3rd EDITION

The Toronto Sunday World

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Is There to be an Election?---Men Who Have Done Well in Real Estate---Suffragettes off to Washington

LIBERALS WILL FORCE BORDEN TO THE PEOPLE

Declaration of Sir Wilfrid Laurier in Parliament Means That His Party Will Resort to Obstruction.

BORDEN TO MEET IT

Opposition Papers Strong For an Election and Keep Hinting of Scandals to Come.

OTTAWA. March 1.—(Special.)—The statement in The World of Wednesday last that we were about to engage in a great political struggle has been largely confirmed by the events of the past two days. The speeches of Sir Wilfrid Laurier and of Mr. Borden before the vote on the naval bill both indicated an acute situation.

Sir Wilfrid Laurier said he was for a navy but that he was for reference of the question to the people and most of all that he was for Canadian autonomy as against some kind of imperial federation which would include Canada and which would have one navy and which he said the Conservatives were trying to lead the country into. Mr. Borden intimated that if obstruction was to come he'd be prepared to meet it.

This situation, coupled with the vote, which showed the government majority reduced to 30 (by reason of the defection of some of the French Canadian Nationalists) encouraged the opposition to continue the struggle Friday afternoon by a lingering debate in committee on the naval bill and little or no progress was made.

But the most significant thing is the declarations in the Liberal newspapers from all over the country that that party will be justified in fighting the bill to a finish and forcing the government, if they can, to go to the country. Just how long the Liberals will keep this up cannot be said but it is apparent that there is determination to make a fight and keep it up. And they keep hinting that they have scandals to spring.

FOR CANADIAN AUTONOMY.

Toronto Globe, March 1.—The colors of the Liberal party were nailed to the masthead by Sir Wilfrid Laurier early yesterday morning. The Liberals of Canada are unalterably opposed to Mr. Borden's policy of "hiring" naval defence. They believe that as the daughter nations of the empire grow in strength and wealth they should protect their own coasts and trade routes, and be prepared, if the need ever comes, to take their place in the empire's fighting line.

That is the policy of the Liberal party today. It was the policy of the Conservative party also in 1909, when the Parliament of Canada deliberately adopted it. Upon that policy Sir Wilfrid Laurier challenges the Borden government to take the verdict of the people by a general election.

Mr. Borden met Sir Wilfrid's challenge by the announcement that the government confidently believed that in its policy it had the Canadian people behind it, and would therefore press its proposals to a conclusion in parliament. The issue is joined. The Borden government will not consult the people unless it is forced to do so by the withholding of supply or the prolongation of debate on the naval bill with the object of preventing its passage. Sir Wilfrid's speech seems to indicate an intention to force the question to a decision at the polls. Canada may have a general election on the navy issue in May or June. In that election Liberalism will stand for Canadian control of Canada's defensive forces on land and sea.

WALTERS, KANSAS FOR AGRICULTURE

Democrats in Confidence of Wilson Expect Him to Land Post in New President's Cabinet.

WASHINGTON, March 1.—Several Democratic leaders in congress, known to enjoy the confidence of President-elect Wilson, declared today they were confident that Henry Jackson Walters, president of the Kansas State Agricultural College at Manhattan, Kansas, was foremost in the president-elect's consideration for the post of secretary of agriculture.

Mr. Walters, a Missourian by nativity, is said to have the friendship of Speaker Clark, as well as William Jennings Bryan. Department of agriculture officials here regard him as one of the leading agricultural scientists of the middle west. Those leaders who knew of his candidacy today considered his selection as practically settled.

It was said today that while the secretary of the interior would be a man from the far west, it would not be Governor Norris of Montana. The same leaders declared that consideration of Colonel George Goethals, builder of the Panama Canal, for the post of secretary of war, had not reached a point where it could be said Colonel Goethals was being considered to the exclusion of other candidates.

Toronto Women Who Headed Deputation to Washington

The Toronto delegation to take part in the woman's suffrage parade in Washington on Monday left for the United States' capital on Saturday night at 6 o'clock. The Sunday World photographer got the leaders of the delegation wearing their striking uniforms and carrying small Union Jacks. From left to right they are: Mrs. Flora MacD. Denison, president of the Canadian Suffrage Association; Dr. Stowe-Gullen, Mrs. Charles MacIvor, Dr. Johnstone, Mrs. L. A. Hamilton, Dr. Margaret Gordon and Mrs. Hector Prenter.

CAPT. ROSTRON GIVEN MEDAL

For Courage and Gallantry, President Taft Rewarded Rescuer of Titanic Survivors.

WASHINGTON, March 1.—President Taft today presented to Arthur Rostron the gold medal authorized by congress to him for his courage and gallantry in rescuing the survivors of the Titanic and bringing them safely to New York on his own ship, the Carpathia. The president made a brief speech in presenting the medal, quoting the report of the senate investigating committee to show the bravery, the painstaking care and the kindliness exhibited by Capt. Rostron. It was a record, he said, worthy of the best traditions of England's seafarers.

Capt. Rostron, in reply, thanked the president, congress and the American people. Ambassador Bryce thanked the president on behalf of the British people.

Motor League Closes Membership Campaign

The campaign of the Toronto Branch of the Ontario Motor League closed at noon Saturday, with the result that 905 applications for membership were received, and it is expected that this will reach the thousand mark when all the applications have been received.

This brings the total number of members in Toronto up to 2100, which is very gratifying when it is considered that there are only 3000 auto owners in the city. Prizes were offered for those who brought in the largest number of new members, but the winners will not be announced until later.

Fallen Among Thieves.

By Arthur Applin.

In two weeks' time The SUNDAY WORLD will commence its new Serial Story by Arthur Applin. The story is a thrilling one of love adventure, and without doubt one of the best ever run as a serial.

Huge Swindle on Alberta Banks

Forgeries of Land Titles Expected to Be Revealed During Next Few Days.

EDMONTON, Alta., March 1.—A local paper says today that a huge swindle involving many thousand dollars, in which banks in Stettler, Lacombe and other Alberta towns will be the principal losers, is expected to be revealed here in the course of the next few days, following an investigation into an alleged forgery of titles to large tracts of lands all over the north country. The titles, it is claimed, were forged on regular paper of the Land Title Office, and apparently bore the signature of the registrar and also the government seal.

WHO GOT THE MONEY?

OTTAWA, March 1.—The name of a well-known ex.-M.P. is now connected with the money for which Mr. Miller is in jail for contempt of the house of commons. The gentleman in question is now out of the country, therefore not available for examination if his name should come out.

TURKEY QUITS: ASKS POWERS FOR UNCONDITIONAL PEACE

LONDON, March 1.—Turkey has unreservedly placed herself in the hands of the European powers with a request to conclude peace as advantageously as possible for her.

SEVEN-STOREY LOFT BUILDING TO COST NEARLY HALF MILLION

Northwest Corner of Stewart and Portland Streets Option For Big Project.

The Industrial Buildings, Ltd., has applied for an Ontario charter to form a company to build an eight storey building on the northwest corner of Stewart and Portland sts. This building will be run on the same lines as the Bush Terminal at Brooklyn, where parts of the floor space are rented to small manufacturers who would probably not have sufficient capital to put up a building of their own. In other words, it will be a loft building. The proposed Toronto building will cost $450,000 and will be built of reinforced concrete and have a total floor space of 180,000 square feet.

It is understood that the promoters of this company have an option on the property mentioned, 259 feet on Stewart street and 92 feet on Portland street, and the option will be taken up Monday.

S. Makepeace, 212 Kent Building, is the architect and P. O. Keilholtz, designer of the Baltimore Industrial Building, will probably act as consulting engineer.

JUDGES UPSET CATHOLIC'S WILL

French-Canadian Left Estate to "Protestant Corporation," But Court Held Will Was Vague.

MONTREAL, Mar. 1.—(Special.)—A decision of interest was handed down by the local court of review today, Justices Greenshields, Tellier and Deloriimier sitting, when the testamentary disposition of the will of Louis Turgeon, of the city of Megantic, providing for the erection of a Protestant hospital in his native town, was set aside, a ruling of Mr. Justice Hutchinson in the matter being reversed unanimously by the judges of the higher court. Turgeon, who was born a Catholic, but who for fifteen years had neglected to practice his religion, left all his estate, consisting of a few thousand dollars, to the "Protestant Corporation of the City of Megantic," to aid in the building of a hospital. Tho there are several Protestant churches in the locality, there is no such thing as a "Protestant corporation." The judge in the lower court held that notwithstanding this, the court, in matter of bequests for charitable purposes, should constitute a fiduciary legatee to carry out the last will of the deceased. The judges of the higher court, however, looked at the matter in a different way, and held that where testamentary dispositions were vague or incomplete, the only course open was to set them aside.

AMERICAN TARS WERE ARRESTED

Mexican Commander Apologized on Learning That They Didn't Kill Fishermen in Target Practice.

VERA CRUZ, Mexico, March 1.—The false report, published in America, that one Mexican fisherman had been killed and three wounded by shots from the United States battleships engaged in target practice off this port was based on the fact that some laborers at Alvarado, thirty miles to the south of Vera Cruz, had tried to break an unexploded shell from a Mexican gunboat, with the result that one of them was killed and three hurt by the ensuing explosion.

The incident occurred before the arrival here of the United States warships, and the shell was of a character not used on American vessels. The arrest by federal soldiers early today of six American seamen from the Ward liner Monterey, following the firing of a shot near the custom house, brought a vigorous protest against this arbitrary action of the military authorities from the United States consul here. The men were thereupon released and an apology offered by the military commander. Evidence showed that they were all unarmed and sober.

FLORA MACDONALD LAPHAM,
Niece of Mrs. Flora MacD. Denison, who will lead the Canadian contingent in the suffragette parade.

STOCK BROKER'S VOYAGE STOPPED

Charles Frederick May of Toronto Arrested Just Before Sailing of North German Lloyd Steamer.

NEW YORK, March 1.—Shortly before the North-German Lloyd steamship Prinzess Irene sailed today for Mediterranean ports deputy sheriffs boarded the vessel and arrested Charles Frederick May, a stockbroker, of Toronto.

May is accused by Pret Altink, of Toronto, of misappropriating $10,000, which Altink says he gave him to invest.

Senate Re-Passed Over Taft's Veto

Bill Prohibiting Shipment of Liquor Into "Dry" States Becomes Law.

WASHINGTON, March 1.—By a vote of 244 to 95, the house today repassed over President Taft's veto, the Webb bill, prohibiting shipments of intoxicating liquors into "dry" states. The senate passed it over the veto last night and the bill now becomes law.

Only one time in the past 15 years has congress overridden a presidential veto. That was when the Rainy River dam bill was passed over President Roosevelt's disapproval.

TORONTO WOMEN IN SPECIAL CAR OFF TO PARADE

Mrs. Flora McD. Denison and Other Canadian Suffrage Leaders Leave For Washington.

In the special car allotted them, Mrs. Denison and her band of suffragette leaders left for Washington last evening at 6.05, to take part in the great demonstration of suffragettes on Monday. A large number of sightseers from Toronto and other points were on board.

As her particular guest Mrs. Denison had with her Mrs. Cox, president of the Equal Suffrage League, Ottawa. Mrs. Cox is tall and refined in appearance, and speaks in a manner that shows considerable reading along suffrage lines. On the whole she strikes one as a worthy representative of any good cause.

In a chat on the eve of departure Mrs. Denison gave some interesting information.

"Why are you going to Washington?" received the very direct answer, "To take part in the parade," and the further question, "What are the objects of the parade?" received the reply, "to give publicity to the movement for the enfranchisement of women, and to make people see that it is a logical movement and appreciate the justice of it."

"Sir James Whitney," continued Mrs. Denison, "saw the logic of it, but he did not support it because it would interfere with his power. He would not have as much influence as he now has if women had the vote—if women were members of parliament.

"Not that we should all be members of parliament," said Mrs. Denison with a bright laugh, but the tone indicated that her optimism looked for even such revolutionary changes as this would imply, as perhaps near results in the present campaign.

Program of Visit.

The program for the Washington visit was outlined. The Toronto contingent and their allies would be given a reception at Columbia Hall, in the United States capital, on Sunday afternoon at three o'clock, when an interchange of greetings would take place. On Monday they would take part in the big event—the parade. Among those going in the special car placed at their service were, in addition to the two ladies already mentioned, Dr. Stowe Gullen, Mrs. L. A. Hamilton, Dr. Margaret Gordon, Dr. M. Johnston, Mrs. McIver, Mrs. Prenter, Mrs. Duncan, London; Miss Helen L. Bremner, Orangeville; Mr. and Mrs. J. W. Bengough, Miss Lucy Doyle, Mr. Merrill Denison (son of Mrs. Denison), Mrs. Campbell, Mrs. Ellis, Miss Amereux, president of the Junior Suffrage League; and little Miss Flora Macdonald Lapham, the seven-year-old niece of Mrs. Denison.

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SUNDAY WEATHER

Colder.

WHO OWNS THE THIRD OF BILLION REALTY GAINS?

Most of the Advance in Property in Last Two Years Has Gone to Smaller City and County Owners.

LAND MILLIONAIRES

Many Farmers and Syndicates Have Acquired Great Fortunes Thru the Pouring in of Population.

In the last five years $350,000,000 has been added to the land values of Toronto and its suburban districts. In that time property has been extremely active; transfers have been numerous, and every section has been more or less affected. It seems reasonable to suppose that the greater part of that two hundred and fifty millions of real estate gains has found its wa yto the credit of the people, either to their bank accounts, to security purchases, to further property committments, or else it appears in the enhancement of their holdings as determined by mortgagible potency.

The increase is tangible. Added to the land increase is the worth of the new improvements. During the past five years the building permits have totalled $103,000,000, and to that extent also have the property owners been enriched.

And yet it is hard to show that many individuals have been made millionaires, while this wealth was being added to the value of the city's real estate. It is almost as hard to show that there are ten men in the City of Toronto who have one million dollars' worth of real estate. Three of the rich family owners downtown have properties that show accumulated value of well over a million each, but, when split up among many members of the families concerned the individual average is pulled away down.

Divided Among Many.

It seems that the great bulk of the real estate gains made in the last five years — the greatest growing time Toronto real estate has ever experienced—has been divided up among the plain, ordinary, common people. The man who owns a house, or maybe a few lots somewhere around the outskirts, the man to whom limousines are a faraway dream, is the man who has profited most by the growth of the city. Toronto's real estate is divided up among so many that a man who essays to become a millionaire by operating in real estate is soon and easily singled out.

But many comfortable little fortunes have been built up in Toronto properties; fortunes of a quarter or half a million—altho some of these fortunes require considerable festering, because there's plenty of downtown property so poorly improved that the income hardly offsets carrying charges, let alone provides a sinking fund to meet mortgage payments.

Suburban Owners.

Then there are some big suburban holders who would have a million or more of real money if they should sell their holdings. Robert Davies and John H. Taylor are owners in the Don section who hold valuable outlying acres. Home Smith and his backers are men rich in lands. The Anglican Church, or, in this particular instance, the rectors of the Toronto diocese, have wealth in lands that must be very good to look upon. The rectors' tract on Danforth avenue, east of Greenwood, some 350 acres, has a market value of at least one million dollars.

Many people have come to look upon the centre of the city as the place where all the big money has been made in real estate, and where the immensely valuable holdings are. True to some extent, but property in the central parts of Toronto has never been widely dealt in, and therefore, has never, except for some points where traffic is intense, had a chance to show to what distance it may be improved and prices increased. It is in the ever-widening outskirts that profits have been spectacular. Almost everyone can remember Toronto five years ago. It was not much over half the size it is now. During those five years some ten or twelve thousand acres have been converted from raw fields into city streets, banked with houses, factories, churches, schools, and so on. Many a market gardener's family during these five years has given up chasing cows, for meandering thru the Riviera. Now, we're getting back to the main theme.

Cawthras' Richest Estate.

The Cawthras are the richest real estate family in town, thus showing that it pays to look ahead even 60 or 70 years. Their downtown properties have an assessment of $2,750,000. Five million dollars might be nearer the actual worth and market price. Henry Cawthra left a great many parcels of downtown property, ten of them in all. The most important are: 123-5 Yonge street, near the Lumsden building, assessed at $137,500; 207-9 Yonge street, opposite Eaton's, assessed at $152,188; 94-96 Yonge street, assessed at $373,275. Downtown sales generally show that the assessment is about three-fifths of the market price. If the owner has got to sell, or if Mr. Forman has been particularly impressed with a property, it might be rated two-thirds. To go on with the Cawthras,

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