

time very little of the money is subject to taxation. Assuming that the average rate on the money on deposit is 3 per cent. per annum; if the owners could be found and it could be taxed, I assume that there would be only one crop of taxes, as it would disappear, for it would take more than half of the annual interest to pay the taxes according to our present rate.

If such an agitation were advocated as might result in taxing this money, people would rise up in rebellion against it, yet a man who dares to take the money he has on deposit and invest it in either a manufacturing or mercantile enterprise, where his capital is visible to the naked eye, as represented by merchandise which he has on hand, then it is subject to taxation to the full value of the money so invested, while it is practically exempt from taxation so long as it remains in the savings bank. If the money invested to help maintain a city by manufacturers and wholesale merchants can be assessed 57% of the earning power of money in a savings bank, we may ask, is the thing reasonable? Can it lead to success? Does it make taxes lighter to the average tax-payer? Is it likely to encourage the building up of large enterprises in our midst?

Our taxes should be levied on the value of the real estate, and if the personalty tax is to be insisted upon, it should be upon the rental value of the premises occupied.

The tendency of capitalists to confine their investments to purely financial institutions, where capital is protected by special legislation, instead of investing in productive enterprises, may continue as long as the present conditions exist.

The "Assessment Act" as applied breeds corruption, perjury and disrespect for law, upon every possible ground of justice, equality and morality: the taxation of personal property in this manner stands condemned and should be revised.

The policy which is being pursued by our Assessment Commissioner at the present time, in respect to exemptions from taxation for a period of ten years, and other inducements to manufacturers who are willing to locate here, is a wise one, and I do not consider it prejudicial to the interests of those who are already here, although it is an extremity which ought to be unnecessary, yet under the existing circumstances, if we expect to attract large enterprises it is the only policy to pursue. Within the ten years during the time the exemptions last, it is to be hoped we can so adjust our affairs that this policy then will not be necessary.

We can make Toronto a desirable place for manufacturers and merchants to locate in without special inducements of this kind.

What we require is favorable transportation charges; as we develop the conditions will become more favorable if we watch and take advantage of all our opportunities.

BOARD OF TRADE

This Board in the future as in the past can be of great service in influencing legislation and in assisting in various ways in developing the trade and commerce of this city and province.

I ask for those officers and members of the Board who will be called upon to sacrifice a great deal of valuable time in consideration of the questions which shall come before us from time to time, that they shall have the loyal support and sympathy not only of the membership of the Board, but of the citizens generally. Our interests are mutual.