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MONDAY MORNING, JULY 1, 1912

DOMINION DAY.

Forty-five years ago to-day the Con-
federation Act became of full force and
effect, and the Dominion of Canada entered
upon its career as a free self-
governing nation. It was the first of
the British overseas communities to at-
tain that distinction, and it has led the
way in the evolution of that new im-
perial idea which now dominates the
British peoples. That idea did not come
arbitrarily into existence. It was the
natural result of the conflict between
the increasing national consciousness
of the overseas communities and the
traditional conception of the colonial
status. For the reconciliation of these
contradictory forces, statesmanship of
no ordinary kind was and is required,
and the important share taken by the
Dominion in the development of har-
monious co-operation, without im-
pairment of local autonomy, will ever
redound to the credit of the Canadian
people and governments.

British political genius has never
much concerned itself with the pro-
mulgation of logically correct theories
or the demands of constitutional au-
thorities. Difficulties have been met
and overcome as they arose without re-
gard to real or supposed inconsistencies
and the process has always been one
of compromise and compromise. The
result has not satisfied ardent imperi-
alist impatient of a closer and more
formal bond of union. But the way of
cautious advance is the safer and the
passing of the Dominion Days fifty
each year a fuller recognition of the
benefit attending mutual support
among the nations of British stock.
This loyalty to the imperial co-partner-
ship has helped, not hindered, national
development. It has brought the wider
outlook that prevents provincialism,
and has made Dominion Day not only
the celebration of the coming of fed-
eration, but the opening of a new era
for the empire and the world.

GARDEN CITIES AND SUBURBS.

Little more than eight years have
elapsed since the movement began in
England for the establishment of gar-
den cities. The success attending the
first ventures has been so marked that
many cities are now actively engaged
in promoting residential suburbs of the
garden city type, both as a direct mu-
nicipal proposition and thru the inter-
ventions of co-operative and private
companies. In a special article The
World recently quoted from a contribu-
tion on the "garden cities of England"
made by Frederick C. Howe to the cur-
rent number of Scribner's Magazine, in
which he describes the garden commu-
nities of Letchworth, Hampstead,
Bourville, and Port Sunlight, which,
while presenting various distinctions in
method, also agree in demonstrating
that in England comfortable and at-
tractive houses can be provided for all
classes at the very low rent of from
\$5 a month upward.

Letchworth, for example, was incor-
porated in 1903, and differs from the
other garden cities in being an inde-
pendent community with a complete
municipal life of its own. It was plan-
ned for all classes, for the factory
worker as well as the factory owner
and was promoted by a private com-
pany. But the shares of stock were
sold subject to the provisions that the
return to shareholders should be lim-
ited to five per cent of the capital out-
lay. Except for this return, all the
land values created by the city belong
to the city. The site originally cost
\$750,000 for its 3318 acres, and in seven
years' time Letchworth increased in
population from 400 to 7000, and the
land value by \$1,140,000. Its inhabitants
now look forward to a tax free city
with the expense paid out of the ex-
panding land values.

Hampstead Garden Suburb is located
close to Hampstead Heath, within an
easy half-hour's run by tube from the
centre of London, and was designed as
a residential community for compe-
tently skilled workmen and others of mod-
est means. Originally consisting of 245
acres acquired from Eton College, it
has grown so rapidly that in 1909 an
additional 112 acres were secured by
the incorporators, who include Earl
Grey, the Earl of Crewe, the Bishop
of London, Sir John Gorst, Sir Robert
Hunter, and other public men of mark.
According to Mr. Howe, cottages in the
Hampstead Suburb that cost from \$1500
and upward and that rent for \$8 a
month, compare in beauty and comfort
with those that rent for \$20 and \$30 a
month in America. All of the street
planning and street building, includ-
ing sewers, pavements, sidewalks,
water, gas and electric light connec-
tions is done by the corporation which
the streets are originally built.

Many of the dwellings in Hampstead
Garden Suburb were built by tenant

corporations. These are co-partnership
societies formed for house-building,
house-owning and house managing.
"Tenants," says Mr. Howe, "do not own
the particular house they happen to
live in, but a share in the entire group.
They are tenants in a co-partnership
series of houses in which their rent is
fixed and their stock holdings are sale-
able the same as in any other corpo-
ration. This gives the tenant owner a
pecuniary interest in the whole vil-
lage." These tenant corporations sell
stock to tenants, who must subscribe
at least \$250, payable in instalments,
and also to outsiders. "The houses
rent at a price sufficient to yield 5
per cent on their cost, while any sur-
plus earned goes back, not to the stock-
holders, but to the tenants in propor-
tion to their rents," and these earnings
are credited on the tenants' stock sub-
scription until it is paid up. In the
seven years before 1910, fourteen such
societies were established, owning 6000
houses, with an investment of \$4,000,
000, and in that year the Hampstead
Tenants' Corporation received back as
co-operative dividends about 7 per
cent on their rental.

MALTA KNIGHTS
IN CONVENTION

Successful Meeting at Hamil-
ton, When A. E. Rowley
of Toronto Was Made
Grand Master.

HAMILTON, June 30.—(Special.)—
The Chapter General of Canada of the
ancient, illustrious and military Order
of Knights of Malta, concluded a two-
day convocation at a late session last
night. This convocation is the third
since the organization of the order as
an independent body. The Canadian
knights were, up to November, 1909,
connected with the American body. At
that time the Canadian branch of the
order declared its independence, and by
order of governor-in-council was in-
vested with beneficent rights covering
all Canada. The order is the legitimate
descendant of the Ancient Knights of
Rhodes and was originally organized in
America under warrant from the grand
prior of Scotland. St. John's commandery,
No. 1, was the first
instituted in America, and is situated in
Toronto.

Grand Master, E. B. Collett, of Tor-
onto, in his address referred to the pro-
gress of the order; noted the organiza-
tion of Mytic Commandery in London,
and Talbot Commandery in St. Thomas,
and reported that applications for char-
ters had been received from Stratford,
Brantford and Windsor.

Grand Chancellor, H. G. Corlett, and
Grand Almoner, Alex. Johnston, presented
the report of the financial and numerical
growth of the fraternity.
London was selected for the meeting
place for 1913.

The election of officers resulted as
follows: Grand Master, A. E. Rowley,
Toronto; Lt. G. C. Dr. Bartlett, St.
Thomas; grand prelate, Dr. Shantz,
London; grand chancellor, H. G. Cor-
lett, Toronto; grand almoner, Alex.
Johnston, Weston; grand captain of the
guard, Dr. G. E. St. Thomas; grand
marshal, A. D. Edwards, St. Cathar-
ines.

The officers were installed, and the
grand master enthroned by Past Grand
Master, R. E. A. Land and John A.
Cowan.

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