

The cost of development at Shaughnessy Heights was shown to be about half that of Ward 8. In a site in an English housing scheme the land and improvements cost under \$500 for a 50 foot lot or less than a quarter of Ward 8. The chief causes of these high costs in Ward 8 are want of planning and classification of the land, causing scattered building and expensive construction. In 1917 there were 153 feet of street frontage per family and 38 per cent of the area was taken up with streets and lanes as against 31½ per cent in Shaughnessy Heights. There were only 11 persons to the acre. Undercrowding is as bad and as costly as overcrowding in cities.

It is not surprising that this kind of thing has led to excessive taxation in Vancouver. Instead of trying to get rid of the causes of this excess, efforts will be directed perhaps to increase revenues to meet new losses which must arise in the future from want of planning. Why should the engineer be made the scapegoat in all these administrative failures? Why are his resources and knowledge not employed to prevent instead of to cure bad development.

The employment of a competent engineer and architect to prepare a plan for Vancouver is essential as a basis for any reform or readjustment of taxation. There can be no equitable system of taxation unless it is based on a sound system of assessment, and there can be no sound system of assessment if the land is not planned and controlled in the interests of economical development and productive purposes.

#### Town Planning Areas Already Sub-divided

It is desirable to prepare town planning schemes before land is sub-divided for building. In Vancouver and other British Columbia cities most of the land likely to be built on in the near future is already sub-divided. It would pay both the cities and the owners to cancel many of these subdivisions, as is proposed to be done in the large cities in Alberta. The fact that such land is already sub-divided in Vancouver region will create difficulties in re-planning the street system, but it does not lessen the need for a plan nor limit its scope in any essential respect. A different kind of scheme is needed for an area already sub-divided. Perhaps the street and lot system may have to be accepted and the building development adjusted to that system, instead of the more logical course of planning the street system and development together. It is just as necessary and important, however, to plan the local improvements, and the use to which they are to be put, the height of buildings and the air space surrounding buildings, in respect of land already sub-divided as in respect of land still in acreage. Moreover even if the land is built upon, its building uses and densities for future purposes need to be regulated under a town planning scheme. There is no part of a city that can be safely left out of a town planning scheme, and none of which it can be said that it is more important than the other that it should be included.

#### Zoning and Engineering

That part of city planning that is called "zoning" should be dealt with as part of a comprehensive city plan. Under zoning we divide the city into zones for the combined and overlapping purposes of controlling, first, the use to which the land is put, such as residential, business or industrial use; second, the area of any lot that can be covered with building; and third, the height of building in relation to use and to area of lot covered and street width. All these matters have to be considered together. Economies in engineering services can be secured by zoning. For instance, construction of street surfaces can be adapted to the use, lighter surfaces and narrower streets for residence areas and heavier and wider streets for industrial areas. Water mains can be planned to suit the high buildings in the

business district and the low and scattered buildings in the residence district. Manufacturing plants that need large sewer capacity are not mixed up with detached houses that need only a small flow of waste, fire control is easier and assessment can be more just.

Engineering service will not be adequately appreciated till it is more fully employed in preventing, and less fully employed in trying to cure, the evils of bad forms of city development.

## VANCOUVER LITTLE THEATRE ASSOCIATION'S TENTH PRODUCTION

Are we what Fate or circumstances make us, or is there a something within us which determines our character in whatever conditions our choices force upon us?

Shakespeare's words,

"The fault, Dear Brutus, is not in our stars

But in ourselves, that we are underlings,"

supply the name of the play in which Sir James Barrie asks this question, and suggest his answer.

A group of dissatisfied people are given the opportunity, one Mid-Summer's Eve, of being, for an hour, what they might have been had they chosen the "other path" at the parting of the ways in their lives. Their circumstances are different, but they themselves are just the same. The pilfering butler is a highly successful financier, the philanderer flirts with the woman who is his wife in reality, neglecting the one he married in the "might-have-been," the woman who married the wrong man and spoilt his life made an even worse bargain; the aimable trifler never, as he used to think he might, did anything useful; only the artist was a happier and better man, his loveable weaknesses turned into innocent channels by the daughter he "might-have-had" instead of vicious ones by the woman he-should-not-have-married.

At the conclusion of their experience all the characters, sadder and wiser men and women, conclude that the fault is in themselves.

"There is a devil in us," says the philanderer, "which drives us to commit the same follies over and over again."

"But," wails the flirt "can we not conquer it?"

"The brave ones can," is the sturdily optimistic reply.

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Such, in substance, was the play offered by the Vancouver Little Theatre Association as their last performance for the season, and it was excellently produced and acted.

The settings were good, as usual. Throughout the whole season, indeed, distinctive and artistic settings have characterized the plays, but the fairy wood in the second act of "Dear Brutus" was perhaps the most beautiful and the one most successfully suggestive of atmosphere.

While all those taking part in the play acted uniformly well, even splendidly, Mr. Ernest Young and Miss Doris Betts scored real triumphs. The scene between Mr. Young, as the artist, and Miss Betts, as his dream daughter, remains a memory of beauty.

The actor-directors, the entire cast, and all those associated with them in the production of "Dear Brutus" deserve indeed the thanks and appreciation of the people of Vancouver for the pleasure they have given in this, the most ambitious and successful effort of the Little Theatre Association.

L. A.