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we have unsanitary homes. If you want your boy to grow up right, show him what is good and pat him on the back when he does it; do not show indifference to bad habits and then spank him after he has formed them. You must apply the common sense of that to the development of real estate.

You may think some of these suggestions go a little further in the way of interference with property rights than you think wise. Even so, is it not time to pay more regard to human life and less to the sanctity of that kind of property that injures it? Are you sure, however, that the selfish view of property interests is the right one for the owner and the public? Where land is concerned, the right to do with one's own is being used to injure the rights of neighbors and communities. Moreover, our system of taxation, be it just or unjust, is a greater burden on property than any reasonable restrictions on its use could ever be. If your restrictions are for the good of the community from the point of view of health and convenience they will benefit both the owner and the community. If you fail in restricting bad development then you cannot force good development by taxation. High taxes are no substitutes for unhealthy and uneconomic conditions; indeed they may help to make them worse.

Industrial Decentralization.

You must take the long view of these things. To build up your communities you want industries, people and money. One of the tendencies which is very pronounced in America to-day is that of the movement of large industries outside of cities. The great private corporation is finding it cheaper to build its own towns at great cost to itself rather than to use the equipment already provided and in existence in cities in spite of offers of bonuses and fixed assessments. One example of many is the United States Steel Corporation who are building a new plant in Ontario. They have acquired 1,000 acres to enable them to properly plan the town for their works, to provide their own sewerage and water supply system, to get roads of varied width, to get ample recreation and garden space, to avoid costly vacant lots and to give their workers' health and contentment. They say it pays—but even if they

didn't their actions show that it does. If this movement goes on it means the disintegration of large cities, loss of revenue, and more serious financial difficulties than ever before encountered. You have the power to arrest that tendency if you learn the lesson that industries want good planning, less waste in land development and good homes for their workers, rather than bonuses and fixed assessments. You also want people and money. To get both you must attract rather than drive industries away. Be careful also that your tax system, while rightly punishing the speculator, does not destroy all confidence in investment, for the remedy may be worse than the disease.

This is my last word on a few of many matters that surely need attention, unless we are to claim that the millions of dollars per annum, which we are spending on municipal administration in connection with the development of the land and of highways for traffic, is being spent to the best advantage.

SUICIDE OF MONARCHY.

The Macmillan Company of Canada recently published probably the most informative and certainly one of the most interesting volumes on the diplomacy of Europe immediately proceeding the great war and afterwards. The title of this remarkable work is "Suicide of Monarchy," or the "Recollections of a Diplomat," by Eugene de Schelking, who was in the Russian diplomatic service for many years. The whole work is a strong indictment of secret diplomacy which made whole nations the pawns in the hands of a few men who for self aggrandizement, or even for mere caprice, had no compunction in sacrificing their own people. In the cases of the Central Powers, Russia and the Balkans the players were the rulers themselves, and the war itself has shown the total incapacity of these mere accidents-of-birth to control the destinies of nations. If Mr. de Schelking's recollections will service no other purpose it will not have been written in vain if it will help to stamp out the old fashioned secret diplomacy that for centuries has been the curse of the world.

The volume should be read by every citizen of Canada.