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The Toronto World

FOURTEEN PAGES—THURSDAY MORNING DECEMBER 21 1911—FOURTEEN PAGES

GARAGE

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VOL. XXXI—No. 11,431

Toronto's Greatest Assets and Toronto's Shackles

Toronto's greatest gold mine outside of the enterprise and industry of her inhabitants is her real estate, and the real estate of the Township of York. Of the enormous amount of money spent in Toronto yearly more comes out of real estate than any other asset. Against the real estate of Toronto and the Township of York, the capitalists, investors and speculators, both of this country and of Europe, and especially of Great Britain, are prepared to advance enormous sums. They are doing it every day. So they are in the States. Some of the "real estate butchers" up Yonge-street are Americans. It is this money advanced on Toronto real estate that makes the city grow. Outside investors and home investors have confidence in Toronto real estate as they have in no other real estate in Canada. Toronto real estate is on a much better basis than the real estate of any other portion of our country. The values are moderate, the prospects in regard to the future are exceptionally good. Family after family in Toronto has been made more than rich by increases in real estate values. Farmers all thru the Township of York have turned into rich men because of the real estate values.

A writer in an English financial paper, who has been making a tour of Canada, has said that our real estate and suburban property will be as good in a few years as the real estate in the heart of London, England. He sees a greater future for the real estate of Toronto than even of Paris, and possibly that of New York. And speaking of New York, with all its misgovernment in regard to municipal affairs, and other things to its detriment, the real estate of New York has made that city the richest in many respects in the world. It is the real estate of New York that has made the great houses, the great hotels, the great stores, the great concentration of wealth; and real estate values in New York today are growing at an enormous ratio. Money to be put in its real estate can be got all over the Union, and all over Europe. Investors flock to New York to put their money in real estate.

The same thing is going to happen in Toronto, and is happening in Toronto today. The savings of our own people and the savings of people outside Toronto, of the people of Ontario, Montreal, of the Maritime Provinces, and especially of the people of England, are being rushed here for our real estate securities, either by way of purchases or mortgages on property for building and improvements. Our municipal loans are all based on our real estate.

And the surprising thing about the value of this asset is that it depends not so much on our people as it depends on the confidence of outside investors. And while the outside investor has the most absolute confidence in Toronto's real estate future, it would seem that some of our civic officials and newspapers have lost faith in it, and say we are soon to have a slump. That is, the only people who have a lack of faith in Toronto's real estate are some of the people here at home. The World believes that Toronto real estate and the real estate of the Township of York, instead of going to slump, is going to make great advances from now on, and that the outside capital ready to come into Toronto real estate will be further encouraged by the fact of the manufacturing, commercial and financial growth of the town, by the development of New Ontario and by the settlement of Canada generally. Instead of a slump there are to be great and surprising advances. That is the World's opinion, and it sticks by it. We are not boosting, but recording facts.

Read again this extract from The Investors' Chronicle (London, Eng.): We may be certain that town lands in Toronto, Montreal, Vancouver and all the leading cities will rise very much higher in value. The richest Canadian gold mine to-day is suburban land in Toronto and Montreal. I should say that five miles out of Toronto the land will be worth as much as ten miles out of Toronto. Fabulous profits will be earned in these two cities thru land increment, because in the course of time they will outgrow Paris and possibly New York in size and population. Toronto is not only the capital of Ontario, but it is the gateway of the Cobalt and Porcupine mining fields, and will be more important than Johannesburg ever was, by reason of the marvelous silver and gold developments of these two mining fields. And Toronto is likely to become the city which the King of England will choose as his residence when he makes that annual visit to the Dominion, that I foreshadowed in my first article. The proof whereof is that notwithstanding the lack of confidence of our city hall officials, prices are advancing every day. Central property has increased and so has outside property within the last few weeks. Nobody is so anxious to sell as they are to acquire. So much for the real estate situation.

Let us now come to Toronto's shackles and the shackles that affect Toronto's real estate more than anything else.

The first great shackle on Toronto is the Toronto Street Railway franchise, which is limited to the bounds of Toronto twenty years ago, and under which there is no provision for the extension of the car service to the newer portions of the city. There is no provision for a railway service thru West Toronto and thru East Toronto, or up into Deer Park. There is no railway service for any portion of the present city north of the Canadian Pacific Railway. There is no provision in the Toronto railway charter for a service in the Midway, and as a consequence people have either to walk or to pay a second fare for a poor service over a few cheap radial lines that come into the newer portions of the city to the bounds of the old portion. This service, with its additional fare, is slow, expensive and overcrowded, and is a menace to the advancement of the city.

The second great shackle is the presence of North Toronto as a separate municipality on upper Yonge-street, which has no good roads, which has an inferior street railway service. The incorporation of North Toronto would remove this obstacle. The third great shackle that Toronto has is the inability to get out east of Toronto, across the Don Valley to Danforth-avenue, and the splendid country that lies out there, and which is so near to the centre of the city, and which contains a lot of splendid building land, and cheap at that, for people who are moderate in their needs in this respect. The work people for the coming factories and industries on the new Ashbridge's Bay harbor must live about Danforth-avenue.

Now these are the main shackles that hamper the growth of Toronto, and to these may, perhaps, be added a fourth, which is the presence within the city of half-a-dozen radial franchises which ought to be commuted and made portions of the Toronto system. The World proposes to break these shackles as fast as possible. It proposes, first of all, to let the people out into the newer portions of the city, and to give them a good street railway service provided by the municipality. This service will include a connection down Terracy-street. Vote for the tube. It will pay from the start. It is an investment for the benefit of the people, and for the benefit of real estate.

It proposes to break the shackles to the north by the incorporation of North Toronto. And it proposes to break the shackle to the east by the high-level viaduct at Bloor and Danforth.

It also proposes to commute the shackles made by the franchise on the Kingston-road, on the Lake Shore-road, on Dundas-street and Davenport-road by some kind of purchase from the radial railways. Propositions are now before the ratepayers on most of these items, and which, if adopted, will allow Toronto to go ahead and to grow. After we have removed these shackles it will be an easy thing to extend Toronto's streets and Toronto's jurisdiction into the Township, and to compel the portions that want to come in hereafter to come in with some improvements. We also need a law to compel speculators in real estate to pay more taxes on unimproved property proportionately than are paid on improved property. In other words, the speculator will have to provide streets and civic improvements if he wants to hold vacant land. He will therefore be forced to borrow money and have it spent in Toronto on improvements, and there will be no trouble in getting money for these purposes from outside capital. That will make Toronto grow.

The World therefore presents the above statement in regard to Toronto's present real estate condition, and her future real estate condition in connection with the shackles that hamper the city, and to urge upon all citizens to take a progressive view of the situation, to have confidence in the city, and to vote for all the by-laws on election day.

If there was a slump twenty years ago the case is different.

POOR WHEELING



Mr. Jaffray encounters bad roads.

WATCH CASE CO. AN ILLEGAL MONOPOLY?

U. S. Government Attacks Keystone Watch Case Company of Pennsylvania, Which Owns Interest in Toronto Company — W. K. McNaught Denies That Monopoly Actually Exists.

PHILADELPHIA, Dec. 20.—(Can. Press)—The federal government late this afternoon filed in the United States circuit court a suit against the Keystone Watch Case Co., declaring it to be an unlawful corporation in violation of the Sherman anti-trust act, and asking that it be restrained from carrying on an alleged monopoly in the manufacture and the sale of watch cases. The government declares that the company now "manufactures and sells 90 per cent. of all watch cases manufactured and sold in the United States."

The Keystone Watch Case Co. is a Pennsylvania corporation. The individual defendants named in the bill are: Theophilus Zurburg of Riverside, N. J., until recently president of the company; Caleb P. Fox of Philadelphia, acting president; John J. Mueller, Philadelphia, secretary; Charles M. Fogg, Philadelphia, treasurer; P. H. Kain, Philadelphia, assistant treasurer, and Irving Smith, New York, a director.

The watch industry movement in the United States is divided into two parts, watch case and watch movement. Of all the watch cases manufactured and sold more than 90 per cent. are filled cases.

Stock in Toronto. In tracing the history of amalgamations in recent years, it is alleged in the bill that the Keystone Co. acquired 851 of the 2000 shares of the American Watch Case Co. of Toronto, Limited. The remainder of the stock is owned by the Waltham Watch Co. and the Elgin National Watch Co. After the acquisition of these shares a Canadian corporation known as the Keystone-Crescent Watch Case Co. of Canada, Limited, was organized to act as a sales agent of the American Watch Case Co.

Then Toronto people with limited means had bought more than they could carry over a period of universal depression; the people who are buying here to-day are most of them outsiders, who have plenty of money behind them. There are hundreds of cities in America that would give half what they have if they could get what Toronto has, more than any other city in America, outside of New York, the confidence of British investors in her real estate situation! W. F. M.

Knox Would Help Poorer Churches

Knox Church, Toronto, has made an application to the legislature for a private bill, which is probably unique in its kind. Certainly it has never had a precedent in Toronto. The church's application is for authority, after paying the salaries of the minister and his assistants, to use money secured in rents to supplement the salaries paid to ministers of poorer churches in the city.

Knox Church owns several high-valued properties in Toronto, and the returns mount up into a sum far above the congregation's requirements.

Danger Lurking At Kent School

Lack of Sidewalk Causes Pupils of Big School to Cross and Recross Tracks.

Considerable feeling has been aroused among the residents of the district to the south of Kent School, on Bloor-street, owing to the condition of the roads and walks in that district. The main trouble arises over the lack of a sidewalk on the south side of Bloor-street, west of Dufferin-street.

The children, who are forced to take that route, find it necessary, when the pathway is too muddy, to cross the muddy street twice in order to get to the school. Over a thousand children attend the school and a great many have to cross the tracks twice, thereby being endangered by street cars.

Enquiry at the roadway department yesterday showed that a sidewalk which the department proposed to build, was petitioned against and thrown out by the owner of the vacant land on that portion of the street. The department wanted to build a five-foot concrete walk from Dufferin-street to Brock-avenue.

The residents of the district intend to bring the matter to the attention of their representatives in the city council.

BIG COTTON STRIKE FEARED.

LIVERPOOL, Dec. 20.—(Can. Press)—The weavers in the Helene Mill at Accrington went on strike to-night because of the employment of non-union labor. The strike threatens to spread to other mills in Lancashire unless the employers meet the demands of the men. On their part the mill owners threaten to retaliate by a general lock-out, which will affect 100,000 cotton operatives.

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CHINA IS CERTAIN TO BECOME REPUBLIC

Premier Inspires Announcement After Conference With Foreign Powers That Course is Only One to Stop Bloodshed—Will Allow No Interference By Other Nations.

SHANGHAI, Dec. 20.—(Can. Press)—"I am convinced that the abdication of the emperor and the establishment of a republic is the only thing that will satisfy the people and prevent the further wholesale shedding of blood."

This statement was made this evening by Tang Shaoyi, the representative of Premier Yuan Shi Kai, after the session of the peace conference with foreign powers.

Continuing, he said: "Pekin is not aware of the depth or the extent of popular feeling in the south. Even I myself, although somewhat prepared, am astonished to find such a change from an attitude of patient forbearance to dogged patriotic determination. It now appears certainly too late to save the dynasty."

"It will be difficult to persuade Yuan Shi Kai to abandon his plan for a limited monarchy, but we must use every endeavor to secure peace and end this awful bloodshed and the suffering among my people."

No Interference.

Tang Shaoyi expressed the belief that the situation might have been saved at one time by a conference with the revolutionary leaders and prompt assurance of adjustment of the wrongs, but he considers that it is now too late. He is also convinced that there must be no foreign interference in the way of loans, or otherwise.

Six foreign powers, the United States, Great Britain, Japan, Germany, France and Russia, until to-day in presenting an identical note to Tang Shaoyi, and Wu Ting Fang, foreign minister in the revolutionary provisional cabinet. While the exact wording of the note has not been made public, it is understood that it did not go much further than to express the good will of the governments represented and the hope that the peace conferences would result in bringing the revolution to a close. The German consul was first to read the note, he being followed by the other consuls.

Opposes Hasty Peace.

In reply, Tang Shaoyi said he hoped that the conference would be successful in restoring peace. Wu Ting Fang, in response to the consuls, said that he was a lover of peace and therefore

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Commission to Undertake "House Cleaning" at Ottawa

Good Bank Statement

OTTAWA, Dec. 20.—(Special.)—The bank statement for the month ending Nov. 30, issued today, shows a gradual expansion of business upon a sound and healthy basis. In comparison with the statement for October, the report showed an increase of nearly ten million dollars in demand deposits, and of nearly one and half millions in notice deposits. An increase of \$1,844,191 in current loans is also recorded.

Bank notes in circulation on Nov. 30, amounted to \$11,948,000 a decrease of \$3,111,945 compared with October. Deposits on demand totaled \$241,710,265, an increase of \$9,756,703. Savings deposits show an increase from \$56,451,045, to \$58,874,142. Call and short loans in Canada stood at \$7,034,438 an increase of \$2,945,028. There was a decrease of \$1,211,775 in the volume of similar loans made abroad. In current loans there were \$770,356,419 out, an increase of \$1,874,411.

CHEAP POWER WINS AT OTTAWA

Hon. Adam Beck Secures Rights in Trent Valley — Eastern Ontario Will Get Benefit.

LONDON, Dec. 20.—(Can. Press)—Eastern and Central Ontario will get cheap power. This is the result of the visit paid by Hon. Adam Beck to Ottawa this week, when he brought to the attention of the government the condition of things in the Trent Canal district and laid before the cabinet the necessities of the case. "The matter was brought to a head about a month ago by the joint action of the municipal authorities of Peterboro and Lakefield. It was to present the situation with respect to power rights on the Trent Canal that Hon. Adam Beck went to Ottawa. He was accompanied by Mr. Lynch-Staunton, solicitor for the hydro-electric commission, and they presented the case to Hon. Frank Cochrane and Hon. Mr. Doherty. The commission desired to secure the power rights on dams Nos. 4 and 5.

Get Leases of Dams.

The electrical interests, which at present have the hold on things in the district also appeared, and made objections. Both parties appeared to reach an understanding. The result of the negotiations at Ottawa is that the hydro-electric commission gets leases on the two dams required, and that the government has undertaken to meet any claim that be made by the existing electrical interests. The decision is a big gain for the commission and for Eastern and Central Ontario, as it opens the way for important extensions of the project.

A number of the Eastern Ontario municipalities are to vote on power by-laws at the coming elections, and the way has been greatly cleared for their decisions.

CHILD ATTACKED BY COW.

KINGSTON, Dec. 20.—(Special.)—Mary Sills, aged 14, daughter of Geo. Sills, McLean Postoffice, Hinchinbrooke, was attacked by a cow when she went into the stable. She was internally injured and may not recover.

Delaying Progress

Mr. Spence wants the city to wait till it gets the diagonal streets put forth in the propaganda of the Guild of Civic Art before it undertakes the building of tubes. Does Mr. Spence realize that the municipality couldn't deal with the property owners involved in that proposition in ten years' time? Perhaps he does and perhaps it is the reason he puts forth this argument. Anything to delay progress.

PERSIAN LAMB JACKETS.

Persian lamb jackets still hold the popular fancy as the best garment made from high-class fur. A Persian lamb jacket with the Dineen label upon it is something exclusive in that particular line. The Dineen Company has on sale some very fine lines in these goods, just received from the work room—very fine pelts selected in Le Parc last fall.

"Seven Days" Best Sale Opens This Morning.

The box office at the Princess Theatre this morning will be busy. Seats for Christmas matinee and evening performances of "Seven Days" will disappear like snow in a hot sun. No better Christmas attraction could have been secured—a long, happy laugh is a fitting climax to a happy Christmas Day.

Hon. A. B. Morine, Toronto, Will Be Chairman and R. S. Lake, Grenfell, and G. N. Ducharme, Montreal, Other Members — Departments Will Come Under Thoro Scrutiny.

PROBE DEEP IS BORDEN'S MOTTO

OTTAWA, Dec. 20.—(Special.)—It is reported to-night that the government has determined upon the men who are to conduct the investigation into the several departments of the public service at Ottawa. The names mentioned are those of Hon. A. B. Morine, K.C., of Toronto, who will be chairman; Richard S. Lake of Grenfell, Sask., and G. N. Ducharme of Montreal. Mr. Morine is regarded as particularly well fitted for the work of investigation by reason of his lengthy experience in the administrative affairs of Newfoundland and of his high standing as a member of the bar.

Mr. Lake represented the Saskatchewan riding of Qu'Appelle in the last parliament, but was defeated in the September election. He is a practical farmer, with a wide knowledge of business affairs and has made a study of civil service questions.

Mr. Ducharme is a wealthy man, who has had a long and creditable business career in Montreal.

Wide Open Enquiry. No authoritative announcement in regard to the work of the commission is obtainable to-night, but it is to be expected, following the attitude repeatedly taken by Mr. Morine in parliament within the last five years, that the inquiry will be wide open and that there will be no enough allowed for the commission to, make the enquiry thoro and complete. The present premier repeatedly protested while in opposition against the restrictions with which the previous investigations by the Courtney and Cassels commissions were circumscribed. The Courtney-Fryshin Enquiry Commission, appointed in 1907, dealt chiefly with the marine department, but reported that there was no time to go into the work of the other departments, in that case being clearly indicated their opinion as to what an investigation into the other departments would reveal.

The Cassels enquiry, which followed, had to do only with the work of marine department officials. The big printing bureau scandal followed, the revelations in that case being clearly the most superficial enquiry by the then secretary of state during his spare moments. Probe Will Go Deep. The probability is that the new commission will take up and complete the work begun by the other commissions, whose hands were tied by the orders in council appointing them. The probe will go deeper under the enlarged powers of the commission now being established. Before the adjournment of the house the minister of justice gave notice of a bill to amend the Enquiries Act to enable commissions to employ experts who could be entrusted with some of the detailed work of investigation. This amendment, it is believed, will bear directly upon the investigation.

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THE DON AND SOME DON'TS.

John Graves Simcoe was the first Governor of Upper Canada and his capital was Little York (now Toronto). But that was no long ago. A fine tribute to Mr. Simcoe is paid her by Toronto's most distinguished journalist and most venerable antiquarian, John Ross Robertson, in publishing the diary of his, in the case of Wee Yorkian days. Mr. Robertson's researches have imparted to him the truly Early York point of view, and his judgment in regard to pre-Rebellion matters is sound, ripe, and worthy of all commendation.

Mrs. Simcoe's first home in Toronto was at the west end of the main flight across the Don of the much-debated viaduct proposed by W. F. Maclean. It is at this moment [1911] the M. F. for South York at Ottawa. According to Mr. Robertson, Castle Frank should remain unopened for another 100 years. Mr. Maclean also lives on the Don, five miles higher up than the historic site of the home of the Simcoes.

The other day Mr. Robertson took his old friend Senator Robert Jaffray up to Castle Frank to see the place. The Senator was able also to view the cave wherein he was once kidnapped and only released for a king's ransom. "Sad the Senator to the journalist: 'Wouldn't it be a great idea if you, Mr. Maclean had a great big built over to Holland.' Said the journalist to the Senator: 'Bet yer sack, Old Pal.'

Let Mr. Robertson, if he would do a chivalrous thing, help the poorest, viaduct, and let him see that at the Castle Frank end of it some memorial worthy of the Simcoes be placed. He had a most able article in his Telegram paper last night on "Help the east end to come to its own" by establishing a harbor for the city at Ashbridge's Bay. This is good policy and its complement—something more that will "help the east end to come to its own"—is the viaduct.

There might also be room on the viaduct some day for a bronze plate to the effect that the structure was first proposed by a poor and worthless newspaper chap who also got the people Sunday early. Even Senator Jaffray and John Ross Robertson, who are Toronto's most eminent journalists, came to vote or Sunday cars, so they will for the viaduct. They are both great admirers of Robert Jones Fleming, who once owned a farm at the Danforth end of the viaduct that it had it now would be worth over a million dollars. Even Robert, who was raised on the Don, will get over the viaduct. Life is a sunny thing in this place of valleys.

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