

rents are related to tenant family income and size and any deficiency in revenue from the project is met by the federal-provincial partnership in the 75/25 p.c. proportion in which the capital costs were borne. Thirty-seven municipalities have initiated public housing projects ranging in size from ten dwellings to the 732 and 1,042 dwellings in the Toronto Regent Park South and Lawrence Heights developments. Construction was commenced late in the autumn on the 800-unit development replacing substandard housing in a 20-acre redevelopment area in Montreal.

City Development.—The administration of urban growth is the concern of provincial and municipal governments and many of the provinces have passed planning Acts which endeavour to guide the orderly development of communities. The number of urban centres employing professional staff qualified in town planning is increasing steadily. The Federal Government's activity has been directed generally toward the stimulation of house-building and has been made mainly in the form of loans or guarantees to privately initiated housing. The National Housing Act, however, directs CMHC to promote the improvement of housing and living conditions. Dwellings financed under the Act are required to meet certain standards based on concepts of health and social amenities. Land subdividers are assisted and encouraged in utilizing land to the best advantage in arranging housing layouts. The Corporation assists such organizations as the Community Planning Association of Canada and the Canadian Housing Design Council, which promote the improvement of urban planning and the design of new houses. Grants are also made for the investigation of technical improvements in housing and for advanced studies in related fields.

In many cities there are areas of decay and blight. Over half a million dwellings in Canada are between 50 and 75 years old and over 350,000 are more than 75 years old. Many have deteriorated through lack of care and overcrowding, others when built were below desirable standards. Most of this housing is concentrated in the older central parts of cities. Many city patterns have become obsolete and no longer serve transportation needs adequately. Some of the blight will be removed by private redevelopment but this may pass over large areas and private interests lack the powers needed to effect over-all planning. Federal Government assistance in meeting the cost of acquiring and clearing areas for redevelopment is available to municipalities. Grants of over \$5,000,000 have been authorized for the acquisition and clearance of blighted areas in Toronto, Ont., St. John's, Nfld., Montreal, Que., and Halifax, N.S., totalling approximately 107 acres. The redeveloped areas are being used mainly for public housing but may be used for other purposes if the former residents are rehoused elsewhere. The cleared areas in Halifax will be used for commercial purposes, and a public housing development where the former residents may obtain accommodation is taking place in another part of the city. Studies of housing conditions and the need for redevelopment are being carried out in eleven cities with the assistance of federal grants of some \$180,000.