

dences going on in Toronto, the city from which I come; that kind of construction is practically at a standstill. I have before me the assessment report for the year, which shows that there is a great scarcity of homes. Now we have decreases in relief, decreased vouchers, decreased clothing allowances and so on, with increases in rent, as a result of the insane taxation policy of this country in allowing a triple income tax.

From confederation down to 1918 the income tax was exclusively within the domain of the municipalities, with the result that in Toronto they did not altogether depend upon real estate for revenue. Their income and business taxes, amounting to millions of dollars, enabled the larger cities and towns to go into social services, health services, hospitalization and so on, costing millions of dollars in Toronto, where they are doing good work for the people of the province as a whole. Our taxation principle seems to be the law of the jungle, the survival of the fittest. First, the dominion came along in 1918 and levied an income tax. I was a member of a deputation which came here to meet Sir Thomas White, Minister of Finance of that day, who told us that he did not like to impose that tax but that he hoped it would remain for only a few years, until after the war was over. It has remained ever since. The province imposed a duplicate tax, and as a result the burden on real estate is absolutely crushing.

Let me give the house the number of residences built last year, according to page 14 of the last report by Mr. Farley, the assessment commissioner. By wards the homes built were as follows:

Ward	No. of homes built
1	1
2	5
3	0
4	0
5	6
6	9
7	16
8	51
9	177

In other words, only 265 new homes were built last year, which is a direct result of putting taxes on real estate. Not only has this knocked the building trade to pieces; it has ruined all forms of building construction, with the result that these construction workers are losing their homes and are out of work. This state of affairs, of course, is not local to Toronto; it exists in all the cities and reacts on the municipal councils, who have not the proper funds with which to take care of those on relief. The people on relief are very largely industrial workers, who compose fifty-

one per cent of the population of this country. Through no fault of their own they are being driven to the wall. Many of these families have been in Toronto for three generations after having come from the old land. They have never been out of work; they have never been on relief and have never known such a state of affairs before. The remedy for all this is to give us back our income tax and let us share the federal income tax.

I say the burden should be removed from real estate and shifted to those able to bear it. Yesterday we heard from the hon. member for Grey-Bruce (Miss Macphail) with regard to millionaires leaving the country. On page 13 of the report of the Ontario Associated Boards of Real Estate a table appears comparing the municipal taxation on \$100,000 worth of real estate and the revenue on \$100,000 put into four per cent bonds. The real estate taxation is figured on an average of 40 mills, which would amount to \$4,000. What about the amount invested in bonds? Everyone is trying to get out of the real estate market and put their money into some other form of securities. The taxation derived from \$100,000 in bonds totals only \$105. In other words, the tax on the real estate amounts to 40 mills, while the tax on the bonds totals only 1.05 mills.

No commodity other than real estate pays taxes to all three governing bodies, the municipality, the province and the dominion. What other commodity pays to the municipality as much as four per cent of a capital charge? In addition to that, the income from that real estate is taxed by both the dominion and the province. This is a system which prevails nowhere in the world, so far as I know, with the exception of Canada and the United States. In the old land they have eliminated the inequalities. The city of Toronto has done its best. We have a brief here, as one hon. gentleman stated, from his worship the mayor of Toronto, showing the state of affairs, and at the meeting of mayors they said there would be a rebellion if it goes on much longer. I need not read what was said at that meeting; I am sure every hon. member has read it for himself. Some action will have to be taken.

Let me remind the house, however, that the city of Toronto has spent on relief a total of \$17,765,452. Social services, care of outdoor patients and hospitalization account for another tremendous amount. In a comparatively few years over \$8,000,000 has been spent in that way, and the annual expenditure has increased from 1920 until the present time. The amount spent on hospitals has increased each year. In 1922 it was \$1,377,000. It rose steadily until in 1932 it was over