

## VANCOUVER, BRITISH COLUMBIA



THE BANK OF VANCOUVER

has electric light and telephone service throughout its area. As is the case in Vancouver City, improvements are not taxed.

The people of South Vancouver do not feel only the pride of possession in their beautiful suburb. They know they have a region of great natural beauty, high, dry, salubrious. They have space, breadth, ample scope and verge enough for development; fruitful soil, glorious views of mountain and of stream. "Every prospect pleases." Forest, hill and valley are here, with river and rail for transportation.

In 1913 South Vancouver will attain its majority, having been incorporated on the 13th day of April, 1892. The progress and prosperity of the suburb are a refutation of the superstition which some people attach to the number 13.

South Vancouver at first comprised a larger territory, including Point Grey. The remodelling of boundary lines has had the effect of giving more compactness, greater control, and the division has been of benefit to both.

South Vancouver will be part of Greater Vancouver, the vast city of the future—a city which in area, population, magnificence, wealth, industry and prosperity will vie with the great cities of history—past and present.

During the past year the total amount of building and improvements must be represented by the very respectable sum of \$1,427,170.

### TAXATION

Vancouver, like most of the municipalities adjacent to it, does not tax improvements, the total levy being made upon land values. The exempting of improvements was accomplished gradually. From 1895 to 1905 they were taxed at only 50 per cent. of their value, from 1906 to 1909 at 25 per cent., while since 1909 all improvements have been exempt. It has not caused any increase in the rate, which remains at 20 mills on the dollar.

This system of taxation has an important bearing upon the circumstances of manufacturers, since it exempts absolutely all their buildings, plants, tools, etc., and as compared with the situation existing in most cities it constitutes an inducement to locate in Vancouver that is bound to have a beneficial influence upon the industrial development of the city. The immediate effect has been to stimulate building operations, and to cause a marked improvement in the size and the quality of the buildings erected since the regulation came into force.

"The first city approaching metropolitan proportions that has essayed, even in a moderate degree, to bring into operation the single-tax principle of exempting improvements from taxation is Vancouver. This city, with a population now of considerably more than 110,000, and an area of approximately thirteen square miles, exclusive of waterways and its large natural park, has been attracting the attention of cities, governing bodies, publicity organizations and economists almost the world over, and the press of the American continent has evinced keen interest in what was at first termed 'the Vancouver experiment,' but which has now been conclusively proved a decidedly successful innovation.

"Many of the enquirers who have written requesting information anent the Vancouver system of taxation could not understand the distinction made in British Columbia between civic and provincial taxes. Personal and income taxes and a poll tax are collected by the government, a return in some measure being made to the city in the shape of grants for schools, parks and other special purposes. Pavements, cement sidewalks and improvements of a similar nature are carried on under the initiative local improvement principle, property owners paying the major portion of the cost and the city paying for street intersections, etc.

"That the step has been attended with distinct and unequalled success is an indisputable fact in the face of the comparative figures of the building permits, both in number and value, issued during the year 1910, the year preceding, and previous years, the aggregate for 1910 breaking all previous records in that respect."—Walter A. Hillam in "British Columbia Magazine."