

\$1,000,000 extra expense. Add to this—extra lighting, extra streets, improvements, extra garbage collection, extra health precautions.

Is it not an intolerable state of affairs that what is needed and wanted in the worst way, more population, is the very thing which the city corporation cannot financially stand.

Our schools are crowded unbearably, our hospital accommodation is exactly what Dr. McEachern says it is. Our residences are crowded. Our office buildings are crowded. Our apartment houses are crowded. Our rents are the highest obtainable. And a new population of 25,000 people will break the city. Why? Because the taxation is on the wrong shoulders.

Who benefits by the increase of population? Not the land owner, whether he resides in his own house or not. Not the office building owner, or the apartment house owner. He couldn't in his conscience ask much more rent. The people who benefit are the business men, wholesale and retail merchants, the lumbermen, the fisheries, the thousand and one industries that make this city of Vancouver—as distinguished from the city corporation—so prosperous and well to do. But these bear no part of the city burden. They pay to the provincial government, who use the money, as their public accounts show. But all Vancouver corporation gets out of it is \$209,000, the government school grant.

Add to the municipal assessment roll a fair, well thought out assessment on the business interests and then watch an increase of 25,000 population literally pull the city out of the hole. They will be then to the city corporation precisely and exactly what they will be in any case to the business and industrial life of the city.

Article IV

Certainly no amount of destructive criticism is worth anything. The proof of everything anyone can say stares everybody in the face: Civic indebtedness piled too high; neglect of ordinary maintenance of streets; no accommodation for school children; no accommodation for the care of the sick; arrears piled on arrears of taxes; real estate accumulating in the hands of the city, which, taken off the assessment roll, adds to the burden of the rest. All this is true to the knowledge of everybody, including the government, and the only virtue there is in mentioning it at all is in order to point out a remedy and the reason the plan proposed will be a remedy.