

can happen to any community than that conditions should arise where the average toiler is unable to get a home where he may rear his family where they may enjoy the privacy and the blessings of home life. For, after all, the home is the unit, the foundation of all that is best and truest in our social and national life.

TAX IMPOSED ON THRIFT

What is true of real estate in regard to workingmen's homes is also true of real estate in business sections. The great inflation of real estate values, the great increase of rental values impose a tax upon the thrift and industry of the future—a tax which would bear heaviest upon those least able to bear it.

Let me illustrate what I mean: The increase in real estate values in the city of Toronto has been more rapid than even the increase in our assessed values, but the increase in the assessed values have been enormous. The assessed value of land in the city of Toronto for the year 1910 was \$108,704,759; the assessed value in 1914 was \$260,948,977. It is only fair to point out that the area of Toronto was enlarged during this period by the annexation of North Toronto and Moore Park, in the month of December, 1912; but if we deduct the assessed value of these areas together with their proportionate percentage of increase in assessment, we still have the assessment for the remainder of the city for the year 1914 of \$245,000,000, or \$137,000,000 more than the assessed value in 1910. In other words, from 1910 to 1914, the assessed value of the same land in the city of Toronto increased \$137,000,000, or more than 125 per cent.

When you bear in mind that this is more than twice the total expenditure of the Province of Ontario during these same years, it gives you some idea of the enormous increase in real estate values in Toronto; and what is true of Toronto is true, in proportion to their size, of a number of the other cities and towns of the province. These are values which the citizens create; values which the whole province helps to create; and I can see, Mr. Speaker, no good reason why, from lands so rapidly increasing in value, the municipality should not derive larger revenues than it now secures, and why this larger revenue so derived should not go to relieve the present tax upon industry and labor in the municipality.

WOULD BENEFIT MANY CLASSES

This change in our assessment law would benefit the manufacturer and the merchant, as under it his assessment for buildings and business tax would be reduced; this change would benefit the clerk and the working man, for under it the assessment upon his home would be reduced.