

Take note of the relative land value per capita of Toronto and other cities:

New York City.....	\$1,230	Detroit.....	\$ 333
Boston.....	1,067	Winnipeg.....	531
Duluth (assessed at $\frac{1}{2}$ its actual value, \$334).....	668	Edmonton.....	1,075
Portland, Ore.....	568	Vancouver.....	683
Buffalo.....	415	Montreal.....	350
		Toronto.....	288

We thus see that from being well up to the front as a justly taxed city, Toronto has dropped considerably below even her nearest competitor. Also, it is to be observed that since 1908, just one year, the increase in land values has only been \$4,774,631 while the building values increased \$9,406,520; yet during that time leases all over the city have doubled in price and the realty market has been in a state of semi-boom.

It means just one thing, and that is: that men are penalized for building and improving the city. During the same time the business assessment increased \$1,360,925 and the income assessment \$1,280,083, therefore, since the population only increased 14,601 during that time, yet because of this added growth, which ought to have relieved the burden somewhat, the ratepayers were called upon to put up with an added valuation of \$2,641,008. Verily growth and prosperity are very bad things, if this be the result.

In cities of the second class, having a population of 45 to 90 thousand, we find a more deplorable condition of affairs.

	LONDON	HAMILTON	OTTAWA
Land value.....	\$ 9,323,334	\$15,262,415	\$19,894,753
Building value.....	13,368,655	23,900,615	26,627,195
Business Assessment.....	2,701,307	4,261,180	5,039,675
Income Assessment.....	1,120,420	1,354,620	3,787,192
Population.....	49,507	66,967	83,360
Tax rate.....	.023 $\frac{1}{2}$.021	.022 $\frac{7}{10}$

Not one of them have an adequate valuation of land, as will be conclusively shown in the exhibit of cities of the third class. It is true that in the City of London, owing to the rare common sense of Mr. Stephen Grant, the assessment commissioner, the unjust and demoralizing improvement tax has been so evenly adjusted that no protests are in evidence, yet her land value is at least two-thirds too low. The equitable distribution of the improvement tax has prevented her from making the mistake of granting privileges to factories, as all others have done, yet the improver is penalized and her development retarded just the same.

In the City of Hamilton we have perhaps the worst state of affairs in the Province, and this is so in spite of the careful and painstaking