rates of the United States, but with the lowest of their city rates.

It is not possible to go into the discussion of all the statistics furnished and comparisons made, but some of the broad features most vitally interesting to the people of Vancouver and district may be dealt with.

Probably the mast important point to be considered is that the Vancouver hydro-electric Coquitlam-Buntzen plant has been developed under very special conditions, which go far to account for the position in which the Campany finds itself today. When in 1902 the B. C. Electric undertook the construction of this plant, it was facing the requirements nf a city and district nf large promise, indeed, but of very moderate though healthy growth. The dam and tunnel as originally planned were likely to take care of the needs of the district for quite a number of years. Time would be afforded for the maturing of more extensive plans when future needs seemed to demand them. In a few years, however, the rate of progress of the district begnn to pass all expectations. Soon so ra, .d was the increase that before the necessary preparations could he made the resources of the Company were overtaken. Time at once became an all-important factor, thus necessitating the enlargement of the tunnel and the construction of a much larger dam within the hriefest possible period. These extensions were undertaken in 1911. To nvoid the longer time involved in the cutting of a new tunnel, the existing one was enlarged from ten to fourteen feet, while still in use. In the construction of the dam the dimensions at first considered satisfactory were greatly. and apparently unnecessarily, extended at the instance of the Dominion Government and exceptional measures were required to be taken by the Company to protect the water supply of New Westminster. All this added very largely to what was expected to be the normal cost of the enterprise. However, the work was completed in an exceptionally permanent manner. The construction and equipment of the power houses at Lake Buntzen were also of a high grade, and the same applies to the transmission system and transfarming stations. Power, however, from the new plant was not available until the autumn of 1913. In the meantime a very substantial and completely equipped steam plant was constructed as a necessary auxiliary to the hydrn-electric system.

While this construction and equipment was going on the demand for light and power in Vancouver and district was increasing by leaps and bounds. Two alternatives were discussed by the management—the developing of new power plants on additional sites of their own, or the entering into a contract with the Western Canada Power Company for a large and for some years increasing block of power. The latter alternative was chosen and the contract with the Western Canada Power Company was the result. (See Exhibits 19 and 48.)

COST OF POWER GOES ON ALTHOUGH CONSUMPTION DROPS

Unfortunately for the Company, just when it was ready to take care of the expected expansion, not so much in the previous line of mere city-building as in the newer directions of extensive industrial developments, which would stabilize the somewhat top-heavy residential and retail extensions, an economic reaction set in and has been continued under war conditions. The Company has been left, therefore, with an exceptionally complete and efficient electrical establishment on its hands. It has in addition contracted to take further power which, though somewhat reduced in amount this year, is nevertheless practically unnecessary. As explained by Mr. Murrin, the larger part of