

In order to have a remedy at all we must realize the real condition, which is that the provincial government and the legislature and, to a very large extent, the electors also, persist in thinking of a municipality as the collection of individuals living within the municipal limits, and treating the matter from that angle.

This is only partly so. It is true that the voters' lists for mayor and council comprise a large number of persons over and above the list of property owners who vote on money bylaws. But the real municipality consists of the land alone. The proportion is \$3,775,595.64 or, counting in local improvement taxes, \$4,386,379.95 to \$65,012.60.

What interest has the land and the buildings thereon in police protection? They cannot be stolen. Or in school children, or in hospitals? They do not add to the value of the land. What does it matter to the value of Point Grey land, for instance, that its inhabitants do their business in Vancouver—get all their income in the city—dominate the social and the business and the industrial life of Vancouver, but own their properties outside?

Yet every time¹ the provincial government feel that something ought to be done, for instance, in the treatment of tuberculosis, and later in venereal disease, they say "Fine! We will enact legislation to provide for treatment of these, and the municipality will bear the expense." To put the matter cold-bloodedly, brutally, if you will—what does it matter to Vancouver City Corporation that John Jones dies of tuberculosis or any other disease? His land, if he has any, still remains, somebody gets it, and perhaps is better able to pay the tax than Jones was.

But it does matter to the untaxed and at present untaxable, business and commercial interests. It matters a whole lot that Jones is first educated in schools, kept fit and well, doctored if he is sick, nursed back to health, kept in a state of economic efficiency. It matters a whole lot to the community life that research work and discovery work should go on in our hospitals, for every person sick or disabled by any preventable accident or disease costs the community, the province, a very great deal of money. Take the epidemic of "flu," for example. It never hurt the land or the buildings, but it did paralyze the industries of B. C.; prevented stocks of goods from arriving; prevented them being sold, or delivered on time; closed down altogether some industrial plants, destroyed the economic efficiency of the whole province, and all it cost was