliest.

"It is a matter of course that almost every new house shall be quite disgracefully and degradingly ugly, and if by chance we come across a new house that shows any sign of thoughtfulness in design and planning we are quite astonished, and want to know who built it, who owns it, who designed it, and all about it from beginning to end; whereas when architecture was alive every house built was more or less beautiful.

"The phrase which called the styles of the Middle Ages Ecclesiastical Architecture has long been set aside by increased knowledge, and we know now that in that time cottage and cathedral were built in the same style and had the same kind of ornaments about them; size and, in some cases, materials were the only differences between the humble and the majestic building. And it will not be until this sort of beauty is beginning to be once more in our towns, that there will be a real school of architecture; till every little chandler's shop in our suburbs, every shed run up for mere convenience is made without

SILENCE!

Amid the hurly burly of everyday life, encompassed as it is by the clatter and the chatter of living things, how often one hears the wish expressed to "escape from the noise". Such a desire is now regarded as commonplace and a person not expressing such a view is almost regarded as abnormal.

What nonsense this is! A desire to escape from the sounds of the world is akin to madness. To change one set of sounds for another – the noise of wild-life for that of the city – is normal. To demand silence is lunacy.

What people really want is not absence of noise, but harmony of sound. To a large degree civilized man seems to have lost the art of ensuring that the noises he makes have a blending quality. This "individualism" in sound has had its effect on some modern music where the composer has, too realistically, attempted to convey an impression of the twentieth century world of noise.

Peaceful, harmonious sound is what we really need. An excellent example of such sound can be heard on the phonograph records recently released by the Federation of Ontario Naturalists of recorded sounds in Algonquin Park.

What we do not need or desire is silence. Silence is terrifying; it is maddening. Noise is a characteristic of the living world – the world of man, birds and beasts. Where silence reigns, ignorance is among the courtiers,

effort fit for its purpose and beautiful at one and the same time."

How much of Morris' views are applicable in Canada today? Is it not true that some of the most vulgar and ostentatious examples of domestic architecture are due to an excess of wealth and a deficiency of taste? Is it not also true that the houses built in the "poor man's" subdivision seek to imitate the more expensive dwellings in their excessive use of different materials?

And what had John Ruskin to say on architectural design? Biased though Ruskin undoubtedly was in the defence of Gothic architecture, his plea to the architectural world of his day is still apt. In his book The Seven Lamps of Architecture, Ruskin identifies these lamps (or principles) as follows:

1. Sacrifice (of materialistic to spiritual aims)
2. Truth (in the use of materials – not imitating stone with cement, etc.)
3. Power (vigorous, straightforward shapes)
4. Beauty (colour and ornament for sheer enjoyment)
5. Life (depicting vital energy in inorganic things)
6. Memory (keeping alive some traditional beauty)
7. Obedience (acceptance of a well-mannered discipline–not "showing off")

Ruskin once defined the best architecture as "the expression of the mind of manhood by the hands of childhood". This was said within the context of a plea for closer co-operation between the man who is inventing .nd the man who is obeying directions. In current terms, this plea is certainly valid today when one considers the gulf between architects and planners on the one hand and the builders on the other.

Ruskin argued that great art could only arise in a worthy society. In other words, people who are com-

spreading uncertainty and affecting the reason. A sound-proof room is a terrifying place; the silence is overpowering, inducing fear in the occupant.

The strange effect of silence is only equalled by the terror of death. Perhaps the two are directly linked. Could it be that one of the few glimpses of the truth lie in the words "silent as the grave"?

EARLY *town planning*

The first authentic record of town-planning, in its truest sense, concerns the Egyptian City of Kahun, built in the year 3000 B.C. The purpose of this city was to house the labour force engaged on the building of the Illahun pyramid. The streets were straight and laid out in rectangular blocks and, although the houses were small and crowded on the land, the sanitary arrangements appear to have been good.

By 500 B. C. town-planning in Western Asia had been adopted as the usual procedure before construction of a city began. Babylon, Assur, Nineveh, Rhodes, Thurii and Cyrene were all built to a plan.

The first great city planner is generally accepted as being Hippodamus of Miletus and his most brilliant pupil was Hermocrates, who designed Selinus.

pletely selfish and materialistic can expect to get abominable architectural design. While this may be a harsh argument, it undoubtedly has a great abundance of truth.

Both Morris and Ruskin sought, in different ways, to develop the thought that beauty in domestic architecture should be most strongly evident in the design of dwellings for people of low income, in which contemporary industrial materials would be used with truth and beauty.

To the discerning eye, the use of a multitude of products in style and ornament for the purpose of ostentation was, is and always will be aesthetically offensive. The use of the functional materials of industry with humility, great care and craftsmanship provides the most fertile field of opportunity for beautiful domestic architecture.

By inference, the analogy which Morris drew between ecclesiastical and domestic architecture showed the lessons taught by the design and construction of the great Mediaeval structures should be learned by those responsible for the creation of domestic buildings. Is not this lesson equally valid today? Can it be denied that we have failed to apply the great advances in engineering and industrial technology to our housebuilding? How can our housing achieve real beauty when we persist in clinging to methods and materials which rightfully belong to the last century?

Applying such thought to the housing field in which we operate, one cannot escape the conclusion that our present effort, through the National Housing Act, to provide houses for people in the lower income brackets, is not so much a financial arrangement as the greatest opportunity yet presented to express the best aspects of our time – in a social, architectural and engineering sense. Let us not perpetuate the illusion that only expensive and ostentatious things possess a quality of beauty and, as something is "added", must be paid for as an "extra".

La Queue de L'Eléphant et le Reve

par ROGER MARIER
Directeur Région de Québec

Voir dans la besogne qui est celle de chacun de nous, à tel moment de la journée de travail, non pas seulement cette besogne là en elle-même, mais quelque chose d'autre! Se convaincre que le travail précis qui a été le nôtre de 8:45 à 5 heures hier, et auquel a présidé de près ou de loin une des 2,500 pages du Manuel, constitue une maille importante dans l'oeuvre du développement des villes! Croire enfin que sur nous dans une grande mesure repose la responsabilité de concevoir, de façonner, de réaliser le visage de la Ville de demain où il fera bon de vivre pour nos fils et pour nos filles! Voilà la tâche difficile qui est la nôtre, voilà la condition de notre fécondité.

La partie était plus facile aux âges antiques. "Une ville ne se formait pas à la longue, par le lent accroissement du nombre des hommes et des constructions. On fondait la ville tout entière en un jour"[1]. Fustel de Coulanges nous rapporte le rituel suivi à la fondation de Rome et qui semble avoir fait partie d'une tradition commune. Le choix de l'emplacement donnait lieu à une consultation des dieux. Le jour de la Fondation venu, on offre d'abord un sacrifice. Puis on allume un feu de broussailles et chacun saute à travers la flamme pour se purifier de toute tache physique ou morale et ainsi se préparer à la cérémonie même de fondation. On creuse alors une petite fosse de forme circulaire dans laquelle chacun des fondateurs dépose une motte de terre en provenance de sa ville d'origine. Sur l'emplacement de la fosse s'élèvera un autel sur lequel on allumera le feu qui deviendra le foyer de la ville. Autour du foyer les constructions prendront place. Un sillon de charrue guidée par un bras sacerdotal tracera l'enceinte inviolable sur laquelle s'élèvera la muraille. Un espace de chaque côté restera territoire religieux où culture et construction seront prohibées.

La fondation de la ville antique résoud un lot de problèmes avec lesquels nous sommes aux prises. Nous aurions nous-mêmes avantage à nous "purifier" avant d'aborder cette fonction sacrée! Ne sommes-nous pas à la recherche de l'âme de nos villes! Le rituel de la fosse dans laquelle les fondateurs lançaient les mottes de terre représentant leurs ancêtres et leur passé est disparu[2]. La réalité persiste que les habitants des villes du Canada y apportent leur histoire et leur mode de vie particulières de centaines de villes différentes. La fondation da la ville antique aborde l'utilisation rationnelle de l'espace, le "zoning", définit le périmètre urbain, crée des espaces verts et réalise une cohérence.

Mais l'échelle des nombres varie. Le monde antique est fait de petites cellules, de petits mondes. Notre monde au contraire comporte des aspects de masses devant

(1) Fustel de Coulanges. La Cité Antique, Paris, Hachette, 1957, p. 151

(2) Quoique, entre nous, les acheteurs de maison dans nos suburbs n'en ont pas fini d'écraser des mottes de terre!

lesquels l'imagination est quasi impuissante[3]. Ainsi l'habitation exigera des investissements au Canada dans les prochains 25 ans de l'ordre de $35,000,000,000., un montant qui dépasse la valeur totale de la propriété immobilière à l'heure actuelle. Et cela ne tient pas compte du remplacement des habitations existantes[4]. La philosophie politique aussi a bien changé. On dit que le frère de Romulus, fondateur de Rome, ayant franchi le sillon sacré, celui-ci le fit mettre à mort. Le pouvoir est aujourd'hui conditionné par le désir des masses et s'exerce par l'entremise de juridictions gouvernementales à plusieurs niveaux. D'où la cohérence difficile. D'où la difficulté de réaliser la ville qui satisfasse pleinement aux besoins de l'homme d'aujourd'hui.

Nos contracteurs s'appellent en anglais homebuilders. "Home", d'origine anglo-saxonne a plus d'affinité avec le mot foyer qu'avec celui d'habitation. Par contre, le mot *foyer* tend à devenir d'un usage plus restreint que celui d'habitation. Signe des temps. *Foyer* évoque ces temps reculés où la maison renfermait un Autel où toujours on se devait d'entretenir le feu et de lui rendre un culte. On le nourrisait de bois et d'herbages choisis. On lui faisait des offrandes de fleurs, de fruits et de vin. On se devait de le garder pur d'aucune combustion de matières souillées et de n'en faire le témoin d'aucun acte coupable. On l'invoquait pour la protection et pour la bénédiction de la famille. Fustel de Coulanges cite cette prière tirée du recueil des hymnes orphiques.

"Rends-nous toujours florissants, toujours heureux, ô foyer; ô toi qui es éternel, beau, toujours jeune, toi qui nourris, toi qui es riche, reçois de bon coeur nos offrandes, et donne-nous en retour le bonheur et la santé qui est si douce".[5]

Qu'on se reporte au foyer moderne. Le rituel du feu est disparu. Le feu du foyer ancien évoque cependant des exigences qui ont persisté en dépit des siècles, se sont définies avec le progrès de la pensée humaine et de la technologie.

Sur le plan de la pensée, la nécessité du feu évoque la présence essentielle de l'amour comme donné de perfection; l'amour de soi comme aboutissant d'une culture, d'une lignée, d'une démarche humaine; les autres présents à soi; les cadeaux, les attentions, les délicatesses qui font croitre l'amour comme le feu de l'autel est ravivé des offrandes de bois précieux, d'herbes, etc.; l'amour qui dépérit sans la pureté et qui commande d'éviter les actions coupables; l'amour qui apporte le bonheur, maintient la santé et multiplie la vie, tout comme dans la prière antique. Nos efforts pour augmenter le nombre des logements, pour détruire les taudis, pour concevoir de bons plans et réaliser de bonnes maisons restent ordonnés à l'édification d'un lieu, d'un autel où le feu éternel de l'amour puisse se consumer.

Les progrès technologiques ont permis au feu matériel de l'autel antique de prodiguer des bienfaits de plus en plus efficaces. On l'a enfermé dans l'acier pour le faire rayonner dans toutes les pièces du foyer. On le nourrit du jus des entrailles de la terre. On l'a hanarché de la furie des eaux où il était aussi enfoui pour servir les fonctions domestiques les plus diverses: cuisson, lavage, séchage, ventilation, élimination des déchets. En définitive, depuis l'antiquité, la nature profonde de l'homme n'a pas changé. L'habitation et l'aménagement urbain s'inscrivent dans un contexte nouveau de masses où, cependant, la technologie a ouvert des perspectives illimitées.

Au Canada, la société démocratique à laquelle nous appartenons, a créé un instrument pour promouvoir l'amélioration des conditions de logement, l'aménagement et le réaménagement des millieux urbains et doué de pouvoirs adéquats d'enquête, d'expérimentation, d'élaboration et de règlementation. Cet instrument ne sera jamais meilleur que le personnel qui le compose. A nous d'être conscients de cette responsabilité, de trouver en nous-mêmes et de mobiliser dans la société les ressources de savoir, d'imagination, de foi qui feront que la S.C.H.L. pourra solutionner les problèmes majeurs de l'habitant canadien dans la deuxième moitié du XX^{e} siècle.

Most of this issue of HABITAT has been written by members of the Head Office staff. We should like to receive articles from many others, throughout the whole Corporation. The articles should be short and may deal with any aspect of our whole wide subject of interest. Excellent photographs of housing subjects, whether of old houses or new houses, will be welcome.

THE EDITOR

(3) Je n'ai pu m'empêcher de sursauter, l'autre jour, à la lecture du paragraphe suivant dans un magazine qui pénètre dans beaucoup de familles: "AVIS AUX MERES: **100,000 enfants de 11 ans sont menstruées chaque année.**" Pensée hallucinante que cette masse en rangée!

(4 Logement et Accroissement urbain au Canada, p. 21.

(5) Fustel de Coulanges. op. cit. p. 21.

STAFF APPOINTMENTS

J. P. LUPIEN

leaves the position of manager of the Dorval branch office to become regional office secretary, Quebec Region. He became associated with the Corporation in 1947 when he joined the Information Department at head office in charge of the French-language section. In 1954 he was transferred to Chicoutimi as branch manager. Later in the same year he moved to the Dorval office in the same capacity and has been manager there for the past three years. A graduate of the University of Ottawa, Mr. Lupien was a news reporter on English and French daily newspapers in Ottawa before joining the Corporation.

J. A. HOUSTON

leaves head office after two years to become manager of the Vancouver branch office. Mr. Houston joined CMHC in 1947 in Saskatoon. In 1950 he was named regional office secretary, Prairie Region, moving to Toronto in the same post with the Ontario Regional Office in 1952. In 1956 he came to head office as assistant secretary. Most recently he had been assigned to special duties under the executive director.

J. E. PARENT

has become manager of the Moncton branch office after serving for four years as regional office secretary, Quebec Region. Mr. Parent joined CMHC in his native Ottawa in 1949 as an auditor. In 1953 he went to the Quebec Regional Office as an appraiser, and one year later was named assistant branch manager, Montreal branch. In the same year he was named regional office secretary, Quebec Region.

A. E. RIDOUT

has been appointed regional appraiser, Atlantic Region. Mr. Ridout was born and educated in Cardiff, Wales. He joined the Corporation in 1954 as an appraiser and after a short period at head office he was transferred to the Ontario Regional Office. In 1956 he was named branch appraiser at the Etobicoke branch.

R. G. CLAUSON

has become acting regional supervisor of the B.C. Region. He succeeds T. B. Pickersgill who has been named regional supervisor, Prairie Region. Mr. Clauson was born and educated in Ottawa. He joined CMHC on its formation in 1946, moving to Winnipeg in 1948 as branch manager. In 1949 he was manager of the Windsor branch and in December, 1950, returned to Winnipeg as assistant regional supervisor, Prairie Region. In 1954 Edmonton became his base of operations when the Corporation established an Alberta suboffice for regional administration. In 1956 Mr. Clauson went to Vancouver as assistant regional supervisor for the B.C. Region, a position which he held at the time of his latest appointment.

T. B. PICKERSGILL,

who succeeds J. D. Ritchie, resigned, as regional supervisor, Prairie Region, is a native of Cartwright and a graduate of the University of Manitoba. He has been a member of the Corporation since its inception in 1946. In 1949 he went from Ottawa to Winnipeg as assistant regional supervisor, Prairie Region, remaining in that position until 1951 when he became B. C. regional supervisor. He has held that position for the past seven years.

James Ross T. J. Davis B. B. Feather

T. J. DAVIS

has been named budget supervisor, Budget Department, in the head office re-organization. The position is a new one. Mr. Davis has had a long career with the Corporation as a member of the Internal Audit Department and the Accounting Division at head office. He joined the staff as an auditor in 1947 and has been at head office since that time. In 1954 he was appointed accountant, Construction Accounting Department, moving to his new post at the beginning of this year after a short period in the Administration Division.

JAMES ROSS,

who is on loan to the Corporation from Price Waterhouse & Co., Ottawa, has been appointed Acting Treasurer. He will co-ordinate and generally direct the Accounting Department, Costing Department and the Budget Department in accordance with recommendations made concerning head office re-organization.

L. A. WILLIAMS,

who has been on the staff of the Corporation since 1946, is now assistant manager at Etobicoke. Mr. Williams was born and educated in Toronto and joined CMHC at the Regional Office there in 1946. Two years later he went to Hamilton as an appraiser, returning to the Ontario Regional Office in that capacity in 1953. The following year he became assistant manager, Toronto branch office, moving to the North York branch office in 1955.

L. H. BATES,

a native of London, England, relinquishes the position of assistant manager, North Vancouver, for the same post at the Victoria branch office. Mr. Bates joined the Corporation in 1947. In 1954 he was named assistant manager, North Vancouver, and he has held that position until his recent transfer to Victoria.

B. B. FEATHER

has become cost accountant at head office. His appointment to this position is part of a head office re-organization. Mr. Feather joined the Corporation in 1956 in the administration survey group after a distinguished career in England and Newfoundland where he became Deputy Minister of Fisheries and Co-Operatives in 1951. He left Newfoundland to join the Corporation.

M. P. McANDREW,

after a period as regional construction superintendent, Quebec Region, is now project manager, Jeanne Mance Project, Montreal. Mr. McAndrew joined CMHC in 1950 as a construction inspector at the Quebec Regional Office and was named regional construction superintendent in the same year. He studied civil engineering at McGill University.

P. DOVELL

joins the Corporation as regional architect, Ontario Region, after a long career in architectural and planning work in England and Australia. Born in the British Isles, Mr. Dovell is a graduate of Liverpool University with the degree of Bachelor of Architecture and comes to the Corporation from the City of Toronto Planning Board.

Back Row:
C. M. McEvoy
D. L. Shore
J. W. Sanderson
Front Row:
R. T. Ryan
L. T. Clue

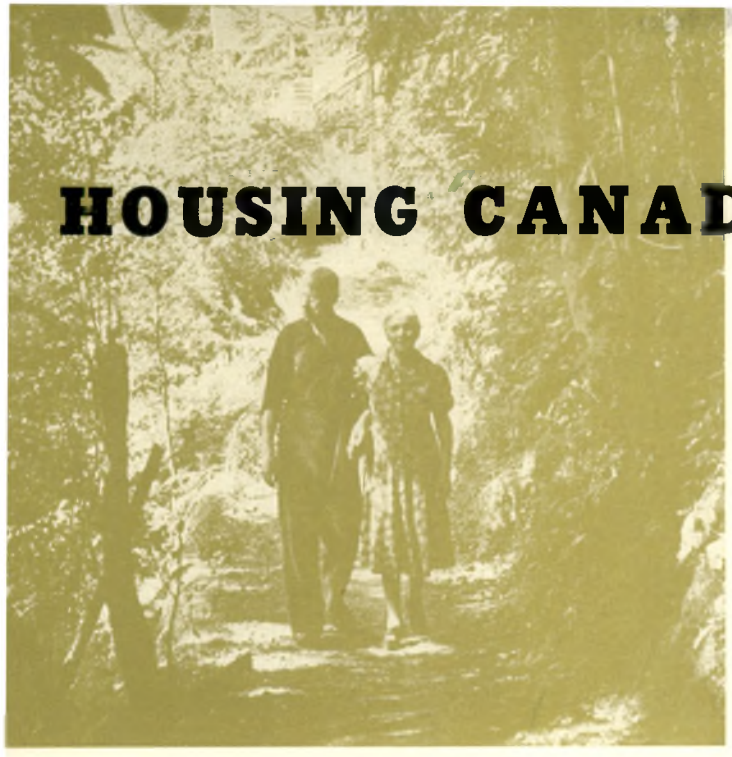
L. T. Clue has been appointed Director, Mortgage and Property Division, as a result of the recent merger of the Mortgage Administration and Land and Rentals Divisions. Mr. Clue has been a member of the Corporation from its earliest days in 1946 and has held a number of supervisory positions at head office since that time. As Director of this new division, Mr. Clue will be assisted by R. T. Ryan, Manager, Land and Rentals Department; D. L. Shore, Assistant Manager, Land and Rentals Department; J. W. Sanderson, Manager, Mortgage Department; and C. M. McEvoy, Manager, Guarantee Department.

J. D. RITCHIE,

who has resigned from his position as regional supervisor, Prairie Region, to return to private business in Edmonton, was a member of the Corporation since its inception in 1946. During his years with the Corporation, Mr. Ritchie held a number of important posts, among them supervisor of Secretariat, assistant secretary, and executive assistant to the president, before his appointment as regional supervisor, Prairie Region, in 1953. In his various posts Mr. Ritchie built up a host of friends for himself and for the Corporation. The staff of the regional office in Winnipeg expressed their appreciation to Mr. Ritchie when they presented him with a camera and their best wishes for the future.

E. T. AUNGER,

after two years in Moncton as manager of the branch office there, is now assistant manager of the North York branch office. Mr. Aunger joined the Personnel Department at head office in 1946. He was later in the Mortgage Division and in 1953 went to Windsor as administrator at the rental sub-office. In 1954 he was named assistant manager, Scarborough branch office, assuming his Moncton position two years later.



HOUSING CANADA'S OLD PEOPLE

At the turn of the century, when Canadian communities were small and the country was predominantly rural, old people fitted into the framework of family life. Houses were roomier, families were large and elderly parents lived with their sons and daughters. This may not have been an ideal way of housing old people but it meant that they were assured of a roof over their heads. There were institutions, of course, but these were for the chronically sick and for old people who had no children.

With the growth of cities the three-generation household virtually disappeared. Today, two out of every three Canadians live in a town or city of more than 5,000 population. The young people of this generation live in houses or apartments just sufficient in size for their own requirements. Even in French Canada, where the ties and traditions of family life have always been particularly strong, the old people are being left to shift for themselves or are being forced to seek accommodation outside the family home.

The present mobility of many Canadians, moving as they do from one city to another, as work demands, adds a further complication. Their parents usually stay behind. The problem of providing accommodation for the aged is therefore especially acute in our time.

This loosening of family ties has occurred at a time when the proportion of old people to the total population is rapidly increasing. In 1957 there were more than 1,250,000 people over the age of 65, an increase of nearly 250,000 since 1951. The Royal Commission on Canada's Economic Prospects estimated that the number would reach 2,400,000 by 1980.

Many old people, of course, solve their own housing problem. Some of them, after retirement, continue to live in the houses they have occupied all their lives. Others sell their homes and buy houses more suitable for their present needs: between 1953 and 1956 more than 6,500 persons approaching retirement age obtained regular home-ownership loans under the National Housing Act. Others live in hotels, apartments and boarding houses.

The financial resources of many old people are limited and those with fixed incomes have found it increasingly difficult in a period of rising prices to find a place to live within their means. There has therefore been a growing need for low-cost housing designed specifically for the aged.

Many service clubs, charitable foundations and church groups have programmes to build this type of accommodation. To assist them the Federal Government, through Central Mortgage and Housing Corporation, provides long-term loans at low interest rates to limited-dividend companies set up for this purpose.

The first old peoples' project with loans from the Federal Government under the National Housing Act was built in 1946. Since then in Canada nearly 2,750 units in 89 projects have been constructed. In recent years the role of the National Housing Act in providing housing for the aged has become more widely known and nearly half of these projects have been started in the last two years.

Aid has also been given by some of the Provincial Governments. At present four provinces make grants to projects for the aged. British Columbia provides one-third of the cost of construction; Saskatchewan makes 20-per-cent grants; Ontario provides half the cost in excess of the CMHC loan with a maximum grant of $500 a unit; and Manitoba grants up to a maximum of $500 for a two-room apartment and $350 for a one-room unit. Apart from three projects in Quebec and three in Alberta, all the units have been built in provinces offering some form of supplementary financial aid.

The Federal Government also assists in providing accommodation for the aged in low-rental public housing projects, which are built under a partnership agreement between the Federal and Provincial governments. By policy, however, the Federal government does not participate in public housing projects designed solely for the aged, or for any other special group.

One-storey houses in Canadian Legion Memorial Housing Project in Elmwood, Manitoba, provide excellent accommodation for old people.

Planning of housing for old people has to take account of special factors. Most authorities agree that apartments for the aged should be built on one floor, with no stairs. Kitchen equipment and storage should be within easy reach and without dependence on hazardous fuels or fixtures. The floors should be non-slippery and there should be a handrail around the bath. Light switches should be near room entrances, and the lights themselves should be placed within easy reach so that the old people do not have to climb on chairs to replace electric-light bulbs.

The location of the project is also important. It should be within short walking distance of shops, churches, libraries, parks and other places where old people like to spend their time. In appearance, it should be friendly – a terrace of row houses, perhaps, or a group of small bungalows – so that it does not bear the stigma of an institution. The old people should have a small garden or a balcony where they can sit and watch other people's activities. Some people believe that housing for the elderly should be intermingled or at any rate be placed close to other types of housing so that old people may be brought in contact with the young, to the advantage of both.

An essential condition of housing for the aged is that it should give the people living in it a sense of security. Tenants in limited-dividend projects have financial security. They know that their rents will not be increased beyond their means; that they will not be evicted.

Less tangible but equally real is the sense of living at home. For many old people this means living in familiar neighbourhoods among their own friends. The City of Windsor Housing Company took this into account in both its projects – it has completed one and is now working on the second. The projects have a total of 144 one-bedroom and bachelor apartments, spread out in terraces at five or six locations throughout the city. When an old person goes to live in one of these apartments he can stay reasonably close to his own community.

The 96 one-bedroom suites in Windsor's initial project had combined living-rooms and kitchenettes with refrigerators, electric stoves and sinks. A large bedroom, a complete bathroom, two large clothes closets, and a grocery-pantry are provided. Heat is furnished to each unit from a central boiler room and there is a central laundry room equipped with metered washing machines.

Each unit cost slightly more than $5,000 to build. Ninety per cent of the total cost was borrowed from Central Mortgage and Housing Corporation. The Province of Ontario made a capital grant of $48,000 towards the project and the City of Windsor donated $50,000.

The financing of the Windsor project follows the pattern of most limited-dividend projects for elderly persons, whether sponsored by the municipality, or by a private organization or church group.

These projects are attracting increasing attention throughout Canada, both in their social aspects and because of the quality of their design. In 1955 the Kiwanis Village at Victoria, B.C., won for its designer, Charles E. Craig, the Massey Foundation gold medal as an outstanding contribution to Canadian architecture.

Kiwanis Village has 34 units for couples renting at $23 a month and eight bachelor apartments at $16. An additional charge of $14 a month is made for services – hot water, heating, stove and refrigerator – but adjustments are made at the end of the year if this is more money than necessary to pay the bills.

Total cost of the Village was $290,000, to which the British Columbia government contributed $95,000; the City of Victoria, $5,000; public donations – through the Kiwanis Club of Victoria – amounted to $120,000, and the remaining $70,000 was borrowed through CMHC.

The current output under the Federal programme appears to be small in relation to the need, but the sudden upsurge in activity in the last two years indicates that Canadians are becoming increasingly aware of the housing needs of old people.

DESIGN AWARDS FOR 1958

When the Canadian Housing Design Council was established in May, 1956, one of its stated aims was to encourage improved housing design by recognizing the builder's and designer's responsibility for the best work in the housing field. It was felt that one of the best ways of doing this was to focus public attention on work which was both outstanding and excellent.

Almost a year later, in April, 1957, His Excellency, the Governor-General, the Right Honourable Vincent Massey, C.H., presented the first Canadian Housing Design Council National Awards. In doing so, His Excellency said:

> "*We have evidence that serious attention is now being given to the matter of design and this effort represents admirable and successful teamwork between a Government organization, a voluntary body, and private individuals.*"

Almost two years have passed since the Council was inaugurated and the report of the Jury which judged the 1958 National Awards has recently been made known. A study of this report shows that the attention to design, mentioned by the Governor-General, is being maintained.

In selecting nine houses to receive National Awards, the Judges felt that the quality of design was distinguished and reflected great credit on the Canadian housebuilding industry and on the architectural profession.

Of the nine Awards, six were made to houses containing living areas between 1,150 and 1,500 square feet and three were made to houses of less than 1,150 square feet area. It was evident to the Judges that the smaller house presented a greater design problem than the larger house. They expressed the hope that, in the future, greater attention would be given to the production of a simple, straightforward smaller house.

A great variety of interior plans, both interesting and individual, was evident in the designs for the larger houses. On balance, the Judges felt that the interior planning was the best aspect of the designs. Much thought had obviously been given to the separation of the working, relaxing and sleeping areas of the houses. Another pleasant aspect of some of the submissions was the effort to which builders had gone to preserve trees on the site. Tree preservation and the attempt to utilize the natural levels of the site was commended.

In complimenting the winners of the Awards for the general excellent character of the houses, the Judges' report concludes:

> "*It is shown that Canadian builders know how to produce houses that would be a delight to live in. There is no need to perpetuate the dull and stereotyped form of small house from which Canadian cities have suffered. Neither have the best designs been achieved by a slavish adoption of passing fashions and showiness.*"

National award winning house in Don Mills, Ont., Builder — George Slightham Ltd., Willowdale, Ont., Architect — James A. Murray.

National award winning house in Langley, B.C., Builder—Arthur H. B. Dodd, Langley, B.C.

National award winning house in Winnipeg, Man., Builder — Campbell Construction Co., Winnipeg, Man.

CENTRAL MORTGAGE AND HOUSING CORPORATION

OTTAWA • CANADA

OCTOBER - NOVEMBER 1958

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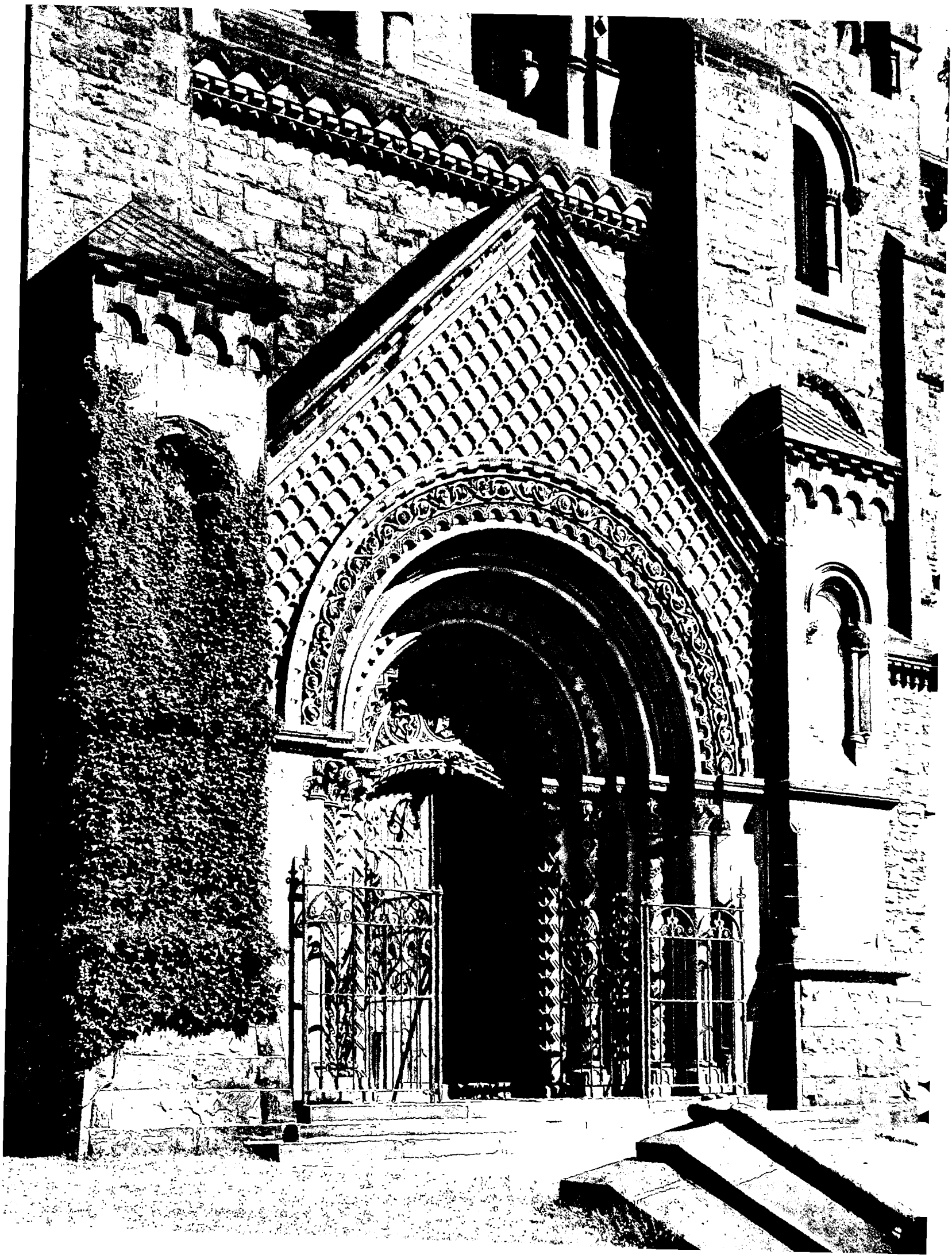
HABITAT



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The photograph opposite is of the Main Doorway, University College, University of Toronto. It was taken by Eric Trussler.

Most of this issue of HABITAT has been written by members of the Head Office staff. We should like to receive articles from many others, throughout the whole Corporation. The articles should be short and may deal with any aspect of our wide range of interests. Excellent photographs of housing subjects will be welcome.

The Editor

OUR COVER was drawn by Kingsley Joynes from an idea suggested by the CBC Television programme — "Prelude to Parliament". We would like to thank the CBC for permission to use the idea.

Parliament Hill in 1862, showing the Parliament Buildings under construction. Two Indian teepees can be seen on the foreshore.

PROFILE OF PARLIAMENT HILL

BY ALAN H. ARMSTRONG

One hundred years ago this year, Parliament debated Queen Victoria's choice of Ottawa as the nation's capital. Alan Armstrong tells of the political opposition to this choice and the difficulties encountered in the design and construction of the Parliament Buildings.

In 1850 Canada, or as it was then known – the United Provinces of Upper and Lower Canada, had no permanent capital. The seat of the government of that time alternated between Quebec City and Toronto. The opening of an express railway service between the two cities enabled the government to do this. It was stated at this period that the civil servants' travel accounts alone would pay for handsome parliament buildings. Accordingly, moves were made toward the establishment of a permanent seat of government.

The selection of Bytown, later known as Ottawa, as the permanent capital of Canada involved a great deal of political upheaval and a certain amount of "behind the scenes" manipulation by the then Governor-General, Sir Edmund Head. It was Sir Edmund Head's influence upon Queen Victoria which finally settled the choice of Barrack Hill in Ottawa as the site of the legislative buildings. He was also responsible for much of the decision as to whose designs should be built. Sir Edmund Head was regarded as the most knowledgeable patron of architecture in Canada at that time.

Sir Edmund Head's tenure of office as Governor-General lasted from 1854 to 1861. His predecessors, Sydenham and Elgin had both considered Bytown as being suitable for the site of the capital of Canada, but M. Sicotte, the Commissioner of Public Works was firmly against this city. Sicotte later resigned because Ottawa was chosen. In the year of Sir Edmund Head's inauguration as Governor-General, 1854, Sicotte had asked Cumberland and Storm the architects of University College in Toronto to make sketches and estimates for capital buildings in Toronto.

Within 18 months of Head's arrival, however, the Secretary of Public Works converted the Toronto estimate to current prices. These prices amounted to £285,656 8s. 11d. A notation to these prices stated that "if Ottawa was chosen, the probability was that a part of the Ordnance Lands be made over for this purpose". This estimate, suitably cut down, was the basis of a legislative vote in the spring of 1857 for government buildings in a seat to be chosen by Queen Victoria.

Head already knew, by the end of 1857, that Queen Victoria, had, in fact, chosen Ottawa. He kept this information to himself, however, to prevent it becoming an issue in the election of the following spring. Apparently, he anticipated that his recommendation to Queen Victoria and her ultimate acquiescence would not gain very much support in Canada. Even with the delay in the announcement, the motion on the Queen's choice at the next session rocked the government. The motion was carried by a margin of only five votes.

At this point a prolonged political wrangle began. On July 28, 1858, John A. Macdonald, heading a new government of the United Canadas, had to oppose a resolution in the legislative assembly rejecting Queen Victoria's choice as a site of the capital. This resolution

was carried by 64 votes to 50 and Macdonald subsequently resigned.

The Governor-General, Sir Edmund Head, called upon George Brown to form a government. Brown's government was defeated on its second day in the House. Sir Edmund Head thereupon established a precedent by refusing dissolution and recalling Macdonald to form a government.

In reading the speech from the throne in 1859, Head, in effect, told the assembly that it had no alternative but to graceful acceptance of the Queen's choice. It must be borne in mind that this was also his own strong recommendation. Privately, it is said that Head stated that his chief political aim during this period was to make the decision of the choice of Ottawa as a capital completely irrefutable.

DESIGN COMPETITION

Once the estimate, now reduced to £225,000 and the choice of the city were ratified, there was great pressure to proceed with the buildings. An announcement dated May 7, 1859 asked for designs and specifications for a central Parliament Building including Library, a flanking pair of Departmental Office Buildings and a separate Governor-General's residence with tendered estimates, the total not to exceed $640,000. It should be noted that Canada no longer had a sterling currency at that time.

The prizes offered for these designs and specifications were as follows:

- Parliament Building including Library – First Prize £250, Second Prize £100.
- Similar prizes were offered for the two Departmental Office Buildings.
- For the Governor-General's residence the First Prize offered was £100 and the Second Prize £50.

One of the conditions of the competition was that designs could be entered under any or all of the three headings, providing that they be clad in hammer-dressed local stone and designed in plain substantial style. It was also stated, that all designs were to become the property of the Department of Public Works. The time allowed in this competition, ignoring time lost in the mails, was 85 days to conceive, render and deliver the schemes.

In the early part of June, while the designers were working on their first sketches, Mr. James D. Slater, the Superintendent of the Rideau Canal and a qualified Surveyor, was sent up to Barrack Hill to take surface levels on a 50 foot grid. His notes were duly filed in the Department of Public Works. The designers, however, treated the land as if it were level. In fact, there is a difference of 115 feet between the highest and lowest of the three basements.

Altogether 33 schemes were entered in the competition. In August, 1859, the Deputy Commissioner of Public Works, Mr. Samuel Keefer, took these schemes to Toronto. He showed them to a Mr. John Morris, an architect who was familiar with European practice in such competitions. Apparently, Morris suggested a system of judging which he had seen used. This method was to allow a modulus of 10 possible marks for each of ten requirements – fitness of plan, economy of cost, suitability to local materials, to site, to climate, ease of warming and ventilation, of lighting, degree of beauty, adequacy of information supplied, and fire safety. The design with the highest total out of 100 points would be the winner.

Keefer was apparently impressed with this method of marking and accordingly he set the Engineer and Architect of his Department to apply the system to the mass of competition entries.

The 33 schemes were submitted by 17 entrants from the Canadas and one from New York. The styles are described as Civil Gothic, Classic, Elizabethan or Tudor, Norman, Lombard, Italian, Venetian, and "plain modern". Several of the contestants entered in more than one style. The architect himself was not impressed with any of the designs. He thought that they

A close-up of the buildings being constructed in 1864.

suffered "owing probably to the limited time allowed". He did not feel that he could assert that any one set of plans completely answered the requirements. He also suggested that the prize winners should supply a working specification before being awarded the prize.

The Deputy Commissioner of Public Works tried making his own markings against those of his Technical Officer. Whereas the Architect would have given first prize for the Parliament to Stent and Laver's Civil Gothic design and a second to Cumberland and Storm's Norman design, Keefer himself preferred Fuller and Jones' Civil Gothic with second prize to the Stent and Laver design. For the Departmental buildings they both liked Stent and Laver's Gothic. Generally speaking, in both cases Classical designs got generally low marks.

A few days later Keefer sent the whole package of conflicting opinions directly to the Governor-General with a note that the designs had been spread out in Quebec for His Excellency's convenient examination. He also added that nobody liked any of the Government House designs sent in. In explanation of his preference the Deputy Commissioner emphasized Fuller's "great unity of design", this Parliament building would be "a dignified and appropriate edifice" convenient in arrangement and ample in accommodation. Keefer went on to say that Stent and Laver's Departmental blocks would harmonize with the Fuller centre-piece, being "in the same style though of somewhat different expression".

HIS EXCELLENCY REPLIES

Sir Edmund Head did not delay in replying to Mr. Keefer. On the same day he got a note from Sir Edmund Head with an initialled slip observing that it was "impossible to arrive at a conclusion from the Reports". "In any case," said the Governor-General, "the principle of estimating merits is erroneous" in that beauty of design and skill in plan are worth far more than the right and safe spacing of ducts and stairs. The Governor-General also suggested that the method of marking should not have been used because it nullified some of the original terms of the competition. His Excellency then asked for comments on the designs that mattered, in terms of the competition, and in terms of the seriousness of each flaw were the design to be built. He pointed out that there was no point in considering any scheme "inconsistent with the locality or not adapted to the shape of the ground".

The Governor-General's comments were passed around the Department of Public Works with a note that they were worthy of serious attention. Two days later, the Deputy Commissioner replied to Sir Edmund Head, apologizing for the confusing submission and the inadequacies of the scoring system. In his memorandum, the Deputy Commissioner made a comparison of the weaknesses of the three romantic designs for the central Parliament Buildings.

The Fuller and Jones Gothic scheme showed "mere errors of hasty composition which can easily be corrected". He thought "its handsome palatial appearance brings it in harmony with the position and scenery". He may have been impressed with Fuller's and Jones' written specification accompanying the design. The Architects noted that they had inspected the site and on looking up from across the Ottawa River noted the scenery "of the boldest and grandest character" for which a vigorous expression came to their minds. But when they looked at the "park-like" slope up to the edge of the bluff from Wellington Street they changed their minds, because on that front it should be "dignified, elegant, and cheerful", tending "more to the Palatial than the Castellated". They said that while there was no direct imitation, the Low Countries and Italy have afforded suggestions. Besides, this style was cheaper, as had been shown by G. Gilbert Scott at Westminster.

Of Stent's and Laver's Gothic Parliament, Keefer said in his report that this design would be the cheapest to build, as far as one could judge. He noted, however, that this economy was partly gained by making public galleries overhang the legislative Chambers rather than recede from the Chamber walls. He also ventured the opinion that Stent's and Laver's design appeared to be associated with "devotion and learning" rather than with the purposes of Legislation. In itself, a handsome object, but scarcely suitable to the position, the scenery or the use.

Of the Norman scheme submitted by Cumberland and Storm, the Deputy Commissioner was much more critical. He asserted that however much it might be adapted to the scenery, the design possessed neither truth nor beauty. He mentioned that the flat roof and parapet was a trap for the snow, the heavy castellated style rendering it prison-like and defiant in aspect. Altogether wholly unsuitable to become the seat from whence should emanate the laws of a free country. In any case, he added, it would cost too much.

All the design criticisms and cost considerations were embodied in a formal report.

PRIZES AWARDED

Two days later this report was formally submitted to the Executive Council. On August 29, four weeks after the competition closed, The Governor-General approved a Minute of Council which referred to the reports of Deputy Commissioner Keefer and his architect Rubidge, His Excellency adding that while no submitted design could be adopted "without considerable improvements" the prizes were awarded as follows:

Central Parliamentary Building:
First Prize – Fuller and Jones, Toronto
Second Prize – Stent and Laver, Toronto

Flanking Departmental Blocks:
First Prize – Stent and Laver
Second Prize – Fuller and Jones

Governor-General's Residence:
First Prize – Cumberland and Storm
Second Prize – Fuller and Jones

On September 2, the Governor in Council summoned the winners of the first two prizes "to repair to Quebec without loss of time" to confer with Departmental officers "but without any charge to the Government". Less than a week later, the Deputy Commissioner had issued the invitation to tender, announcing that drawings and specifications could be seen in his office in Quebec or at the offices of the architects after October 15 and that the closing date would be November 1. Stent and Laver were already in Ottawa but Fuller and Jones were still in Toronto. Apparently both firms complained immediately, but without effect, that having designed complex buildings in two months they were given only four weeks to make radical changes and prepare contract documents.

In spite of the complaints, however, they managed to carry out the task. It is conceivable that all the other offices lent help to the prize winners to get the work done. It is known that John Morris, although working for Cumberland and Storm on the University at that time, went personally to Quebec in mid-October to deliver Fuller's and Jones' contract drawings and to explain them to the Department officials and to prospective bidders.

Apparently the bidders found some difficulty in meeting the deadline and a two week extension on the closing date was granted. Approximately half a dozen bids were received, including that of Alexander Mackenzie who had spent more than twenty years on large Government jobs concerned with the St. Lawrence Canals and fortifications at Kingston. Incidentally, Alexander Mackenzie was destined to become Prime Minister of Canada about fifteen years later.

One week after the closing date, the Department of Public Works reported on the bids to the Executive Council and on November 23, 1859, His Excellency approved a contract with Thomas McGreevy of Quebec for all three buildings on the Hill for a price of $579,000. The award of the contract apparently made McGreevy apprehensive. Within a week of being awarded the contract he was asking that the two Departmental Buildings be given instead to Jones, Haycock and Company of Port Hope. His request was granted and on December 5, contracts were signed with McGreevy to complete the main building by July 1862 and Jones and Co. to complete the flanking pair by February, 1862. One week later, the architects were advised by letter of the contract awards and were asked for further design changes, including the removal of the photographic rooms to the top of the Western Block.

Four days after signing the contract, the Department, without consultation with the respective architects, appointed John Morris as Clerk of Works for both contracts. He was said to be familiar with this style of work and one week later he was installed on the site. On December 20, 1859 the first sod was turned by the Commissioner of Public Works, Mr. John Rose of Montreal, in the presence of an official party from the City of Ottawa, the four architects and a few Departmental officials.

Excavation proceeded throughout the winter of 1859-60. In the meantime, the government chose a heating and ventilating contractor whose shop drawings involved considerable alteration to the foundation plans

A view of the main buildings in 1865. A notable contrast between building methods then and now is the complete absence of mechanical plant.

being followed by the excavators. Fuller and Jones came for occasional visits from Toronto and found the Clerk of Works transmitting instructions from the Department to the contractors based on information never given the architects. Hundreds of men came on the job as the Spring passed by, although good men and good finish stone were scarce.

On Saturday, September 1, 1860 H.R.H. the Prince of Wales – later King Edward VII – arrived to lay the corner stone at the northeast angle of the Legislative Council's Chamber. Contemporary accounts of this ceremony tell of "bullocks and sheep being roasted whole upon the government ground and all comers were feasted". On this occasion, the architects established their precedence over the Clerk of Works by having the program altered so that they would be presented to the Prince ahead of the Clerk of Works.

By June of 1861, 1,000 men were on the site, many of them Americans, Britishers and Europeans. By October 1, however, the available funds were exhausted and work involving 1,700 men on the site was stopped. This being the year of Head's retirement as Governor-General, the main parts of the work which had been pressed forward, were duly suspended.

ENQUIRY INTO COSTS

In 1862, the new Governor-General, Viscount Monck, appointed a Royal Commission to inquire how costs got out of hand and whether the buildings were suitable. On the Commission was an unsuccessful competitor in the design competition, Joseph Sheard. Among witnesses heard were unsuccessful bidders for the contract, including Mackenzie. The Commission was told that in Canada buildings must have cornices, gutters, drips and large windows. They heard that the architects had been in an anomalous position in relation to the Clerk of Works and some of the sub-contractors. The architects felt that they were unable to supervise all the work that went on. Nevertheless, it was felt that they should be retained to the completion of the job to avoid great inconvenience.

New specifications and contracts were drawn up. From this point the job went steadily towards completion and the Civil Service began to move to Ottawa in the fall of 1865. The first Ottawa session of the Parliament of the United Canadas opened on June 8, 1866. The central tower was completed two years later, and the library, with its statue of Queen Victoria, was not opened until 1877. Meanwhile the West Block had been extended (1875) to designs by T. S. Scott.

It is worthwhile remembering that the group of buildings made a single architectural composition as extensive as the whole of the depth of the City of small taverns, shops and houses which it faced. George Brown told Sir John A. Macdonald in 1864 that the buildings were 500 years in advance of their time. Concerned that the buildings were not completed, although Parliament was in occupation, he said "at least let us not be ridiculed for a half-finished pile". As late as May 1866, Viscount Monck was predicting to the Colonial Office that Ottawa "will not be the capital four years hence". Such was the difference of opinion existing a hundred years ago. In spite of the criticisms of both designs and progress of the work, it can now safely be said, almost 100 years later, that Canada has a group of Parliament Buildings of which it can well be proud. Recently, Prof. Gordon Stephenson called Parliament Hill "probably the grandest Victorian composition extant". With such a lack of preliminary site information, with different designers doing the buildings, with different contractors erecting the buildings, it is interesting to reflect on who was responsible for the visual success of the whole group of buildings.

It is impossible to be dogmatic in any assertions as to who bore the greatest responsibility for the attractiveness of our Parliament buildings. Research does suggest, however, that we owe a great deal to the knowledgeable Governor-General, Sir Edmund Head who appears to have leaned fairly heavily, upon the Clerk of Works, Mr. John Morris, for advice.

Since the selection of Bytown as the site of Canada's capital, the relationships between the Queen's representative and her Ministers have changed considerably. Relationships between architects, their clients, and clerks of works, and contractors have also altered. At the same time, in this age of quite different relationships, it is still possible to continue to admire the result which was created under very different circumstances.

The article, "Profile of Parliament Hill", originally appeared in the September, 1957 issue of the Journal of the Royal Architectural Institute of Canada who kindly consented to an abbreviated version of the article being published in this magazine.

The photographs illustrating this article were reproduced by permission of the Public Archives of Canada.

The foam glass house at Ajax, Ont.,—the first experimental house erected by Central Mortgage and Housing Corporation.

THE SEARCH FOR LOW COST HOUSING

by S. A. GITTERMAN

The ingenuity of man has always been a fascinating study. In almost every industry which we regard today as being commonplace, there have been tremendous technological advances. Housebuilding is now a very big industry in Canada. At the same time the allegation has frequently been made that it is essentially a backward industry. Is this true?

Comparatively speaking, the building industry in any country in the world is still technically less advanced than other industries. In Canada today the argument is frequently put forth that the reason a low cost house cannot be obtained is because the industry is backward and has not taken advantage of industrialization and mechanization. For the building industry as a whole this is not altogether true. In the construction of new factories, new warehouses and buildings housing special industrial processes there has been great modernization in techniques and use of new materials. In the housebuilding industry, however, whether in Canada or elsewhere, progress has been much less.

In Europe today you can wander through any country and find houses built centuries ago where materials, techniques and construction resemble very closely the product which we know as a house in Canada today. It is mainly in the field of plumbing, heating, electrical work and the mechanical trades generally where a strong advance can be detected. What is the reason for this? The answer is simply because many of the products of these trades can, in the main, be produced in a factory under controlled conditions and, generally speaking, with assembly line techniques.

It is in the main carcass of the house that the great similarity between techniques of house building construction today and the techniques during the middle ages can be seen to be very similar. What is the reason for this? The answer lies broadly in two places. First, in the use of labour. The second, in the use of locally procured and easily carted materials.

In the general use of materials in the last several hundred years, there has been very little change, with

Fusing the plastic pipes, which are embedded in the substance of the floor, during the erection of the foamed plastic hut.

the exception of certain changes of use of raw materials such as wallboard, asphalt shingles and so on. As far as bricks are concerned, well the Egyptians were making bricks. Since time immemorial man has cut and hewn lumber. Glass was produced before the birth of Christ. The Romans used a form of mortar and concrete very similar to that which we use but lacking the conventional portland cement. The plasterer in the middle centuries was using lime mortar.

The answer then can be seen in man's propensity for using his hands for building and the use of a wide diversification of materials which one assembled on the site. Are we going to attain a low cost house using these methods? Is it possible to achieve a saving in cost using conventional methods and conventional materials?

The major cost in the erection of a conventional house lies in the land and the servicing of that land. Every house erected in a built up area is tied by a chain of sewer pipes, water pipes and roads. The average percentage cost of the land and servicing in relation to the total cost of the house is 20%. The cost percentage to total house cost of framing material, roofing insulation and the labour involved in these trades is approximately 16%. Interior finishing, including finishing of the floor, accounts for about 10% of the total cost. Plumbing, heating and electrical work combined account for a further 10 to 12%. Consideration of these figures leads to the conclusion, therefore, that if any saving is to be made in the conventional construction cost it can only be made in the major items.

These costs could certainly be reduced, but not by a margin sufficiently great to warrant the assertion that some radical or revolutionary change in construction cost had, in fact, taken place. Depending on the definition of "low cost", it seems unlikely that a truly low cost house can be produced in a major centre, using conventional methods of construction. Is it possible, by using better techniques and "assembly line" methods, to achieve a saving in cost? To a certain extent this has already been tried. Shortly after the first world war the Dymaxion house was conceived. This house was intended to be produced fully by machines. It was constructed of metal and was stamped out in large pieces and assembled with steel wires. This revolutionary idea quietly died.

This attempt was the first of many to develop houses that would take full advantage of the mechanization which had been achieved in American industry during the Great War. The outstanding example was the Lustron house. In Canada we had a Faircraft house manufactured by Fairchild Aircraft. These systems all tried to develop new construction techniques. Unfortunately, they failed in their main purpose – to build a low-cost house.

Using conventional methods and materials is it possible to adopt an assembly line technique? Before this can properly be answered several considerations must be taken into account.

1. Present construction methods handle a large number of small parts which are made of materials that do not lend themselves to the usually accepted mass production techniques. These materials consist of wood, brick, plaster and it will be appreciated that these cannot be stamped and assembled as in, for example, the automobile industry.

2. The assembly line requirement is quite different. A car is complete at the end of the shop but a house has to be transported over roads not intended to move houses, to a site in a field. The site, in turn, must have sewer, water and roads brought to it and preparation for a basement or foundation must be completed. It is quite impossible to prefabricate a basement.

3. We have already studied the cost breakdown of a house. The considered saving after a study of these costs suggests that it should be possible, with the present materials available and present technology, to build a cheaper house. A $7,500 house of 900 square feet is possible (excluding land) in many parts of Canada. But it would appear to be unreasonable to expect the complex and unwieldy housing industry to go much lower. There will be reductions as new materials are developed but a large reduction cannot, from a logical point of view, be expected.

What then is the answer? It is believed by many specialists in the housing field that housebuilding requires special consideration and an assembly line technique quite different from that used in any other industry. The prefabricated home manufacturers in the United States have of course adopted assembly line techniques in the production of wall panels and many components in a house. This has been done with the object of saving on site labor. Unquestionably they have achieved speed in construction. At the same time, there has been no very evident saving in cost. The progress made has been predominantly concerned with distribution and design. The consumer is, as a rule, paying as much for a prefabricated house as a house which is erected by conventional means.

It is necessary, therefore, to concentrate on an assembly line technique quite different from that used in car or aircraft industries. A technique whereby on-site labor is used to an absolute minimum and, more important, one material is found to cover the large number of uses to which many materials are already put. If such a material or materials were developed, they would permit shop fabrication and include, not only strength but resistance to water, vapour, heat and rain and, at the same time, have rigidity and appearance. In addition to this, if it were possible to build into this material the components required for heating, plumbing and electrical work and combine this with an easy method of site assembly which would complete the structure of the mechanical parts in one operation, there is a possibility that mass production benefits might be obtained. Such a technique might eliminate the usual earth work for site preparation and would also eliminate the subtrades, such as carpenters, plasterers, plumbers, heating men, electricians, etc.

Many of the new synthetic materials do cost far more than the conventional materials. The answer therefore is to take the best features and advantages of one material and, if one material can be made to do the job of two, three or four conventional materials, then it is obvious that cost savings might be possible.

Central Mortgage and Housing Corporation, during its history, have made two radical moves in this direction.

In October, 1948, a document was prepared at Central Mortgage and Housing Corporation which said, in part, "a decision was reached that some work will have to be done to find a way of reducing these house costs".

Discussions surrounded various ways of attacking this problem and finally a decision was reached to proceed along the following lines.

"*a) That four of our houses of slab construction be built this winter at Ajax, Ont.*

b) That two of these be of standard design so that comparable data can be obtained against similar basement units now under construction.

c) That if time permitted the remaining two would attempt to make use of new wall materials or structural systems.

d) That Ajax was the place to carry this out as it was free from municipal interference."

Accordingly in 1948 and 1949, these units were, in fact, built. This article is mainly concerned with one of those four units. This was an attempt to use an entirely different method of structural material which combined the uses and properties of a number of conventional materials. The material selected was foamed glass.

The foamed plastic hut erected on the grounds of the National Research Council, Ottawa.

Briefly, the panels which were used for the construction of this house were formed of foam glass batts 12″ x 18″, which were assembled into 4′ x 8′ panels on a jig – the batts were stuck together with hot pitch. When set, a thin coat of plasteric neutral and a membrane of cotton were applied. When the plasteric was thoroughly dry, the panels could be handled with reasonable care. At this stage, the adhesive was applied to the edge of the panels and allowed to dry. The panels were then crated and were ready for shipment to the site.

The house was completely erected in 13 hours, with the exception of the prefabricated roof, which was secured in position in 3½ hours. The roof was made water tight with built up asphalt. For the exterior finish, all the exterior joints were filled and taped and the whole of the outside walls given three coats of plasteric ivory. The back and front doors in wood trim were painted.

A glance at the accompanying photograph will show that the house, not only was successful in erection, but has stood the passage of time for almost ten years. The house has been continuously lived in and each succeeding tenant has been completely satisfied with their occupancy. In fact, two tenants have wanted to buy the house.

Resistance to climatic change has been good. Exceptional winds, including the "tail" of Hurricane Hazel failed to have any detrimental effect on the structure. After 10 years, it can be said that, from a stability point of view, the experience has been good.

Central Mortgage and Housing Corporation have kept the Ajax house carefully under observation and many valuable lessons have been learned. In the meantime, there have been great technological advances in the field of plastics since the time when the Ajax house was first built. The Corporation, through its Research Group, have been keeping a watchful eye on the development of the new plastics. Always there has been the hope that a plastic could be produced which would achieve the desired effect in saving on site labour costs and the combining of the uses of four or five materials into one handy form of material.

In 1957, the Corporation decided to carry its research further into the field of house construction. It was decided to attempt the construction of two huts, both of entirely new materials. One was a plastic which could be foamed in a factory under rigidly controlled conditions. The other could be foamed on any site at any place. One hut has already been built.

The procedure which has been followed in the case of the hut which has already been erected was as follows:

1. The site had very little preparation, the vegetation was stripped and a bed of sand 6 inches deep placed on the ground.
2. The floor panels were made in a factory and included piping and wiring. Both of these were of plastic and were connected automatically.
3. On the base the wall panels were erected jointly with adhesives which were set by dielectric, or radio frequency means. This insured a rapidly setting adhesive.
4. The roof panels were then placed on the walls and also fixed by a special adhesive.
5. The windows and the doors were installed, both of these having been pre-fitted and hung.

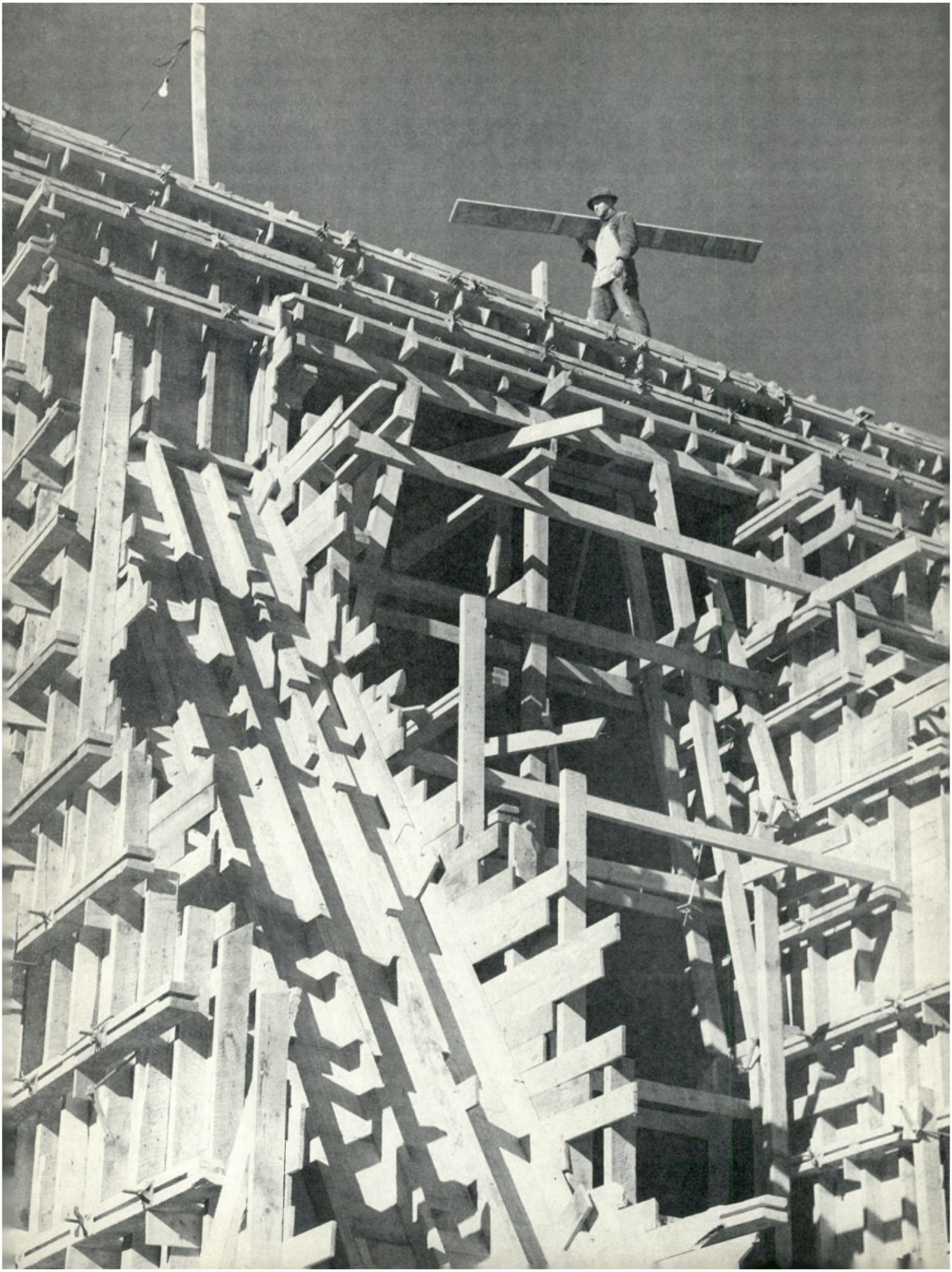
The erection of the first hut at a site in the National Research Council grounds has been a great success – so far. Total erection time amounted to 10 hours. Great interest has been shown by the Division of Building Research and the techniques used in the erection of the hut taught a great many lessons.

The hut will stand through the rigours of summer and winter weather and a careful study by both Central Mortgage and Housing Corporation staff and the staff of the Division of Building Research will be made. If it successfully stands the elements, it is hoped to demonstrate the hut to industrial concerns such as General Motors, the Ford Motor Car Company, Johns-Manville and many others. If experience warrants, it is hoped to persuade industry to further develop this unconventional method of housebuilding.

It is too early yet to make any constructive comments on the experiments carried out so far. Sufficient to say that unconventional materials can be manufactured, they can be easily transported and they can be easily erected. Whether they will stand the tests of time and use remains to be seen.

Research and study has proved conclusively that the road to quicker and cheaper house construction lies in the reduction of the number of components used in a conventional house. This, in itself, will automatically reduce the man-hours required. The combination of these two reductions may, in the course of time, achieve the production of a truly low cost house.

The illustration opposite is an example of the work of men's hands. It is the formwork for the dam at Barrett's Chute, Calabogie, Ont. Photo—National Film Board



A NEW HOTEL

AT DEEP RIVER

The whole of the design work for the new hotel at Deep River was carried out within the Architectural and Planning Division of the Corporation.
—Ian Maclennan; Chief Architect
—Erwin C. Cleve; Project Design

At Chalk River, one hundred and thirty miles up the Ottawa River from the Capital, is the plant operated by Atomic Energy of Canada Limited. During the war, when this plant was rapidly expanding, the necessity for housing the many scientists, administrators and technicians was given a considerable amount of thought. Deep River, a further six miles upstream, and once the site of an Indian Camp, was the site selected for this accommodation.

With the greater emphasis on atomic research for defence and industrial purposes, the Atomic Energy plant at Chalk River has expanded. So, too, has the population of Deep River. At the present time it is a thriving community, with churches, schools, a hospital, cinema and stores. It also possesses a staff hotel and annex which was erected in the early days of the formation of the town.

Nevertheless, the problem of finding suitable accommodation for the added staff has, of recent years, become steadily more acute. This, coupled with the fact that many of the temporary buildings are deteriorating, has provided a greater impetus for the expansion of some of the housing and, within the last two years, the need for additional hotel accommodation for single people has been recognized.

After discussion between Central Mortgage and Housing Corporation design staff and Atomic Energy of Canada Limited, a decision was reached to supplement the existing accommodation by building a 272-bedroom staff hotel.

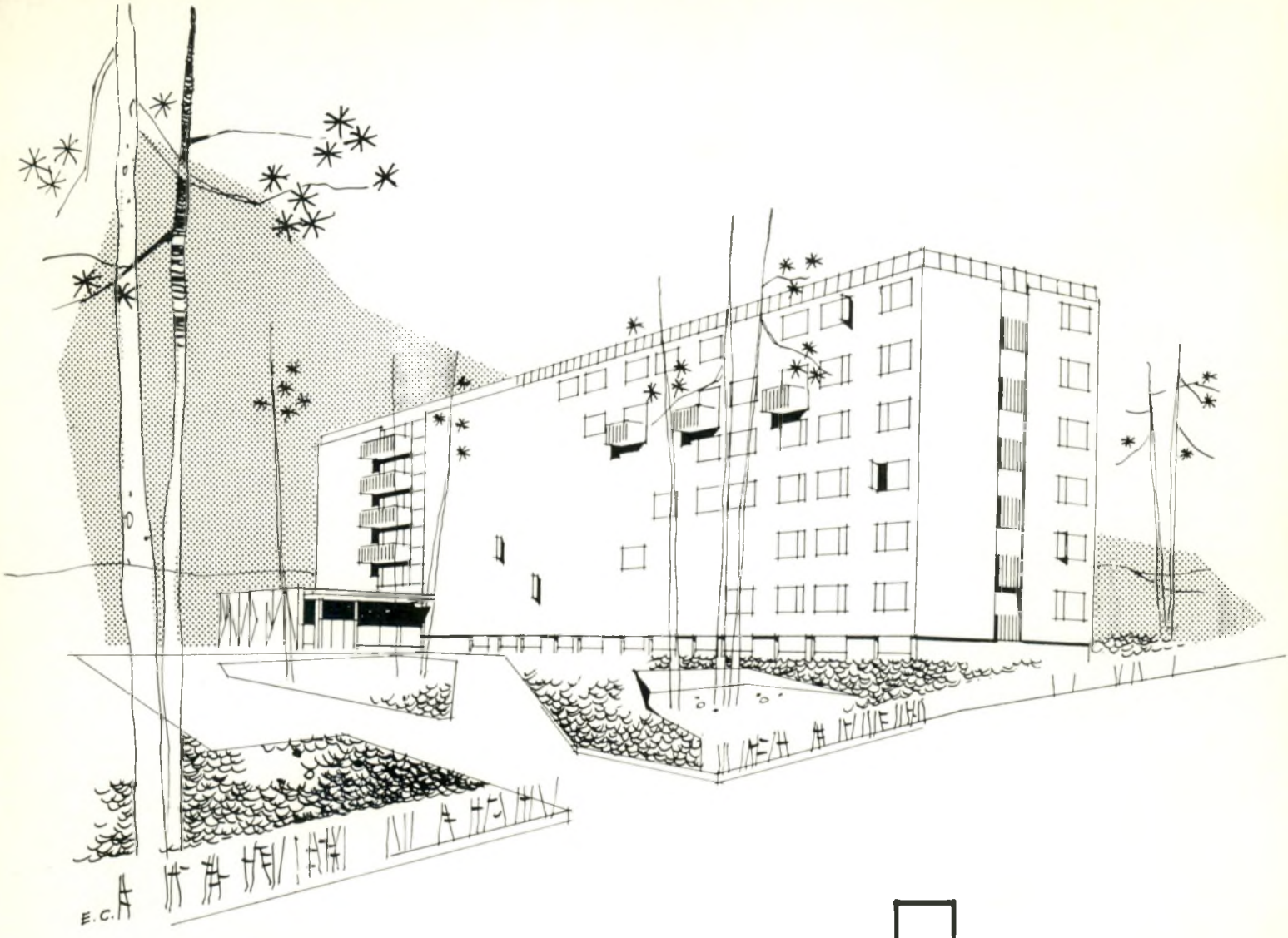
The new hotel, which will be built in three stages, will be centrally located close to the existing staff hotel and the shopping centre. It is situated in a beautifully wooded site to form part of the town centre and will, undoubtedly, be a focal point in the very pleasant town of Deep River. The building has been designed for three stages of construction — a six storey block, a three storey wing and a restaurant wing. It is arranged on the site to give interest and scale in its prominent position. The total accommodation of the hotel will consist of 272 bedrooms, which will be served by elevators, and, of these bedrooms, 71 will have private bathrooms. The remainder will share bathrooms for the time being, although the design allows for additional bathroom accommodation to be installed in the future.

The stages of construction are Stage 1 — 69 rooms; Stage 2 — 203 rooms and Stage 3 — the restaurant wing. Present plans allow for Stage 2, containing the much larger room accommodation, to be erected first. A glance at the accompanying illustration will show that Stage 2 is in fact the core of the entire building.

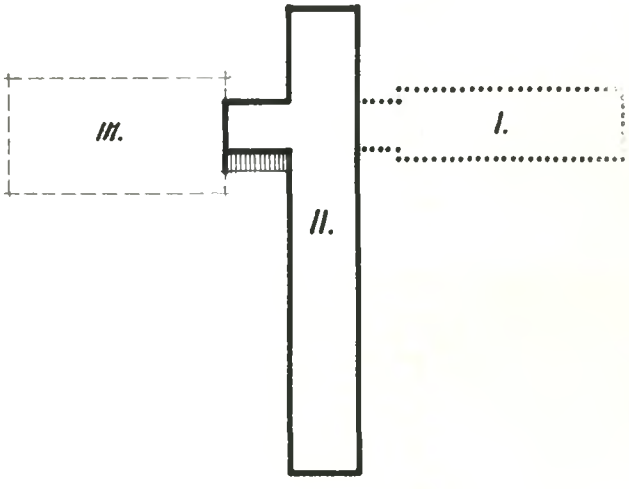
Three 2-room suites are provided and on each floor a spacious lounge with a wide balcony looks over the Ottawa River. The basement of the hotel provides ample space for activities connected with indoor hobbies and recreation. Storage and hotel laundry accommodation are also provided for in the design.

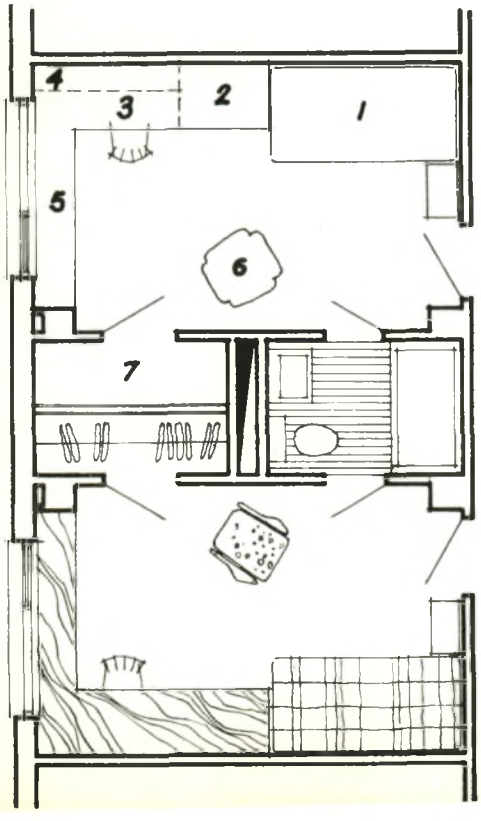
Simplicity of design is the keynote of this new hotel. The simple brick exterior blended to the concrete frame emphasizes this point. To give contrast to

The children's playground at Deep River.



△ view from the road





△ plan of building stages

I. STAGE 1. (69 ROOMS)
II. STAGE 2. (203 ")
III. STAGE 3. (RESTAURANT)

◁ plan of room unit

1 BED
2 DRAWERS
3 TABLE
4 BOOKSHELF OVER
5 SHELF
6 ARMCHAIR
7 CLOTHES CLOSET, FUTURE BATHROOM

the texture of the brickwork and punched window openings, the balconies will be coloured. The proportions of the facade have been given careful study and the only touch of richness can be seen in the thin, horizontal line of the copper roof.

The room count method of measurement in hotels may be confusing to many people. To give an idea of the comparative size of the new Deep River Hotel, the following hotel statistics are appended – the Lord Elgin Hotel, Ottawa, 365 rooms, the Bessborough Hotel, Saskatoon, Saskatchewan, 260 rooms, the Fort Garry Hotel, Winnipeg, Man., 265 rooms, the Hotel Saskatchewan, Regina, 268 rooms, the New Deep River Hotel, 203 rooms.

A glance at these figures will show that when all three stages of the hotel are completed it will certainly compare in size with many of the leading hotels in the country.

Tenders for construction were called in the Spring of this year. Ten bidders submitted tenders and the successful contractors were Robertson Yates Corporation Limited. The contract was awarded on April 23, 1958 and construction started on May 5th this year.

The cost of this part of the hotel will prove to be extremely moderate, bearing in mind that we are experiencing a period of high construction costs. It is anticipated that the cost per square foot of this structure will be slightly in excess of $14 per square foot. Many buildings of a similar type of construction have cost as much as $17 per square foot in recent years. The cost per bedroom, which is the usual yard stick for measuring hotel costs, will be about $4,350.

It is expected that the structure presently being built will be ready for occupancy by the end of April, 1959.

The old Staff House at Deep River, which will be supplemented by the new hotel.

BOOK REVIEW

REGENT PARK by Albert Rose

University of Toronto Press, Toronto, 1958. 242 pp. Price $5.50

Dr. Albert Rose has told the story of Toronto's Regent Park housing project – how it was launched, financed and administered and what effects it has had. This is done with the foot-noted detail of the research-worker and the personal authority of one who was intimately involved in some chapters of the story.

There are three parts to the story. First of all there is the picture of a community in action, through the initiative of private citizens staunchly pursuing a social objective and winning the leadership of a dynamic Mayor. Secondly, it is the drama of a city administration feeling its way through the rather alarming complexities of an enterprise for which there was no previous Canadian experience. Thirdly, it is the account of a heterogeneous collection of families, many with a history of housing difficulties, settling down to become a well-defined community.

The story spans the period between 1944 and 1957. Three years were spent in securing public action and the process of building has occupied ten years. The funds originally voted by the electorate were insufficient to see the work completed and in 1952 a second vote of $5 million had to be obtained. By this time a good deal of the post-war social gallantry had disappeared and the unfinished project had not had time to reveal its benefits.

Dr. Rose describes the bitter campaign which was conducted at that stage against public housing, and the narrow margin by which the situation was retrieved. This experience suggests that measures to validate the effects of low-rental housing will be needed continuously.

In making his case, the author brings to bear a formidable mass of evidence, dealing with family welfare, juvenile delinquency and physical and mental health. The data are complex, elusive and largely take the form of expressed opinions. As a research problem the task is confounded by the absence of controlled population samples. Only half the present tenants in the project originally lived on the site and, in the passage of time, many factors have changed in addition to the housing environment. Cause and effect are therefore difficult to establish.

The intelligent reader cannot be left in any doubt that the Regent Park project has entirely confirmed the faith of its sponsors and reflects considerable credit upon those low-income families who have shown positive capacities to respond to the new opportunities in life which have been offered to them.

HUMPHREY CARVER

LA MAISON ET SA TERMINOLOGIE POPULAIRE

Marc Lefebvre est d'avis que les employés de la Société devraient connaître et employer la terminologie propre au bâtiment.

par MARC LEFEBVRE

Avec l'importance que prend le problème du logement au Canada, s'est étendu et amplifié le problème de l'enseignement tant populaire que technique, voire même polytechnique, dans le domaine de la construction de maisons et les domaines connexes comme le développement des collectivités, l'urbanisme, etc.

Il ne s'agit pas uniquement de bilinguisme, mais, en premier lieu, d'une nomenclature non pas inexistante ni même déficiente, mais d'une nomenclature que l'on se soucie peu de vouloir connaître et partant, d'apprendre.

Il est tellement plus facile d'employer le nom d'une marque brevetée ou d'une marque commerciale, ou encore, l'expression anglaise purement et simplement, ou une expression mal francisée, pour dénoter une pièce constituante de la construction ou de la charpente, pour laquelle il existe pourtant une nomenclature bien précise en français.

Qui n'a pas entendu quelqu'un décrire les murs de sa maison qui étaient finis en "gyproc"! Et que dire du constructeur qui est au stade du "sheathing"; ou encore, que de fois la maison est mal "insulée". Dans le premier cas, la marque commerciale a passé à l'usage pour signifier les panneaux muraux en plâtre ou en enduit. Dans le deuxième, le "sheathing" posé sur les "studding", se traduit parfaitement bien par le "revêtement posé sur les colombages", alors qu'un propriétaire fait calorifuger sa maison ou fait faire l'isolation thermique de sa maison.

Devant ce problème, on peut invoquer plusieurs motifs à ces anglicismes ou incorrections, mais que fait-on pour le solutionner?

S'agit-il uniquement d'une tendance contemporaine à vouloir se simplifier la tâche et prendre le mot qui vient le plus facilement à l'esprit sans se soucier de vouloir s'exprimer dans une langue qui, pourtant, ne manque pas de mots pour dire nettement et peut-être plus clairement encore ce que représentant les expressions empruntées à l'autre langue. Cette tendance est évidente dans tous les autres domaines, et elle ne dérive pas uniquement du fait que la construction de maisons est chose présentement plus populaire.

Le problème, tel qu'il se présente, est aussi bien un problème d'éducation qu'un problème de formation à l'emploi. Ne se peut-il pas que les enfants apprennent trop facilement à se servir de mots anglais pour suppléer aux mots français qu'ils ignorent. Il est vrai qu'ils entendent plus souvent le mot anglais, mais il n'est pas moins vrai qu'ils n'ont pas pris l'habitude de rechercher le mot français. Il ne s'agit pas ici de discuter de la valeur de la formation primaire, mais il n'en reste pas moins vrai que de mauvaises habitudes, évidentes à un âge plus avancé, sont souvent contractées durant cette période de formation.

Le même problème se présente chez les étudiants des écoles techniques qui eux aussi ne reçoivent pas toujours le mot juste en français dans leur formation, ou s'ils le reçoivent, ils le retiennent mal parce qu'ils n'ont pas souvent l'occasion de s'en servir en français. Je me souviens d'avoir été de passage dans une école de formation professionnelle de langue française, et que les étudiants, dans l'échange d'idées entre les cours, se servaient de mots tels que "sheathing", "joist", "gyproc", "tie-beam", etc. Ces mêmes étudiants seront demain des ingénieurs ou des architectes, et cette habitude de penser au mot anglais les entraîne souvent à retenir ces expression dans la pratique.

Même chez les architectes, ce problème est évident. Lors de la préparation du dictionnaire des termes de construction, certains architectes canadiens-français ne savaient pas l'expression française pour nombre de pièces de charpente ou de construction, et il n'y a pas à dire, il s'agissait bien ici de matière qui leur est propre.

Le problème est encore plus aigu dans les régions plus bilingues, en ce qui concerne les constructeurs et les entrepreneurs en construction. Naturellement, même s'il s'agit d'un travail qui est leur gagne-pain, il ne va pas de soi qu'ils doivent en connaître les éléments à fond dans les deux langues. Les fournisseurs canadiens-français sont très rarement à même d'employer la terminologie française dans ce domaine, ce qui fait que nos constructeurs sont portés à parler le même langage. C'est un cercle vicieux. Il faut convenir qu'il n'est pas facile d'implanter, du jour au lendemain, une terminologie qui, pour beaucoup, est absolument nouvelle, et pourtant, elle existe depuis déjà très longtemps.

Il reste tout de même certaines parties du pays où l'on emploie encore une terminologie bien précise et

française; par contre, dans les centres plus grands et bilingues, la prépondérance de la terminologie anglaise, chez nos canadiens de langue française, peut devenir inquiétante pour ceux qui se soucient à conserver aux Canadiens d'expression française, cette langue qui a toujours été reconnue pour sa précision.

Heureusement que les journaux, qui atteignent une grande partie de notre population, se sont donnés du mal et s'en donnent encore, pour nous fournir, dans notre langue, une publicité sur le logement et la construction. Les commanditaires ont réalisé l'importance de cette terminologie française du bâtiment, et ils ont vu à faire rédiger les textes en français, tant pour leur publicité que pour les articles sur les méthodes de construction, les nouveaux systèmes, etc. Les journaux et les revues reçoivent avec plaisir des textes pour la publication, surtout lorsqu'il s'agit du logement et de la construction de maisons, parce que l'habitation au Canada est devenue non seulement un problème du point de vue administratif, mais aussi une idée très populaire.

Cette popularisation du logement a exigé, de la part de l'organisme fédéral chargé de faire valoir les facilités de la Loi nationale sur l'habitation, que le peuple canadien reçoive, dans les deux langues, tous les renseignements nécessaires, tant du point de vue des prêts pour la construction de maisons que du point de vue des normes qui régissent la construction de ces mêmes maisons. Il a donc fallu dans la rédaction des règlements, normaliser la terminologie française de la construction de maisons puisque cette même terminologie était déjà constituée d'une multitude de variantes du mot juste, pouvant devenir ambiguë pour le lecteur. Il a donc fallu s'arrêter aux expressions les plus courantes, parfois chercher pour trouver le mot juste pour remplacer le mot anglais employé depuis longtemps, et même dans certains cas, a-t-il fallu trouver un nouveau mot pour un nouveau produit récemment présenté. Il était donc nécessaire de rédiger les Normes de construction en s'en tenant à cette terminologie.

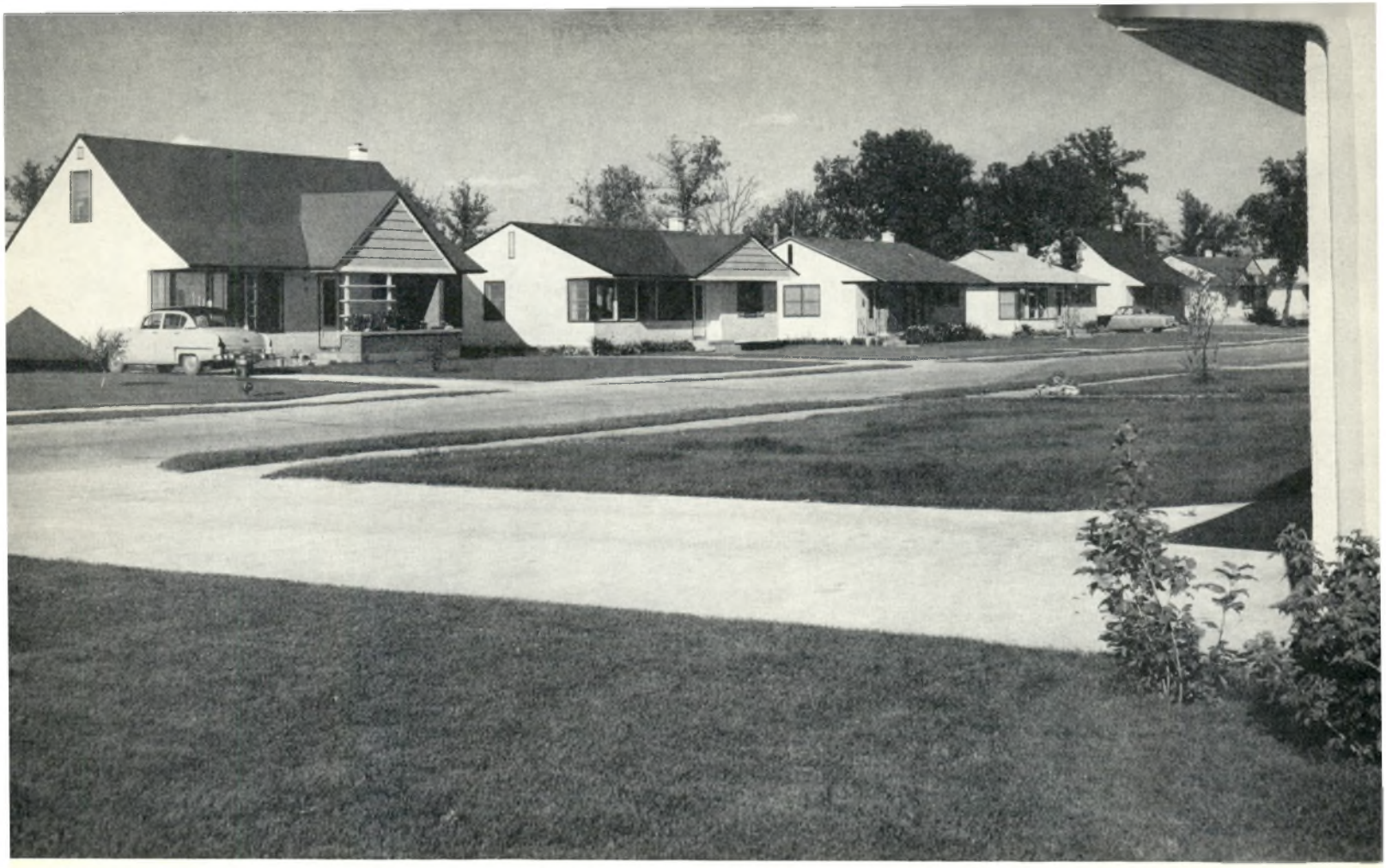
Par la suite, un dictionnaire des termes de construction fut publié dans l'espoir de populariser, tant en anglais qu'en français, la terminologie du bâtiment. Le dictionnaire français a été rédigé de manière à présenter aux lecteurs, des équivalents dans les deux langues. Ceci explique pourquoi le dictionnaire des termes de construction contient, à la fin de la version française, un glossaire donnant les équivalents français pour le mot anglais.

Depuis, l'organisme fédéral a publié un manuel de matériaux, systèmes et outillage acceptables en construction. A l'origine, ce manuel était unilingue, mais depuis quelques années sa contre-partie française paraît à peu près simultanément. Enfin, toute la matière susceptible d'atteindre le public dans le domaine de la construction de maisons, est publiée dans les deux langues, toujours en respectant cette terminologie initiale normalisée. De sorte que le Canadien français ne manque pas d'occasions de se familiariser avec la terminologie du bâtiment, et il n'y va que de son effort particulier de l'apprendre et de la connaître. Les sources d'information ne manquent pas.

Cette terminologie bilingue du bâtiment, qui s'est vu amplifiée de beaucoup par la traduction du Code national du bâtiment, est l'objet d'une revue constante afin de rectifier les erreurs qui se sont glissées par ignorance et par inadvertance, et pour y inclure les nouvelles expressions ou les nouveaux équivalents français ou anglais. Naturellement, ce travail de longue haleine exige des recherches continues. Cet effort soutenu mènera peut être à un lexique bilingue complet de terminologie du bâtiment, avec définitions à l'appui, mais ce lexique ne peut être le résultat de l'effort d'un seul groupe intéressé à vulgariser l'emploi du mot juste en bâtiment. Il faut la collaboration de tous les intéressés.

A tout événement, il n'est pas question d'imposer un enseignement à la populace; le but de ces quelques lignes est de signaler la présence d'un problème chez nos compatriotes. Que le peuple prenne à cœur ou non la survivance de sa langue au Canada, c'est son affaire; que les professionnels y participent activement ou non, c'est toujours leur affaire; que les éducateurs réussissent à inculquer cette responsabilité du beau parler français au jeune Canadien français, ils en seront loués; que les architectes adoptent la nomenclature normalisée du bâtiment, comme nombre de bureaux d'architectes l'ont fait — ils se rendront un service à eux-mêmes en facilitant le rapprochement de leurs plans et des normes de construction; mais, que les employés bilingues de la Société, surtout ceux qui font affaires directement avec le public, ne connaissent pas à fond la nomenclature du logement et de la construction de maisons, est quasi-impardonnable, car, à tout considérer, ce sont bien eux les spécialistes du logement, et les premiers qui devraient employer la terminologie propre à leur spécialité . . . si eux ne se donnent pas la peine d'apprendre le langage français du logement, hormis quelques exceptions, on ne peut pas s'attendre que le profane cherchera à acquérir une terminologie qui ne lui servira de rien, ou à peu près, lorsqu'il s'adressera aux *soi-disant* spécialistes du logement.

La Société a publié tout ce qu'il faut pour suppléer à ces lacunes, il n'en tient qu'à tous et chacun de s'en prévaloir, et surtout de se montrer digne du poste qu'il occupe.



THE ARCHITECT AND THE HOUSEBUILDING INDUSTRY

Architects are becoming increasingly aware of the necessity for their services to the housebuilding industry. This article summarizes a report, recently issued by the Ontario Association of Architects.

Housebuilding is now a big industry and, as such, it is faced with the problem of how to use the services of the professional designer. Other industries have gone a long way toward bringing the product designer within their working operations. The architectural profession are conscious of the problem and are seeking a more fruitful basis for collaboration with the housebuilding industry. There is a joint Committee of Central Mortgage and Housing Corporation and the Royal Architectural Institute of Canada studying the matter. The Ontario Association of Architects also set up a committee which recently issued its first report.

The Ontario Committee consisted of Mr. R. S. Ferguson (Chairman), Committee Members R. G. Cripps, H. Fliess, S. M. Roscoe, J. F. C. Smith, G. Stephenson and Corresponding Chapter Members R. I. Ferguson, R. E. Knowland, A. F. Peach, R. G. Calvert.

Under the heading "What is Design?", the Committee has this to say:—

> "Design is generally regarded as the drawings from which a building is constructed. When referred to here, design is meant to include all the conditions and influences which become expressed as the form which a building takes. Every building is unique if only because of its location and and its design may be judged good or bad depending on its suitability for what is intended in that location.
>
> "Housing design can be evaluated only with respect to the total picture and all the influences which can be perceived as affecting both the 'livability' and the appearance of any house in its surroundings. These conditions and influences which become expressed in design are:—
>
> 1. The instructions of the owner or instigator.
> 2. The drawings.
> 3. The choice of plans, in the case of stock plans.
> 4. The degree of repetition, in subdivisions.
> 5. The building bylaws.
> 6. The mortgage restrictions.
> 7. The subdivision plan, including lot size, density, neighbourhood facilities, etc.

8. The degree of zoning control.
9. The degree of control over land speculation.
10. Influences exerted from outside the neighbourhood.

"These ten factors play a part in the design of every dwelling: there are probably others. The absence of any, such as drawings or zoning control, is likely to have an adverse affect on design, but the result is still design. Merit in design results from the knowledge and competence which is applied to the consideration of these factors."

The Committee suggests that the responsibility for design lies in a number of hands:—

"The architect is usually responsible for only one, the drawings. Other participants may be responsible for as many as six aspects of design any one of which may be critical with respect to the final result. For example, the owner may be responsible for three, the developer six, the builder five, the municipality three. Hence, while architects are generally associated with design, the total effect in any instance can hardly be attributed to them."

Dealing with the cost of design, the Committee suggests:

"The cost of design is usually considered to be the cost of architectural fees. Design, in the sense used here, includes everything from the owner's instructions to influence outside the neighbourhood. Much of the cost of any service rendered with respect to these functions can with justification be classed as design costs. Thus some of the cost of mortgage standards, building bylaws, zoning restrictions, subdivision planning and other factors should be debited to design. In addition, excessive maintenance costs over those which would have been necessary had a better design been used and the cost of re-development where, due to poor city design, more than normal obsolescence has occurred, are also design costs."

Criticism of house design is dealt with in the report. The Committee felt that . . .

"Common criticisms of houses are that they are too close together, too much alike, too different, in too straight rows. More often than not, these characteristics are created when the streets are laid out, the size of the lots chosen, or restrictive covenants and bylaws passed determining type of house and yard restrictions, or when the standards of road width are set. Points of interest such as parks, open space, schools, churches and shopping areas, which in addition to improving the community could relieve the monotony or provide a focus or setting for groups of houses, are usually neglected in the planning until the pattern is irrevocably set, resulting in a permanent sorrow, nuisance and handicap to the citizens who must live there.

"These criticisms are clearly related to the environment although this may not be apparent from the superficial study that the average non-expert can give. Perhaps ignorance of the real cause and also ignorance of the fact that solutions do exist on the neighbourhood rather than the single house level, explains why there has been such apathy regarding improvement . . .

The Committee reaches five conclusions. These are:—

"1. The faults in housing design lie not only with the individual units but with the setting in which the units are placed.

2. The available procedures by which design is affected and the extent to which they are implemented, are totally inadequate for the building conditions of today. These inadequacies extend to bylaws, standards, city planning and zoning, the economic timing of development and the procedures of government agencies as well as of those who build, which fail to ensure that the design is considered by competent persons of the appropriate professional calling and at the proper time during the progress of the operation.

3. The problem is neither fully nor generally understood. It is a new problem which has grown so gradually and which has resulted from the development of so many widely diversified activities, that it is difficult within the present framework of the building operation, to find any group which might have both an appreciation of the problem and enough influence to correct it.

4. Until recent years, the owner had a determining influence in the design of single houses. The increased proportion of building which is now done by the merchant builder, has excluded the owner, so that responsibility for design rests almost solely with the building team.

5. With the owner excluded, some other means must be used to assess his needs. Adequate information on these functional requirements is lacking at the present time."

In concluding this report, the Committee recommended:—

"1. That measures should be taken to gain the widest possible public understanding of the present situation with regard to housing design by:

a) Publication of suitably edited versions of this report in appropriate periodicals.

b) A continuous and planned programme of information and publicity directed in particular at the public through the following bodies:
   i. Mortgaging institutions.
   ii. Real Estate Boards.
   iii. Builders' Associations.
   iv. Municipal Authorities.
   v. Press, radio and television.

   It should be appreciated that the mortgaging institutions could be most influential in promoting good design and results in this direction would be most quickly realized.

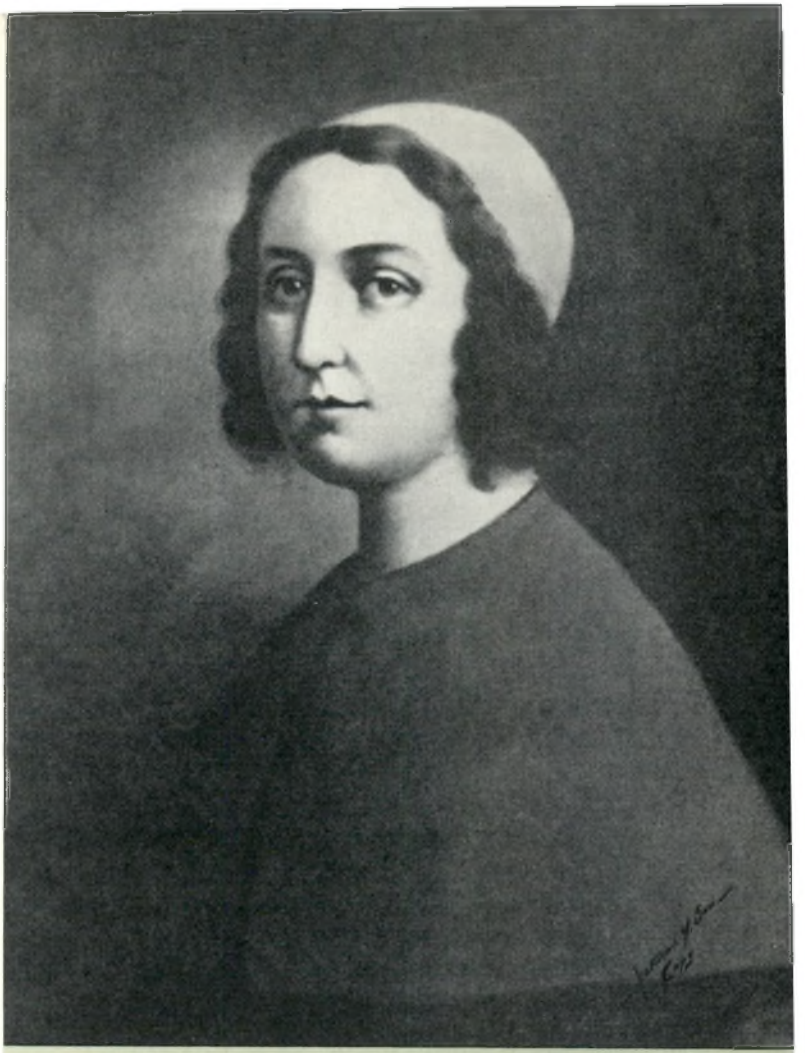
c) The following means are suggested:
   i. The eliciting of participation through influential members or heads of the above-mentioned groups.
   ii. A planned programme of lectures and exhibitions.
   iii. A national conference at which the above-mentioned groups should be invited to send delegates. So far, conferences have tended to be limited to architects and planners.

2. That the procedures by which design of the individual house and surrounding environment is affected, should at all stages be carried out by persons qualified in their respective fields, e.g. town planning by a team of town planners, engineers and architects, with the individual units designed by architects. This should similarly apply to the controlling and regulating municipal and other bodies.

JEANNE MANCE

— THE SOUL OF MONTREAL

by KINGSLEY JOYNES



The original of this portrait of Jeanne Mance is in the Hotel Dieu, Montreal. It was drawn by Sister Alexandrine Pare (1840-1906), a native of the parish of St. Bruno, P.Q., and a member of the order of Soeurs Hospitalières de St-Joseph.
—Reproduced by courtesy of the Public Archives of Canada

The story of Jeanne Mance begins in the small French town of Langres on the 12th November, 1606. At the end of the sixteenth century, Langres was a prosperous small town. Today it still nestles in the fertile Province of Champagne.

Jeanne Mance was one of the greatest daughters of Langres. In spite of this, her fame lies more in North America where she is regarded as one of the greatest pioneers in the fields of nursing and social work.

Her father was Pierre Mance who, in about the year 1600, became King's Proctor — a position analogous to that of Crown Attorney. He was, apparently, a fervently religious man and the father of thirteen children, of whom six were boys and seven girls. Two or three of the sons had remarkable military careers and two of them were ennobled by the king for their conspicuous services. One brother, Pierre, became famous as a professor at the Cambrai College in Paris.

Little is known of the early life of Jeanne Mance except that she was the tenth child and apparently very delicate as a baby. From a very early age she displayed tendencies towards a religious calling. She lost her mother when she was about 15 and the care of the family relied, to a great extent, upon her.

At the time of her father's death, in approximately 1629, Jeanne herself had decided to devote her life entirely to works of charity. She has been described as a very attractive and lovely woman. Many descriptions of her suggest that she was a woman whose appearance would have been striking in any group of people.

During the ten years that elapsed between the death of her father and the beginning of her work in Canada, Jeanne Mance matured amid a period of sufferings in her home town. In 1635, France was at war with the Austro-Hungarian Empire. Langres, being situated near the frontier, suffered severely. It is recorded that in 1636 Croatian troops invaded and devastated that part of the country. The inhabitants suffered while their dwellings burned and their property was pillaged. So devastating was this massacre that the rotting bodies lying in the fields were responsible for the outbreak of a plague that fell upon the town. In the parochial register of nearby Nogent-Le-Roi for the year 1637 there is an account of 500 inhabitants whose bodies were identified as being of a number of plague victims.

During this time Jeanne was playing a heroic part. She served her apprenticeship in the craft of nursing. Her beliefs seemed to increase her humanity towards the suffering of men of both sides.

It was an incident in the month of April, 1640, that really was responsible for Jeanne Mance deciding to come to New France. At that time, she had attended, in the city of Langres, a series of Lenten sermons that marked the imposing ceremonies of Holy Week. At this time she became acquainted with the Canon of the cathedral there who described to her this New France that lay across the sea. She was told of the project that had been started, of the need for persons of character and Christian faith, and the shortage of people to develop this new colony. Apparently, Jeanne listened fervently to the Canon's description and determined to emigrate to the New World.

In May, 1640, Jeanne went to Paris and talked with

Father Lallement who had been responsible for some mission work in Canada. During this talk she told him of her plans to go to Canada and he apparently encouraged her in this enterprise. The greatest encouragement, however, came from another priest, Father de Saint-Jure, who told Jeanne that he had never seen such positive evidence of a direct vocation or such undeniable proof of the will of God.

In Paris, Jeanne had found a notable sponsor – a Madame de Bullion, a wealthy widow. Upon learning of Jeanne's desire to go to Canada, Madame de Bullion expressed great interest and instructed Jeanne to find out the cost of establishing the hospitals and she, in turn, would find the money.

Thus it was in the spring of 1641 that Jeanne, in spite of great opposition from friends and relatives, left Paris en route to La Rochelle on the Bay of Biscay. Two vessels were due to sail from La Rochelle and one from Dieppe, all bound for Montreal. Their cargoes included provisions, arms and ammunition for the use of the colonists.

One of the ships which left La Rochelle carried M. de Maisonneuve, the first Governor of the colony, and the other Jeanne Mance. Separately, therefore, the two figures who jointly shared the trials of founding the city of Montreal, travelled to Canada.

Apparently Jeanne Mance suffered acutely throughout the voyage from seasickness. On the 10th of August, 1641, as her ship neared the Saguenay, she came up on deck to see, for the first time, the St. Lawrence River.

When the ship on which Jeanne was travelling docked at Quebec City, Maisonneuve's vessel had not arrived. Apparently the rivalry which still exists between Quebec City and the City of Montreal was extremely strong in the 17th century. The Governor of Quebec and most of the leading inhabitants were entirely opposed to the idea of founding a settlement in Montreal. In the absence of Maisonneuve, the inhabitants spent a great deal of time persuading Jeanne not to proceed to Montreal with Maisonneuve, but to settle in Quebec City and serve the hospital there. On the 20th of August, Jeanne was delighted to see Maisonneuve's vessel approaching. It had been a discouraging experience listening to the pleas and opposition of the Quebec residents. With the arrival of Maisonneuve, however, Jeanne was more determined than ever to proceed to Montreal.

So strong was this opposition that the merchants and traders of Quebec called a public meeting which was presided over by de Montmagny. De Maisonneuve was summoned to attend and discuss the matter. The merchants offered Maisonneuve a place on the Isle of Orleans for his colony, if he was determined to have a separate one. De Maisonneuve explained that he was in no position to make any decision himself. He had been sent to Canada, he had not been asked to select a place but he had been directed to go to Montreal and that was where he intended going with his contingent, even if it cost him his life.

On the 8th of May, 1642, Maisonneuve's party set out from Quebec City to Montreal. The progress up the St. Lawrence was slow, the boats heavily loaded and at times the current was strongly against them. On the evening of the 17th of May, the little fleet skirted the south shore between its slopes and a wooded island that seemed to divide the St. Lawrence almost in two. It was on the upper end of this long island that they camped for the last time. This is known today as Ile Grosbois which is directly opposite the town of Boucherville and about six miles below Montreal.

For the first few months, life was very pleasant and very peaceful. So much so, that Jeanne suggested that the funds given by Madame de Bullion might better be used by a Jesuit mission to the Indians than for a hospital. Accordingly, she had made no arrangements for the construction of a hospital, until she had heard from Madame de Bullion. Madame de Bullion, however, refused to consider the suggestion and stated that the money she was giving must be employed for the construction and equipment of a hospital. To make sure that her wishes were carried out, a deed was subsequently passed before a notary on the 12th of January, 1644, containing a contract for the establishment of the Hotel-Dieu of Montreal. Funds for this hospital were stated to be supplied by an "unknown benefactress".

The peaceful period was soon to end. On the 9th of June, 1643, a band of forty Indians pounced suddenly upon six colonists who were working in the corn fields. The Indians killed three and carried off the other three to their camp. Of these prisoners, only one escaped and succeeded in getting back to the Fort, terribly wounded. He reported that the Indians had carved up, scalped, and killed the others at the stake in the middle of the Indian village. Thus arrived Jeanne Mance's first patient for the hospital which had not yet been erected.

On the 30th of March, 1644, 200 Iroquois attacked about 30 colonists, killing three of them, while the others, after defending themselves and suffering severe wounds, managed to get back to the Fort. The bloodshed thus experienced, spurred the colonists to start building the hospital. Feverishly, they set to work and by the 8th of October, 1644, the building was finished. The original hospital was built upon the site which be-

came its permanent location until 1861, when it was moved to its present position at the base of the Mountain in Montreal.

The hospital building consisted of a kitchen, a room for Jeanne Mance, a room for her servants and two large rooms which were to act as wards. The building was 60 ft. in length by 25 ft. in width. It was built in logs which were subsequently covered with clapboard. Later, a chapel was erected at one end of the building.

Once the hospital was completed, Jeanne Mance wrote again to Madame de Bullion pointing out that the cost of the hospital was going to be rather high and that she felt that no further advantage should be taken of Madame de Bullion's generosity.

The reply which was received from Madame de Bullion reads, in part, "I am more anxious to give than you are to receive. I have placed twenty thousand livres with the Associates of the Company of Montreal to be used for the care of your sick and in addition thereto I send you two thousand livres more for your own use."

The increasing activity of the Iroquois, who now directed the full force of their attention to the colonists, made life increasingly difficult. At the time, Jeanne Mance wrote, "Every person was discouraged; I felt what a loss it would be to religion and what a disgraceful state if we had to lose the colony after all we had done; I therefore urged Monsieur de Maisonneuve to go to France for help". De Maisonneuve listened to this argument and agreed. Accordingly, he departed for France to gain more help for the colony. At the time of his departure there were only 17 men available to bear arms at Ville Marie and about ten others were sent up from Quebec to assist the colonists.

On several occasions during Maisonneuve's absence Jeanne Mance narrowly missed death at the hands of the Indians. In the meantime, she worked slavishly to assist in nursing injured people back to health and in devoting her time to helping the settlers. It is a tribute to her nursing skill that on one occasion a colonist whom the Indians had seized and scalped, leaving him, as they thought, dead in the field, was nursed back to health by Jeanne Mance. So skilful was her nursing and surgical treatment that she finally cured him and he lived for a further 14 years to serve in the colony.

In the meantime, Maisonneuve's efforts in France met with some success and he returned with a regiment of 108 men to the new colony of Montreal.

Delayed by high seas and adverse winds, de Maisonneuve did not reach Quebec until the 22nd of September, 1653. Early in October Maisonneuve and the troops arrived in Montreal and set to work to build a new fortified hospital 80′ long and 30′ wide and 20′ high. The erection of the new hospital enabled Jeanne Mance in 1654 to leave the shelter of the Fort and take up her abode in this new hospital.

It is impossible, within the confines of a short article to deal, in any great detail, with such an adventurous and Christian life as that of Jeanne Mance. From the time of her arrival in Canada in 1641 she devoted the rest of her life to the benefit of others. The difficulties which she encountered at the beginning of her career in Canada can be appreciated from what has already been described. It never became any easier. The bitter fight against the Iroquois, who were Indians of the worst type, ferocious, numerous, and blood-thirsty, continued. Always there were injured men, always there were the sick, always there were the elements to contend with. Her service to humanity embraced both Indians and French alike.

Jeanne Mance died on the evening of the 18th of June, 1673. For the previous thirty-two years she had done much to establish the Colony on the Island of Montreal. Since that time, and particularly in the last hundred years, great tributes have been paid to the dedicated life and work of Jeanne Mance.

No more fitting description of this remarkable woman has been made than that by Dr. Maclaren, a former Minister of Pensions and National Health in the Canadian government, when he said:

> "*Jeanne Mance was the soul of the expedition that settled in Montreal. Her energy stimulated the lazy, her indomitable courage shamed the timid, her angelic sweetness comforted the sick and wounded. Her life was surely a romance of Christian chivalry. She not only assisted at the birth of the great Canadian metropolis but powerfully aided in assuring its continuing existence by inducing colonists to come and settle there and in securing funds for its maintenance.*"

The name of Jeanne-Mance lives on. Her name is most closely associated with hospitals and schools of nursing, but parks, streets, schools and clubs bear her name in cities as far apart as Shawinigan and Calgary. Montreal alone has 16 establishments named after her. In the United States, Michigan, Ohio, Massachusetts and New York all have guilds, schools and clubs called after her. Nor is she forgotten in her native Langres where a plaque, a square, a park and a shelter commemorate her. The latest tribute to her pioneer work has been to give her name to Les Habitations Jeanne-Mance which will house 800 of Montreal's low-income families.

MONSIEUR PUBLIC!

Une considération
des problèmes du futur propriétaire.

par *FRANÇOIS de LORIMIER*

Une illustration provenant d'une bande cinématographique—"Achat d'une maison L.N.H."—destinée à venir en aide au public en général, laquelle est en voie de réalisation pour la S.C.H.L. par l'Office national du Film.

An illustration from a filmstrip—"Buying an NHA House"—intended to assist the general public, which is being produced for CMHC by the National Film Board.

"Je veux me construire une maison". Cette phrase, si simple en soi, a toute une histoire. Tout homme brave aventurier assoiffé de l'inconnu, à un moment précis de son existence, formule cette idée.

Le savant dont c'est la profession d'étudier son semblable dans ses manifestations physiques, psychiques ou autres, pourrait dès lors écrire une thèse. Son sujet: le vaste champ du comportement humain devant un problème, commun à quelques milliards d'exemplaires de la race "homo intelligens". On dit qu'il en existe au Canada.

"Je veux me construire une maison. Il me faut de l'argent". Le rythme du pouls augmente, la pression artérielle fait des siennes, insomnie, maux de tête autant de manifestations qui accompagnent l'appréhension, la crainte, l'anxiété . . . et heureusement aussi la détermination.

D'aucuns ont un ami qui "s'est fait bâtir", d'autres des relations, un cousin "dans la construction", un agent d'immeuble, etc.

Après une glanure à plusieurs sources d'information, il a retenu des bribes telles que: mise de fonds, terrain, entrepreneur, hypothèque, balance de prix de vente, "un tel s'est fait embarquer", "bargain", voire même: Loi fédérale . . .

Avec on ne sait quelle impulsion, il reformule son problème à un bureau de la "Centrale d'hypothèques", question d'avoir un peu d'encouragement et de lumière.

Il vient à nous, à un membre intermédiaire sans préjugé ni intérêt, confier, comme à un directeur de conscience, ses aspirations longuement mûries au sein de son logis actuel. Sa femme a été consultée, ses enfants ont été pris en considération. Il a débuté avec des idées grandioses; le coût a réduit les dimensions de son "home" à tel point qu'il en est presque gêné.

Quelles que soient les modalités du premier contact, quel que soit le processus qui a dirigé ce requérant[1] vers nous, le cas se pose quotidiennement à chacun de nos bureaux d'un océan à l'autre. Des milliers sont venus, des milliers sont revenus, combien s'abstiennent?

Monsieur Public vient chercher chez nous l'appui moral, l'oreille attentive à son problème et le conseil formulé dans un contexte personnel. A l'entrée extérieure des imposants édifices qui abritent nos locaux, il a vu les proportions de sa maison subir encore un autre choc. Par l'entrebaîllement de la porte du bureau, il voit des murs pâles, des meubles d'acier, des figures absorbées sur des plans, seuls indices qu'il ne s'agit pas là d'une autre compagnie de finance.

Et voilà que l'écoute, de l'autre côté d'un comptoir de métal froid, un employé qui, lui, sans doute, est désintéressé et connaissant. Probablement pourra-t-il, en un tour de main, dénouer l'écheveau, calmer les eaux et, tel un demi-dieu, séparer les astres du jour de ceux de la nuit.

"Avez-vous un prêteur, des plans, des devis, un terrain, un entrepreneur, l'équité nécessaire etc. . . ." L'employé ronronne les "sine qua non" de la construction en vertu de la Loi nationale sur l'habitation et l'autre attend la fin de l'avalanche pour reprendre: "Je viens parler maison". On fait machine arrière et on reconstitue l'histoire à partir du déluge.

Monsieur Public veut la sécurité. Une transaction, qui engage un pourcentage "X" du revenu d'un individu

[1]Terme bureaucratique voulant dire: "Chef de famille cherchant à loger les siens."

pour la moitié des jours qu'il lui reste à vivre, est une transaction importante.

Il est difficile pour l'employé qui chaque jour fraye dans la paperasse routinière, les règlements, les livres d'instruction et quoi encore, de se retremper à un moment d'avis dans le contexte social, économique, et philosophique du logement. Les règles qu'il est appelé à suivre sont pourtant subordonnées au facteur humain. La carcasse, car c'en est une, d'une maison tire son importance de sa finalité, c'est-à-dire, de la vie qu'elle abritera, réchauffera et protégera.

Par déformation professionnelle (?) on a tendance à mettre l'accent sur l'aspect carcasse mais, Dieu merci, l'instinct de conservation de l'aspirant est assez fort pour rétablir un certain équilibre. Une fois convaincu que nous pourrons l'aider, il compte sur nous pour le diriger, pas à pas. La directive ne lui déplaît pas, il l'invite même, pour peu qu'elle soit complète et expliquée. La parabole, l'anecdote et l'exemple lui aident à assimiler le fouillis incohérent de termes nouveaux ou à sens nouveau. Il revient contrôler les dires de chacun, parler de ce qu'il est maintenant fier de connaître. Le "propriétaire-occupant"[2] prend de plus en plus d'assurance. S'il devient exigeant, c'est qu'on ne l'a pas averti aussi de nos limitations et de ces propres responsabilités. Un noyé veut souvent entraîner avec lui son sauveteur.

En somme, le public voit en nous un bras puissant dont il voudra se servir pour suppléer à ses propres faiblesses. Nos limitations connues, il complètera par son droit contractuel pour peu qu'on l'en informe.

Il est vrai que nous sommes pleinement protégés par les écrits qui accompagnent une demande. Il est vrai que les écrits restent et que les paroles passent. Mais il est également vrai que des papiers se signent sans être lus ou compris et que souvent une demi-heure d'entretien, cartes sur table, laisse une marque plus profonde qu'une foule de dépliants et de brochures dont seulement la couverture porte les empreintes du pouce et de l'index.

Monsieur Public cherche de la protection. Dix-huit pouces de devis synoptiques s'étalent devant lui. Il reconnaît certains mots et pourtant le tout saurait fort bien servir à la construction d'un bateau. "Se faire embarquer" est une obsession normale. Il réalise un rêve à force d'économies ou d'autres manigances laborieuses qui reviennent au même. Il connaît l'existence de "trucs du métier" et s'en inquiète. La maison familiale doit durer et lui causer le moins de soucis possible, du point de vue entretien et réparation.

Il est très difficile au commun des mortels de transposer sur 3 dimensions les lignes déjà confuses qui sillonnent le plan. La perspective est souvent trompeuse. Les fions du dessinateur sont souvent plus prometteurs que le produit fini. Charges additionnelles, coût caché. Le 2% de droit d'assurance hypothécaire est une source de malentendu fréquent. Notre système d'examen des plans et d'inspection lui inspire immédiatement confiance et le soulage d'une part du fardeau. "Toute cette protection pour $35.00, c'est pas cher". Le danger est qu'il interprète mal cette mesure dans ses relations d'emprunteur à assureur de prêt. Au fond, il n'a pas tout à fait tort. En nous protégeant, nous le protégeons.

La protection de la sécurité hypothécaire est en tout point dépendante de la satisfaction qu'un membre représentatif du marché acquéreur peut avoir de la maison qui la garantit. C'est-à-dire que la facilité de revente éventuelle est étroitement liée à la satisfaction d'un premier propriétaire; d'où liquidité et sécurité hypothécaire.

Le premier propriétaire, par voie d'achat ou de construction, a choisi. Son portefeuille a été ausculté. S'il est satisfait et que le voisinage lui plaît, il y restera aussi longtemps que d'autres circonstances ne le forceront pas à chercher ailleurs des conditions équivalentes à celles de sa première transaction. Il s'agit donc d'éliminer pour lui, en autant que faire se peut, les possibilités de surprises désagréables qui peuvent être prévues et contrôlées. D'ailleurs, il s'attend à ce que nous le fassions.

Le public moyen souffre d'un malaise compréhensible, plus ou moins aigu, selon les connaissances qu'il a déjà acquises en matière de construction ou de logement. Nous ne connaissons nécessairement que le public qui se met en communication avec nous.

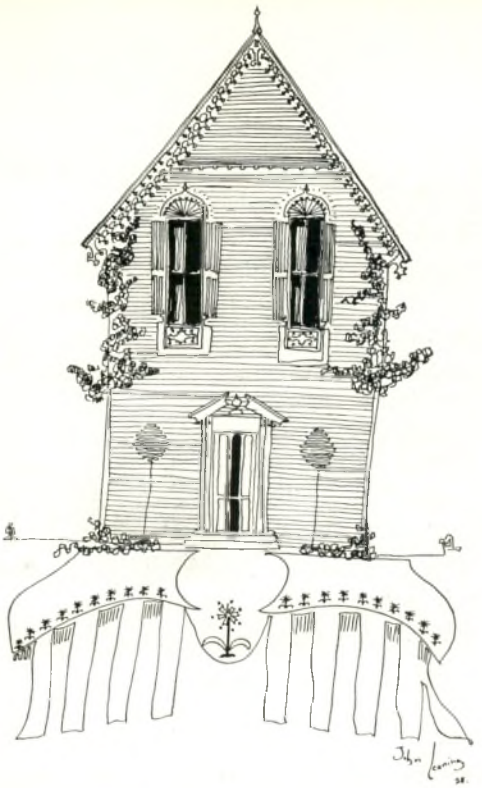
Il y a aussi l'autre groupe. Celui qui se suffit à lui-même, celui qui obtient ses informations d'agents d'immeubles, de constructeurs, de voisins "expérimentés". Celui-là a peut-être reçu une information teintée qui nécessitera, devant un cas litigieux, un redressement douloureux pour le moins laborieux.

L'opinion que ce groupe se sera faite de la Société dépendra fortement de la qualité du constructeur, de sa publicité et de ses méthodes de vente non équivoques. Cette opinion variera de l'indifférence jusqu'à la désapprobation la plus acerbe. A ceux-là se joindront ceux du premier groupe qui n'auront pas obtenu satisfaction au cours de leur visite à nos bureaux.

Ceux qui ont été satisfaits, espérons que c'est le grand nombre, ne causent pas d'inquiétude et leur silence est pour nous la satisfaction du devoir accompli. Mais les autres de la caste des brebis égarées, que devons-nous en faire? Il nous reste encore ce point d'interrogation.

Il reste à déterminer lequel, de notre Société ou de ce dernier groupe, est Mahomet? L'autre est la montagne.

[2]Veut dire: un "Applicant" diplômé.



DREAM HOUSE

How many of the "Dream Houses", so dearly loved by real estate salesmen are houses that the people who buy them really want? The herd instinct is probably stronger among potential house buyers than any other group of purchasers. "Keeping up with the Jones's", even going one better than the Jones's, are great factors in many people's choice of a house.

The purveyors of houses are not unaware of this strange psychological weakness. The kitchen in many a "Dream House" bears witness to their knowledge of this chink in the armour of buyer resistance. Built-in hot plates, warming drawers, "eye-level" grills, (probably all in oxidized bronze) "garburators", water-softeners, exhaust fans, "dumb-waiters", concealed dishwashers, built-in refrigerators, and magnetic implement racks all tend to deflect the potential buyers' attention from other and more important parts of the house. Almost all of these fittings are, of course, great assets to a housewife. But their existence in the "Dream House" is inclined to afflict the buyer with a form of chromium blindness which prevents him (or her) from considering the house design objectively. Moreover, it is questionable if the buyer was expressing his own preferences, whether the house and, in particular, the kitchen would remotely resemble the "Dream Kitchen".

"Dream Houses," like women's hats, change from year to year. The dream houses of yesteryear bear no resemblance to those of today.

Fifty years ago, Hilaire Belloc wrote an essay called "On a House". It described the contents of a house.

An extract reads . . .

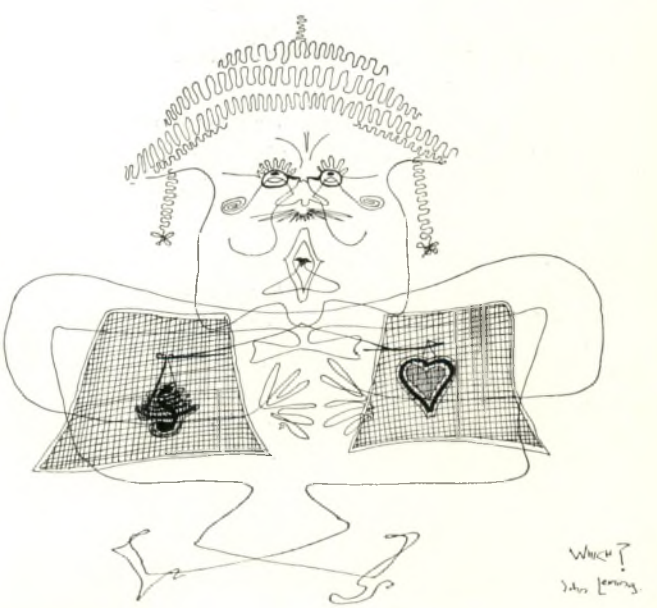
"*The Drawing room was noted for its cabinet of curiosities, its small aquarium, its large sofa, its piano and its inlaid tables . . . The fireplace and the mantelpiece were of white marble and had on them two white vases picked out in bright green, a clock with a bronze upon it representing a waiter dressed up partly in Fifteenth Century plate and partly in Twelfth Century mail and on the wall were two Jewish texts, each translated into Jacobean English and illuminated with a Victorian illumination. One said "He hath prevented all my ways". The other said "Wisdom is better than Rudeness"*."

After dealing with some of the idiosyncrasies of the Owner of the house, Hilaire Belloc concludes:—

"*Heaven send us such a house, or a house of some kind; but Heaven send us also the liberty to furnish it as we choose. For this it was that made the owner's joy: he had done what he liked in his own surroundings, and I very much doubt whether the people who live in Queen Anne houses or go in for timber fronts can say the same.*"

It is to be suspected that if Belloc were alive today and rewriting this article, his pen would cover, with some scorn, many of the fittings and fol-de-rols which are included in many houses today. It is almost certain that Hilaire Belloc would have derived some amusement from the song written by Michael Flanders and Donald Swann – "We're frightfully 'House and Garden' " which contains the dialogue:

"*I am so thrilled with my new kitchen fitment with the eye-level grill. This means that, without my having to bend down, the hot fat can squirt straight in my eye.*"



REGIONAL DESIGN AWARDS

The Design Awards which are made each year by the Canadian Housing Design Council are becoming increasingly effective in raising the standards of Canadian Housing designs.

The judging of the entries for the Regional Awards is carried out at some city within the particular region. The judges are residents of the area and consist of one representative of the building industry, one architect and the third represents the consumer or buyer.

Each of the successful contestants in the Regional Award series automatically qualify and are entered for the National Award judging. The details of the 1959 contest will be available during October and the programme for that year's awards will be published at that time. The closing date for entries for the 1959 contest will be January 19, 1959.

In the last issue of Habitat, three illustrations of National Award winners were shown. In the accompanying column three examples are illustrated of winners which, while being extremely well designed houses, did not make the National Awards but received Regional Awards.

Regional award winning house at Kitchener, Ont.,
Builder – Harold Freure Ltd., Kitchener.
Architect – John Lingwood, Kitchener.

Regional award winning house at Winnipeg, Man.,
Built and designed by Campbell Construction Company,
Winnipeg, Man.

Regional award winning house at West Vancouver, B.C.,
Built and designed by Lewis Construction
Company Limited, West Vancouver.

NOTES ON THIS ISSUE

We are most grateful to the Reverend Sister Allard, r.h.s.j., of the Hotel-Dieu of Montreal who was kind enough to furnish us with a list of the institutions which bear the name of Jeanne-Mance. Space did not permit a full reproduction of the information supplied, but a summary can be found on Page 21 of this issue.

Alan H. Armstrong, whose article on the Parliament Buildings appears on Page 2, is Adviser on Community Planning. He recently returned from Washington where he spent two months on loan to the Congressional Joint Committee on Washington's Metropolitan Problems.

S. A. Gitterman, the author of the article—"The Search for Low Cost Housing"—was responsible for the erection of both the glass house at Ajax, Ontario, and the foamed plastic hut in Ottawa. As Adviser on House Construction to the Corporation, Mr. Gitterman is currently engaged on the study of new methods of sewage disposal.

Marc Lefebvre is the Head of the Translation Department of the Corporation. He is constantly striving to obtain purity of expression in both English and French. Some of his views are expressed in his article on Page 15 of this issue.

John Leaning, who drew the sketches for the article—"Dream House"—is an architect with the Architectural and Planning Division of the Corporation. An exhibition of his sketches and paintings was recently held in Ottawa.

François de Lorimier, the author of the article, "Monsieur Public . . .", is with the Quebec Regional Office of the Corporation. As a former branch manager, Mr. de Lorimier has a keen understanding of some of the housing problems of the general public. Among his colleagues, Mr. de Lorimier is noted for his forthright expression of views and his keen sense of humour.

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