

have brought remedial legislation that seems so hard to obtain now.

However that may be, the result is certain. At the end of 1914 there was one-half million dollars unpaid taxes; at the end of 1918 there was five and one-half million dollars arrears. In 1919 the city took over property, vainly attempting to sell it at tax sale for one and one-quarter millions of arrears. The city has it yet. And the arrears still stand at over five million.

Why do the ratepayers turn down the bylaws? Just because seven and one-half per cent. on the actual value of their holdings, or 4 per cent, or even 3 per cent., is too high a price for civic government and civic improvements.

Article III

Vancouver has come to the place now where any increase of the population is a positive danger to the ratepayers.

After struggling along with their office buildings, stores, apartment houses and residences all during the war, with rents nowhere, certainly not sufficient to pay the taxes, with its men away to the war, in 1919 there came an increase in the population of approximately 20,000 people. The results were immediately apparent. The offices, stores, apartments and residences filled up. Rents soared. The landlords ask and obtain good, and in some cases high rents. They say they have a lot to make up. Residences commenced to sell. Not, indeed, at boom prices, but at some prices, enough to let some land owners unload. (Note: the city don't care whether John Jones or John Smith owns the land. It's on the assessment roll whoever the owner.)

Now rents are as high as anyone dare put them, with the high cost of living; that can only go so high before the tenant must leave.

Now let us say that 25,000 additional people come here in the next year, which would mean 5,000 families. They must be housed. Vancouver has no more housing accommodation; 5,000 houses must be built. The land is already assessed at full boom prices. Nothing can be added to that, but there will be added 5,000 buildings at, say, \$4,000 each. Place that on the assessment roll and you have \$20,000,000 assessment, and at 24 mills you have \$480,000 additional taxation.

What is on the other side of the ledger? Five thousand families will mean 10,000 children of school age. Each child costs \$100 per year. The first item is