

hands of practical mechanics; and that those who were to control it were professional men engaged chiefly in buying and selling real estate. We are betraying no confidential secret when we state that the material prosperity of Toronto has been, and is suffering most sorely from the effects of a land boom precipitated upon it by real estate speculators; and the impression prevails that these speculators, finding that of themselves they could do very little in restoring confidence in land values, were very willing to have their interests forwarded by such results as might be hoped for from the Citizens' Industrial Association.

In the discussion at the City Hall meeting the industry that received the most attention, being considered of the greatest importance, was the manufacture of iron from the ore, and the erection of blast furnaces in Toronto for that purpose. The facts mentioned in the speech-making were not new, although very interesting. It was well known beforehand just what it would cost to build a plant, just how much per ton it would cost to produce iron and steel, just how much protection the tariff afforded, just how much bounty the Dominion Government offered for such production, and just how little or much additional encouragement would be required from the Ontario Government. These were not new facts, but they were interesting. It would seem, then, that if the establishment of blast furnaces and steel works were so essential to the prosperity of Toronto (and they certainly are), and that those who were so deeply interested in that prosperity, were anxious to see it brought about, they would have applied themselves in that direction. But as far as the public know they have done nothing of the kind, nor are we advised that they intend to. The atmosphere is thick with talk, but no actions are being performed from which desired results might be expected.

With the facts before them, to our mind there is but one course to be pursued by the Association. The gentlemen should call public meetings, and out of the mouths of fluent and well-informed speakers, explain to the people that no iron and steel manufacturing industry can be established in Toronto until it receives necessary tariff protection; that this protection, or its equivalent, must be guaranteed by the Dominion Government, to be continued a specified number of years, and that the Ontario Government must also guarantee similar assistance. If such meetings were held, and an enthusiasm evoked which was formulated into imperative demands upon the two governments, no doubt they would be complied with. The Dominion Government would, no doubt, be very willing to accept such views, for they would be in direct accord with their acknowledged policy; and the Ontario Government would, we think, guarantee an acceptable arrangement. If this were done—if the proper representations were made to those in power, backed by the strong voice of the voters, the encouragement necessary to establish the industry would be guaranteed; and if thus guaranteed the capital necessary to materialize the industry would be forthcoming in short order. Then, why do the Association not do something in this direction?

No doubt Toronto would be but too glad to do all that might reasonably be expected in the matter. Instead of Ashbridge's Bay being a pestilential and expensive stink hole, it might be made the site of a valuable industry—yes—a score

of them. Taxes, too, would have to be adjusted on a more equitable basis than now exists, and the system abated that now punishes the manufacturer who has the temerity to establish his industry in this city, by taxing him to death. Perhaps it is to avoid this that the real estate men have captured the Association. These dear generous men are perfectly willing to give other people's land for manufacturing purposes, and to see capital invested which will increase the value of their vacant corner lots, but they are not willing to donate any of their land, or to have their vacant lots assessed at a value which would enable the city to offer the absolutely necessary inducements for manufacturers to locate in Toronto.

"CONCESSIONS" TO MANUFACTURERS.

At a recent meeting of the Toronto Ratepayers' Association, Major Carlaw moved, seconded by Mr. R. W. Prittie:

That the City Council be asked to secure, as speedily as possible, such legislation as may be necessary to empower the city to give to all the manufacturers employing twenty heads of families or over, the inducements of a free lease of land or water lots, of a size and location within the city of Toronto to be agreed upon, and to be taken from such portions of the city property as at present yield no revenue; and such lands, water lots and buildings that may be erected, and plant, to be free from taxes for fifteen years, and at the expiration of that time a renewal lease of the land or water lots to be granted for twenty-one years on a basis of three per cent. per annum on their value at the time of such renewal, and the land, buildings and plant to be exempt from taxes to the amount of one-half their value during such further term of twenty-one years; and to aid manufacturers in taking advantage of these privileges, a fund of \$1,000,000 be set apart to be loaned at 4½ per cent. in the proportion of one-half the cost of such buildings as they may require to erect, with the consent and approval of the following gentlemen, viz: Sir Casimir Gzowski, Hon. Frank Smith, the Mayor, President of the Board of Trade, George A. Cox, G. R. R. Cockburn, James Austin, S. F. McKinnon, George Gooderham, Robert Jaffray, Alexander Manning, W. R. Brock and Sir William Howland, who shall exclusively control such fund, and advances from it upon application duly passed by the City Council, and the consent of the gentlemen named to be also secured by the Council to all free leases granted; and that manufacturers at present established in Toronto, not desiring to remove their present factories to the land so offered, be also exempt from taxes to the extent per capita of employee that competition may bring to the city affecting such existing manufacturers, and after five years that they shall be at the discretion of the City Council, entitled to all exemptions enjoyed by manufacturers enjoying city lands.

The proposition created considerable excitement, and, after some discussion, was laid over for further consideration at a future meeting.

There are quite a number of substantial business men in the Ratepayers' Association who think that municipal taxes should be levied on buildings and merchandise of all descriptions as well as upon real estate; and there are a great many members of that Association whose business it is to speculate in real estate, holding it for increase in value not through or because of any improvements they may place upon it, but through what other people may place upon adjoining or neighboring real estate. The prevailing system has been and is a