

PROBABLE INCOME.

G A S.

The printed report of the Corporation shows that the probable receipts arising from the Gas Works will be	1,600	0	0
The subsequent erection of the buildings of the Market Block will add, at least, to that sum	100	0	0
	1,700	0	0
The expenses annually, exclusive of interest	1,183	2	6
From which is to be deducted Coke & Tar	274	19	2
	908	3	4

Leaving a balance from which interest is to be deducted - 791 16 8

W A T E R.

It is calculated that the inhabitants of Toronto including Breweries, Distilleries, Hotels, Taverns &c. will pay a water rate amounting to full	1,750	0	0
It is believed that at least £2,000 is now paid for water, bad as it is.			
A rate on the assessed property of the City of 2d in the pound will realize	600	0	0
Making the annual proceeds of the Gas and Water	3,141	16	8
Out of which is to be deducted the annual interest of £15,000 at 6 1/2 per cent.	900	0	0
Extra expenses of commission, &c. for paying 6 1/2 per cent. in England	10	0	0
Expenses of conducting the Water-works per annum	700	0	0
	1,700	0	0

Leaving a surplus to pay off the sum to be borrowed - 1,441 16 8

Which will be accomplished in twelve years, without contemplating any increase of income from the extension of buildings in the City, &c.

The propriety of a tax not exceeding 2d in the pound, on the City property will be readily admitted, when it is considered that those of the inhabitants who do not use either the Gas or Water, are still greatly benefitted by it, by the additional security of property at night, by the streets being lighted—by the protection from fire—and the improved health of the City from its cleanliness.

It is a well known fact that Gas lights have been very instrumental in the diminution of the

crime of bank and other robberies, incendiarism and other deeds of darkness. It is a fact equally well authenticated, that the use of Gas has lessened the danger of fire since its introduction, and has reduced the rate of insurance where it has been resorted to.

A supply of water on the instant has produced a similar result. Fires which would have destroyed much valuable property have been arrested in their progress, and the consequent danger is much diminished as to cause a reduction in the rate of insurance nearly equal to the cost of water, a result in this Province most devoutly to be desired.

The next question that presents itself—What is the best method of obtaining the necessary capital?—It is recommended in the first instance to organize a Company based upon the act passed in 1836, for lighting the City with Gas, and to apply for such amendments as may be necessary, in the next session of Parliament.

To appoint a President, Directors and other officers of such of the Inhabitants of the City whose names and characters will afford the best guarantee for the character and credit of the undertaking.

The outlay may be divided into the purchase of such articles as must be obtained from England, such as the gas apparatus, iron pipe, casting, sheet iron for gasometer, &c., and which will probably cost about one half the sum required, or £7,000, and of such items as can be obtained here, viz. the buildings for the Gas and Water Works, tanks, reservoirs, &c., and which will probably cost as much more, or say £7,000.

It is proposed to issue debentures as the money is required, to the amount of the cost of the undertaking in sums of not less than £25 C'y, payable in 18—, carrying interest of 6 1/2 per cent. payable half yearly in England. It is believed that an undertaking commanding such an income, in a City which is progressing perhaps in a greater degree than any other on the Continent of North America, with an undertaking conducted by men of the first character in the country, can scarcely fail to be so appreciated that as to its credit no doubt will exist of its ability and determination to keep its engagements, and it is confidently believed that merchants and English iron masters will, under such circumstances, readily supply the Company with such articles as they may require, at a fair market price, taking in payment the above debentures. It is also believed that the merchants and mechanics in Toronto will readily take such debentures in payment for such goods as may be required, for works necessary to be carried on. And it is further believed, that for the purpose of accomplishing an object so important to the welfare and prosperity of the City, and to show their confidence in the undertaking, that many of our merchants will take a certain amount of the debentures at par, with the intention of remitting them to their British correspondents, by which means they will be sure to find their way into the hands of capitalists.

!!! And all this to be effected by 324 In Wooden Mains.