

suitable for business, industry or residence. Such zoning immediately effects a proper balance of land values. It ensures that future development proceeds in an orderly manner, industries do not intrude into residential areas, shacks and slums have to give place for industry, business is centralized and haulage charges lessened.

When zoning has been accomplished attention can then be given to bringing into use vacant lots and making the most of the vast expenditures incurred in the provision of public utilities, both municipal and commercial.

Profiteering and Land Speculation.

There has recently been a great outcry about profiteering, whereas only a few years ago the men who made vast fortunes by speculating in land were heralded as "Empire Builders," and "the leaders of the Great West." The small profiteer emulated the millionaire, and as the game was open to every immigrant, be he Galitian, Chinaman or Hindoo, there were few who did not participate.

It is a hard doctrine to preach that profiteering in land is as injurious as profiteering in any essential article of food, but if we are to have a safe and sane development of either rural or urban lands—profiteering in land must cease.

Real Estate and Taxation Revision.

If under the stress of the present situation too great relief is given to real estate by the revision of taxation, there is great danger of further great profits being taken out of land, and urban development will be hampered by the withholding of land for legitimate use. It takes time to show that the policy is suicidal, and much loss will be incurred before this is discovered.

Canon Barnett said years ago, after studying conditions in England: "This 'holding up' of a necessity of existence must be in some way prevented."

If relief in taxation is to be granted to holders of real estate, it ought to be made clear that land must not be withheld when required for legitimate use.

Community Welfare Before Individual.

During the war courts had to be established which decided whether it was just and right that a man's service should be conscripted for the protection of the country from the enemy. We need similar courts to decide whether a man's rights in a vital essential of communal life should be almost absolute and injurious, or whether after a fair hearing, and fair compensation, his prescriptive right would not have to be waived for the general welfare.

Sensible Building Regulations Necessary.

Assuming, for instance, that a zoning ordinance has been adopted and a district of the city set aside as a residential district for the erection of single family dwelling houses, these should be erected under proper building regulations to ensure the proper placing of the building on the lot, making it impossible for a man to build up to the lot line and so forever darken his neighbor's property. In this district there are a certain number of vacant lots, all served with the essential public utilities and ready for development. If land value is still the essential base of taxation a fair assessment of values will be made. It ought to be possible for any one to purchase a lot at a given percentage above assessed value, and if the owner refused to sell, the assessment ought to be raised and a percentage of the increment value given to the community which created it. If on the other hand the owner says the assessment is excessive, the land might be put up for sale at the upset price determined by the owner and if no buyer could be secured the values would be adjusted. True land values would soon be created by some such procedure and the growth of cities would be more compact and more economical in every way.

Street Areas and Space Round Houses.

Any fear of undue congestion of population may be overcome by the adoption of proper building regulations that will specify the area of the lot that buildings of different classes may occupy. There are cities in Canada which though the street area is 45 per cent. of the total area yet the house-roofs touch one another, and windows depend for light on narrow side yards where no direct sunlight ever reaches, or from still narrower air bound and depressing courts. With proper regulation the street area may be safely reduced by one-half, to the great relief of municipal taxation, and each building would have ample space around it, so that the children could play in their own yards or on playgrounds saved from the waste street area, instead of on the dirty deadly roadways. In the twelve months ending September 30th, 1920, thirty-one persons seventeen years of age or under met death within the city limits of Toronto through motor accidents.

Regard for Districts—Residential and Other.

It would be obviously unfair to compel the sale of land without regulation as to the use to which the land can be put. At the present time if expense is no object no one is safe except on such protected areas as are reserved for the wealthiest. Under the system proposed, the man in the cottage knows that if the vacant lot is sold another cottage will be built, not a glue factory or a foundry, so there is no reason why he should oppose the sale of the lot. The manufacturer seeking an industrial site will be able to secure a site at a reasonable price, or know the reason why, and he will not be tempted to quietly buy up a few residences so that he can establish an industry in a residential district, where land values are not so high. Business will be consolidated in appropriate districts, facilitating the interchange of commodities and thus reducing overhead charges.

Time Ripe for Wider Vision of City Problems.

The time is ripe for a wider vision of our city problems. We must appreciate the fact that the city is a permanent thing and an agency of social welfare. We must give less sanction to private property and more power to the community.

For years we have been legislating and studying for the outcomes of the disease, but not attacking the disease itself.

As far as British Columbia is concerned, the demand that the Provincial Government assist the municipalities with their burdens simply means that provincial taxation will have to be raised to meet the increased demands. The great bulk of the people live in organized municipalities and if the burden is taken off one shoulder it simply goes onto the other.

Much further headway will be gained by the municipalities studying their own individual problems, ascertaining their errors and seeking powers to correct them. At the present time what many seem to be living for is a return of boom time values in real estate which will eventually lead to an increase in the difficulties that confront us, and in the ultimate issue great social discontent and serious disabilities.

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