

THE MOLSONS BANK

Incorporated 1855.

PAID UP CAPITAL AND RESERVE, \$9,000,000

A Bank that for 65 years has had a steady and conservative growth. Our Managers take a personal interest in promoting the welfare and financial success of their customers.

VANCOUVER, B.C.

MAIN OFFICE: Cor. Hastings and Seymour Streets
G. W. SWAISLAND, Manager.

EAST END BRANCH: 150 Hastings Street East
A. C. HOGARTH, Manager.

ESTABLISHED 1875

IMPERIAL BANK OF CANADA

Capital Paid Up, \$7,000,000 Reserve Fund, \$7,500,000

PELEG HOWLAND, President. W. MOFFAT, Gen. Mgr.

HEAD OFFICE—TORONTO

VANCOUVER—J. M. LAY, Manager

BRANCHES:

FAIRVIEW: John A. Wetmore, Manager.

HASTINGS AND ABBOTT ST.: F. B. THOMSON, Manager.

Established 1865

Union Bank of Canada

HEAD OFFICE—WINNIPEG

Authorized Capital	\$15,000,000
Paid Up Capital	8,000,000
Reserve	5,600,000
Total Assets (Nov., 1919, over)	174,000,000

A Western Bank; solicits Western business of all natures, and offers true Western facilities and service. Call on our local officers in your City, Town or District, and you will find them very ready to serve you well, as depositor or other style of client. We have branches at every important point in Canada—220 west of the Great Lakes. Agencies, London, England, and New York, furnish first-class, up-to-date facilities for handling foreign business of all kinds. A prominent Banker has recently stated: "Personality" is a very important asset in business, and as regards banking particularly it is the important asset." Our executive officers are instructed and ready to take a special interest in your affairs—if you will consult with them.

GEO. S. HARRISON, Mgr., Main Office, Seymour & Hastings Sts.

A. W. BLACK, Cordova and Abbott Street Branch
R. J. HOPPER { Mount Pleasant Branch, 9th Ave. and Main St.
City Heights Branch, 25th Ave. and Main St.

The Standard Bank of Canada

QUARTERLY DIVIDEND NOTICE NO. 120

A dividend at the rate of three and one-half per cent (3½%) for the three months ending 31st October, 1920, has been declared payable on the 1st of November, 1920, to shareholders of record as at the 21st of October, 1920.

By order of the Board,

C. H. EASSON,
General Manager.

Toronto, Sept. 22nd, 1920.

to prove that the ordinary city development as carried out in the west averages somewhere about four hundred dollars for every 25-foot lot.

Shaughnessy Heights, the most high-class residential district of Vancouver, with its improved roads, planted boulevards, and complete public utilities, was developed at less cost than the ordinary city development with plank sidewalks and half finished roadways. This in itself proves that compact and controlled development is the most economical, as it is the most satisfactory and pleasing. Haphazard and scattered development is most unsatisfactory and most extravagant; and if the selling of land at sacrifice prices is going to lead to this sort of development it were better left unsold. Two dangers confront us. Either our street system and general development will be unsatisfactory because of makeshift construction and imperfect maintenance, or the cost of constructing and maintaining a proper system will become so burdensome that education and other essentials for the proper building up of a true citizenship will suffer.

No manufacturer could carry on a successful business in a factory ten times too large for his output, with machinery working at much below its capacity; and it is quite as true that there can be no economical municipal administration if development is scattered over too large an area, and with public utilities only working at half their capacity.

Those who are taxed on real estate holdings have shown in no unmistakable manner that they consider the method of taxation unfair for even necessary expenditures for schools and hospitals have been vetoed. Much effort has been expended in the endeavor to show how the base of taxation may be broadened; but no one appears to have shouldered broad enough to assume the extra load, and all claim that they are now taxed to the limit.

Is it not time that more attention was paid to the causes which lead to high taxation instead of trying to find some one with broad shoulders to place it upon? If Youngstown finds it can have satisfactory development with 24 per cent of its area given to streets, might not Ladysmith try to reduce its present street area of over 45 per cent? If a municipality has one-half of its area served with sewers, and vacant land in that half sufficient for the whole population, why encourage development where there are no sewers, and where a trunk sewer will be a very costly matter?

A broad outlook is needed. The cash received for the sale of lots may appear very necessary; but if it is going to result in extravagant municipal expenditure on the one hand, or dissatisfied citizens on the other, all true development will be impeded and the last state will be worse than the first.

The British American Bond Corporation will take offices now being vacated by the Whalen Pulp & Paper Company in the Merchants Bank Chambers, corner of Pender and Granville Street, Vancouver, the latter moving to the top floor of the Nova Scotia Building. The British American Bond is opening an office in the L. C. Smith Building, Seattle, which will be under the supervision of Mr. J. H. Talling, manager of the bond department of the Victoria office.

THE HOME BANK OF CANADA

Original
Charter
1854

Head Office: Toronto

Branches and connections throughout Canada

A General Banking Business Transacted.

SAVINGS DEPARTMENT

Interest paid on deposits of \$1.00 and upwards.

F. G. NICKERSON, Manager

446 Hastings St. West

Vancouver, B.C.