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HOUSING IN ONTARIO

(Continued from Page 3.)
the price of one of the lots, which was purchased for a returned soldier.

Galt.
In Galt the housing commission has purchased five lots for housing purposes at an average cost of \$250. In all six houses have been completed, three being six-roomed, frame houses, with stucco finish, costing \$2,600 each, and the other six-roomed, brick veneer.

Goderich.
The Goderich housing commission tried out two plans of houses during 1919. Both were for six-roomed houses, one of brick veneer and the other solid brick. The cost in both cases worked out the same, the figures being close to \$2,500.

Guelph.
In Guelph, the housing commission went to the proposition in earnest, and twenty-three houses were completed during the year. Twenty-one were detached and two semi-detached. Eleven building lots were purchased at a cost of \$257.27 each. The houses built were divided as follows:—One four-roomed, solid brick, costing \$2,550; one five-roomed, brick veneer, costing \$2,300; five six-roomed, frame with stucco finish, costing \$2,795 each; two six-roomed, brick veneer, costing \$2,975 each, and fourteen six-roomed, solid brick, hollow tile or concrete dwellings at a cost of \$3,050 each. In addition to the above plans have been approved for four more houses at an aggregate cost of \$14,050, which have not yet been completed. The housing commission is also contemplating acquiring a large block of land for housing.

Guelph Township.
Only one house has so far been built in Guelph Township, this being a six-roomed frame house, with stucco finish, costing \$3,000.

Hamilton.
When Hamilton adopted the Ontario Housing Act, it was decided to build on a large scale. During the year eighty-four houses were built by the housing commission. Of these, two were six-roomed, frame houses, with clapboard finish, costing \$3,000 each. The remainder were all six-roomed, solid brick, hollow tile or concrete dwellings, built from standardized plans, and costing an average of \$3,538.40 each. In addition to the above plans have been approved for thirty-six more houses at an aggregate cost of \$134,200.

Humberstone.
Five houses were erected by the housing commission of Hawkesbury, all of different size or construction, and all were moderate in price. One was a four-roomed frame house, with clapboard finish, built at a cost of \$1,670. One was a five-roomed house of the same construction, and cost \$2,255. A third was a six-roomed house of the same type, and cost \$2,400. One was a six-roomed, brick veneer dwelling, costing \$3,000, and the fifth was a seven-roomed, frame house, with clapboard finish, and also cost \$3,000.

Ingersoll.
In the town of Ingersoll, seven houses have been built. One was a frame house, of stucco finish, and cost \$2,200. Five were six-roomed frame houses, of the same finish, and cost \$3,490, with the last was a seven-roomed house of the same construction, built at a cost of \$2,300.

Iroquois Falls.
On the by-law being passed in Iroquois Falls, the Iroquois Falls Housing Company, Ltd., was formed, and it has erected fifty semi-detached houses. These are all six-roomed, frame houses, with stucco finish, and the average cost was \$3,000.

Leamington.
Five houses were built by the Leamington housing commission. One was a six-roomed, solid brick dwelling, costing \$3,000, and the others were six-roomed, frame houses.

No. of Houses.	Description	Average cost per house.
14	Four-roomed, frame clapboard finish	27,700.00 1,978.57
3	" " solid brick, hollow tile or concrete	7,575.00 2,525.00
43	Five-roomed, frame clapboard finish	115,439.00 2,685.79
26	" " frame stucco finish	77,050.00 2,963.46
23	" " brick veneer	67,270.00 2,924.78
44	" " solid brick, hollow tile, or concrete	124,630.00 2,832.50
337	Six-roomed frame clapboard finish	662,299.00 2,794.09
88	" " frame stucco finish	257,274.00 2,923.57
230	" " brick veneer	678,238.00 2,948.82
332	" " solid brick, hollow tile, or concrete	1,185,000.00 3,569.28
13	Over six rooms, frame clapboard finish	37,100.00 2,854.61
27	" " frame stucco finish	81,000.00 3,000.00
23	" " brick veneer	58,675.00 2,554.13
81	" " solid brick, hollow tile or concrete	300,684.00 3,712.16
1,184		3,677,974.00 3,106.40

houses, with clapboard finish at an average cost of \$2,797.50.

Listowel.
The Listowel Housing Company, Ltd., has done most of the building in that municipality under the Housing Act. Nine houses were built. One was a six-roomed, frame, clapboard-finish dwelling, and cost \$3,000. Eight were six-roomed brick veneer houses, six of them being built by the company at an average cost of \$2,500.

London.
The city of London Housing Commission has completed twenty-two houses so far, and plans for two more have been approved. The commission purchased nine building lots at an average cost of \$261.11 each, and has also under consideration the purchase of a block of land for greater building activity. Of the twenty-two houses built so far three are four-roomed, frame clapboard houses, costing \$1,768.66, five are five-roomed, brick veneer houses, costing \$2,724 each, and the remaining fourteen are six-roomed, brick veneer dwellings, costing an average of \$2,695.

Merriton.
The housing commission of Merriton has completed three dwellings.

A, four-roomed, frame clapboard house was built for \$2,300; a five-roomed, frame house, with stucco finish, cost \$2,500, and a six-roomed frame house, with clapboard finish, cost \$2,700.

Midland.
In the town of Midland twenty-one houses were erected by the housing commission. Three were five-roomed, frame clapboard dwellings, costing \$2,060 each. Four were six-roomed houses of the same construction, and cost \$2,787 each. Fourteen were six-roomed, brick veneer dwellings, and cost \$2,979 each.

Milton.
Up to the present time the municipality of Milton has erected two dwellings, both being six-roomed, brick veneer houses. These were built at cost of \$3,000 each.

Milverton.
The Housing Commission of Milverton commenced its operations by securing eight building lots at a cost of \$175 each. On each of these lots a six-roomed, solid brick, hollow tile or concrete dwellings was erected, the cost being \$3,600 each. Thus the total cost of house and land was \$3,775.

Mimico.
Two houses were built by the municipality of Mimico. Both were of solid brick construction. One was a five-roomed dwelling, and cost \$2,800, while the other, a six-roomed dwelling, cost in all \$4,000.

New Toronto.
New Toronto was one of the youngest municipalities to take advantage of the Ontario Housing Act, and it built forty-five dwellings during the year. Of these twenty were five-roomed, solid brick houses, costing a fraction less than \$3,000 each, and the remainder were six-roomed, solid brick dwellings which slightly exceed the \$3,000 mark. In addition to these eight more applications for houses, costing \$3,000, have been approved. Eleven of the houses built are detached, and thirty-four are semi-detached.

Niagara Falls.
In the municipality of Niagara Falls seventy-nine houses have been erected under the terms of the Ontario Housing Act. Of these a number were for returned soldiers, and the price includes the cost of the lot. One house was a five-roomed, frame clapboard dwelling, and cost \$2,000. Fifty-seven were six-roomed houses of the same construction, and cost an average of \$2,570 each. Twelve were six-roomed, brick veneer dwellings, and were built for \$3,198 each. The others were six-roomed houses of various types of construction, and cost from \$3,000 to \$3,500 each.

Oshawa.
In Oshawa the housing commission purchased 153 building lots at an average cost of \$162.25 per lot. So far seventy-four houses have been erected. Sixty-four of them are six-roomed, brick veneer dwellings, and were built at a cost of \$3,135 each. One was a four-roomed, frame clapboard house, costing \$1,600; four were five-roomed, brick veneer houses, and cost \$2,500 each, and three were six-roomed, solid brick residences, built at a cost of \$2,666.66 each.

The experiences of many other municipalities are given in the report, but these, taken in strict alphabetical order from the book, without any selection or choice, are sufficient to show that other places have found the Ontario Housing Act a good thing, and they have been able to carry out its provisions successfully, without making the cost of the houses prohibitive. At the present time in Kingston it is impossible to rent any kind of a house at the same amount as would cover all the charges on a house of the same kind built under the Ontario Housing Act. That has been the experience of practically every municipality which has been operating under the act.

The following table shows the analyzed statement of the work carried on in Ontario since the act was brought into force:

Of the above, 1,060 are detached houses and 124 are semi-detached. Most of these houses are now occupied.

In addition to the above, 269 applications for loans, aggregating \$941,840 have been approved for houses which are not yet erected. It will be seen that 62 per cent. of the houses erected are either of brick veneer or of solid construction.

The average loan per house indicates that there is a reasonable margin of security in the loans made. About two-thirds of the houses have been erected by persons who own their own lots. Such persons can obtain loans for the full cost of the house, but in a large number of cases the loans have been made for less than such full cost. Where houses are built under this plan, persons building them can make their own contracts for construction. Working men can also do part of the construction work themselves, and this has been done in many cases. The department has encouraged this method. Persons wanting houses have each obtained the particular kind of house which they desired, subject to the minimum requirements of the department. There has been no effort to force upon people any particular kind or kinds of houses. These methods are largely responsible for the success which has

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so far been obtained under the Ontario Housing Act.

While it is doubtful whether the functions of the Ontario Housing Act will be continued or extended, it is certain that these figures and statistics show that the building costs in municipalities in all parts of the province are such as to permit of the large majority of men, in steady employment securing their own dwellings by some such scheme. The fact that several housing companies have operated under the act successfully is one of the most important things. If Kingston cannot, as a municipality, render civic assistance to those desiring to build their own homes, it would be good policy for a company to be formed to carry on the task of providing sufficient housing accommodation.

It is certain that the houses are needed in Kingston. The only thing left for the council and other public bodies to do is to decide what means are to be utilized in providing them. Other cities have proved that they can build houses of all classes for working men at reasonable figures. What we want to know is: "Why cannot this be done in Kingston?"

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