

No. 20. THE NATIONAL POLICY.

The Increase in Value of Property

AND THE GROWTH OF CITIES.

Montreal and Toronto, Can- ada's Great Cities.

VALUE OF NEW BUILDINGS.

How the Taxes are Paid in Good Times —Old Tariff and New Tariff Compared

THE TEST OF TAX-PAYING.

"The protective system is pulling this country down hill."—*Hamilton Times (Bl-ks organ.)*

Well, a good plan to find out the accuracy of the above statement of one of the chief organs of the opponents of the N. P. is to take the payment of the taxes of a city. Montreal is a good representative city from the number and variety of its industries. If it is being "pulled down hill" the people will be found to have paid up their taxes very badly. If it is in a generally prosperous condition, the taxes will be paid promptly and the arrears will be comparatively small.

MONTREAL—ASSESSMENTS AND PERSONAL TAXES AND ARREARS.

Out of each \$100 assessments and personal taxes there were in arrears in years named:—

1870.....	\$17 40	████████████████████
1877.....	23 00	████████████████████
1878.....	28 80	████████████████████
1879.....	31 70	████████████████████
1880.....	26 40	████████████████████
1881.....	31 40	████████████████████
1882.....	24 40	████████████████████
1883.....	23 50	████████████████████
1884.....	19 80	████████████████████
1885.....	14 30	████████████████████

In the National Policy times it is much easier to collect the money; the city loses less by failures. People pay up promptly and don't have to put off payment, seeing that they have the money.

The thicker lines indicate the old tariff years; the finer lines the new tariff years.

GROWTH OF CITIES.

The growth of cities in Canada under the present tariff system has been marvellously rapid. Everybody recalls the sad state of all the cities of Canada during the comparatively slight depression of trade in 1875-78. The world generally has passed through a much more severe depression period in the years 1883-85. Canada, protected from the assaults of outsiders by the present tariff (which Sir Richard Cartwright denounces as "legalised robbery"), has felt the later and severer depression to a much lesser extent than she felt the earlier one. Why? Simply because she has been protected by her tariff. Thus protected her cities have developed. Instead of property being practically unsaleable and a poor form of investment, it now brings a good price and is a favorite investment. Instead of vacant houses by the score and hundred, houses are in a lively demand. The assessments of cities show in a general way their condition of growth or otherwise. The cities themselves are a good barometer of the general condition of the country. A prosperous city means a prosperous region all around.

ASSESSMENTS.

Montreal assessed in 1880 for.....	\$84,500,000
Montreal assessed in 1886 for.....	78,000,000
Toronto assessed in 1878 for.....	49,000,000
Toronto assessed in 1887 for.....	83,500,000
Hamilton assessed in 1878 for.....	15,500,000
Hamilton assessed in 1886 for.....	20,750,000
Ottawa assessed in 1880 for.....	10,300,000
Ottawa assessed in 1887 for.....	12,800,000
London assessed in 1878 for.....	8,480,000
London assessed in 1885 for.....	11,300,000
Chatham assessed in 1878 for.....	1,370,000
Chatham assessed in 1885 for.....	1,150,000
Windsor assessed in 1878 for.....	1,785,000
Windsor assessed in 1885 for.....	3,750,000
Victoria, B.C., assessed in 1880 for.....	2,682,000
Victoria, B.C., assessed in 1889 for.....	5,178,000
Winnipeg assessed in 1881 for.....	8,198,433
Winnipeg assessed in 1886 for.....	19,288,405

Now look back. In 1878, the assessed value of Montreal for 1879 was \$68,000,000, and in 1879 for 1880 it was \$84,500,000. The answer given to enquiry as to the cause of this drop is that "real estate was at that time and had been for some years, very much depressed in value, and values were accordingly marked down."

Take Toronto. The value for assessment purposes in 1878 was over \$49,000,000, and in 1879 it was \$49,750,000,—an increase of only \$700,000. For 1886 it was \$72,500,000 and for 1887 as above given, showing an increase of \$11,000,000 in the course of twelve months under the new tariff, as against \$700,000 in a year under the old tariff.

Hamilton in 1876 had an assessed value of \$14,400,000 and two years later of \$15,200,000—an increase of \$800,000 a year. In 1886 its increase was nearly \$1,200,000 over 1885, or double as much in one year under the National Policy as it had under the old tariff.

An examination of the assessment returns published during October and November of last year (1888), showed that in every city and town in the Dominion the value of property and the number of inhabitants had increased during the year very considerably and far beyond the ruin and decay period of the old tariff. The comparison between the years of the old tariff and the years of the new, in every instance, showed stagnation or slow growth under the old Cartwright tariff, and rapid development under the National Policy. Taking thirteen cities, fairly representative of the condition of the whole Dominion, the value for assessment in 1888 for 1887 was, in round numbers, \$20,000,000 over that of the previous year, without any increase in the rate of assessment.

Take the city of Montreal. In 1878 there were 241 houses built. Population did not outstrip this rate of building for some years. The city was engaged in filling up the houses vacated during the distressful period of the old tariff. In 1884, however, the number of new houses was 317; in 1885 it was 417, and in 1886 over 1,000.

In Toronto the value of new buildings erected in 1881 was \$1,300,000, and in 1885 it was \$3,500,000.

This development means more work for the mechanic, the quarryman and for every man connected with building operations. It means increased demand for farmers' produce and increased chances for all kinds of employment within the city.

Montreal in the last five and a half years, under the National Policy, has increased its population nearly as much as it did in the ten years between 1871 and 1881.

Every one interested in real estate, in building operations, in the development of our cities should make no mistake about how he votes. The sure plan is to vote for the men without whom the country would never have had the N.P.