OUR TORONTO LETTER.

The Value That Accrues to Lands in Cities.

Population a Means of the Enrichmen

of Speculators. (Specially Communicated.)

(Specially Communicated.)

TORONTO, March 6.

Some farmers have a lingering idea that the Single Tax would increase their share of Domiuion taxation. I would recommend them to study this little object lesson, taken from the Toronto daily papers of a

taken from the Toronto daily papers of a recent date:

"A syndicate of capitalists have purchased for Seventy Thousand Dollars the property at 168 Yonge street, at present occupied by Kent Bros. The lot has a frontage of 22 feet and a few inches, by a depth of 170 feet. The building was valued at twenty thousand dollars, and the land at Two Thousand Two Hundred and Fifty Dollars per foot frontage.

"The premises at 170 Yonge street, immediately north of Kent Bros." store, has passed into the possession of the same syndicate. This property is lessehold, the terms contained in the agreement representing a value of Two Thousand Dollars per Foot Frontage. The lease was executed about a year ago, and has twenty years yet to run. For the surrender of the lease and the ownership of the building the transfer price is \$29,000, which represents a bonus of nearly ten thousand dollars for the lease itself. The lot has a frontage of twenty-four feet.

Over Two Thousand Dollars per Foot.

of twenty-tour feet.
Over Two Thousand Dollars per Foot

of twenty-four feet.

Over Two Thousand Dollars per Foot Frontage—and that not the most valuable land in Toronto, either! These figures mean that from twelve to fitteen inches of frontage on a lot in Yonge street, Toronto, is worth as much as the good one hundred acres of a farm, counting out the improvements in each case.

Now, as the Single Tax is a tax on Land Values, and not on Land Area or Land Acreage, where would the great bulk of the Dominion taxes fall if we had Single Tax? They would fall where the big land values are, of course; and the foregoing gives a hint where to find these big values. Yonge street in Toronto has a continuous line of frontage four or five miles long, which is almost entirely occupied by valuable business property; that is, adding both sides of the street. When twenty-two feet of this frontage will sell for seventy thousand dollars, how much would the whole be worth? How many farms or townships would it take to equal the value for taxation purposes of that one street in Toronto, not counting improvements in either case? And how many townships or counties would you have to put together before you got rural land enough to equal in assessable value the Ninety-Five Millions of Dollars at which the land of Toronto is actually assessed? It is the land value alone that I am talking about, without buildings, fences, drains, or anything of the sort. am talking about, without buildings, fences, drains, or anything of the sort.

These are the kind of hard facts that are

am talking about, without buildings, fences, drains, or anything of the sort.

These are the kind of hard facts that are everywhere driving home the Single Tax doctrine. Notice, also, that the land is worth two and a-half times as much as the improvements: the figures being \$50,000 for the land, and \$20,000 for the building, in the case first noted. The value of the improvements on a farm is considerably greater than the value of the bare land.

"A SYNDICATE OF CAPITALISTS."

You will observe that this land is not owned by the storekeepers who use it, but by a "syndicate of capitalists." These capitalists charge the storekeepers for the mere permission to occupy a spot of ground that has been made valuable by the collective industry of the whole people of Toronto. Every pound of farmers' produce that rests for a time in a Toronto ware house has to help to pay ground rent such as this. Then would it not be a good idea if a good deal more of this ground rent were taken to meet the expenses of government, and thus to lessen the tax that now burdens the farmer's industry.

HOME RULE IN TAXATION.

The idea of local Option in Taxation is gaining ground in the United States. A Bill is now before the New York Legislature at Albany providing that Municipalities must assess land values separately from improvements, and that they may raise their revenue by a tax on personal property alone, or land values alone, or land values and improvements together, or on all three. This is the second time such a bill has been in the Legislature. The former one was known as the Stein Bill; this one is the Farquhar Bill.

"Salty George."

Since I wrote you last week I have

property alone, or land values alone, or land values and improvements together, or on all three. This is the second time such a bill has been in the Legislature. The former one was known as the Stein Bill; this one is the Farquhar Bill.

"Saint George."

Since I wrote you last week I have received a copy of the two-cent Congressional edition of Henry George's "Protection or Free Trade." It is a marvel of nodern printing. There are a hundred and eleven pages, each containing two columns about the same in width as the Suncolumns; the type is beautifully clear and considerably larger than the type in which this letter is printed, and all for two cents!

Friends of Free Trade cannot do the cause

land and other natural gifts that he never

"The value that accrues to land from the

"The value that accrues to land from the presence and concentration of population should not go to the enrichment of spaculators and collectors of ground rent, but should be applied to public purposes.

"To impose taxes on the making of improvements is to discourage the beneficient use of capital in the employment of labor and enrichment of the country, while encouraging its use injuriously in speculation and monepoly.

tion and monopoly.

"Therefore be it resolved that we urge the Provincial Governments to grant muni

the Provincial Governments to grant municipalities the power to remove all taxes from the products of industry.

"And be it resolved further, that we urge upon the Dominion Government the removal of all duties and imposts levied on the products of industry, either imported or manufactured, in the country, such as are levied with a view to restricting the use and consumption of any article or product held to be injurious, and the substitution therefor as a means of raising the revenue required for the government of the country of a single tax on land and natural opportunities."

R. T. S. T.

EFFECTIVE VOTING.

At the joint meeting of organized farmers and organized labor, more than one speaker referred to the difficulty, the almost im-possibility, of getting the interests of the farmers and workingmen directly repre-sented in Parliament and Legislature. Mr.

possibility, of getting the interests of the farmers and workingmen directly represented in Parliament and Legislature. Mr. A. F. Jury made an excellent and practical suggestion in his speech, for at least one common basis of action—namely, to demand and work for two reforms that would largely remedy the electoral disability which is shared by the manual workers in both town and country.

The reason of this disability is not far to seek. The voters are divided into small constituencies, returning usually only one member each. This makes it practically impossible to elect anyone outside of the regular party candidates. If the constituency is a close one, the election becomes merely a fight for the privilege of being represented. Nearly half the electors are not represented at all. Those who voted for the defeated candidate practically lose their votes. Is it not a meckery of popular representation when so large a proportion of the votes do not get represented, and when flimportant interests like those of the farmer and the artisan cannot send to Parliament men of their own class who know their feelings and wants?

The remedy is a simple one. It is to have large constituencies instead of small ones, with the cumulative vote. Each constituency should return about nine members, and each voter should have as many votes as there are members to be returned. If the constituency returned nine members, then each elector would have nine votes; and he would have the right to give all his votes to one candidate, or to give one vote each to nine of the candidates, or to divide up his votes amongst them in any way he pleased, so long as he did not exceed his total of nine votes, if any group of the electors, numbering somewhat over one anners. Wanted a

The practical enect of this would be that in a constituency returning say nine members, if any group of the electors, numbering somewhat over one-ninth, wanted a particular man to represent them, they could elect him, with a little organization, and the other electors could not prevent it

could elect him, with a little organization, and the other electors could not prevent it as they now do.

Suppose a new constituency of this kind, returning nine members, and having 45,000 electors, being 5,000 to each member. Suppose there were about 6,000 Patrons of Industry and about the same number of organized labor men, all with votes. That is giving each class 1,000 votes extra for contingencies. Then, if the 6,000 Patrons of Industry determined to be represented by a farmer who would look after their special interests as farmers they would merely have to arrange that each of the 6,000 voters would give all his nine votes to the farmer's candidate. If 5,000 of them were to do this nothing could prevent the farmer being elected. And just the same with the organized labor men. Their caudidate would go in.

Or if the organized farmers and artisans numbered considerably over 15,000, and chose rather to unite on common candidates with a common platform, then they would provined they could proved a prevently provined they could interest and artisans of the common candidates with a common platform, then they would provined they could interest and artisans of the common candidates with a common platform, then they would provined they candidates and artisans and the common candidates and artisans are common candidates.

dates with a common platform, then they would nominate three candidates, and ar-

shout the same in width as the Surcolumns; the type is beautifully clear and considerably larger than the type in which this letter is printed, and all for two cents Friends of Free Trade cannot do the cause better service than by promoting the circuit the first installment of a bott of 100,000 copies is being distributed in New South Wales.

AT THE ANTIPOES.

Spaking of New South Wales, an Ontario Single Tarer may well turn his thoughts there for consolation if he gets impatise or discouraged that legislative action service comes so slowly. I told you have ceek about New South Wales legislative exclusives the service of consolation if he gets impatise or discouraged that legislative actions ceek about New South Wales legislative exclusives the service of the sound of the service of the movement there. It is from the pen of Mr. John Farrell, editor of the Sydney Daily Tolegraph, who says:

"Looking back five years to the time when the first Single Tax League was established here by a few of us, what has been accomplished since then seems searcely believable. There were not then in this colony more than a dozen or so of known Single Taxer; and they were searcely believable. There were not then in this colony more than a dozen or so of known Single Taxer; and they were han two dozen besides who can be comed, the search of the color of the color

ESTHER AND THE KING.

LESSON XI, INTERNATIONAL SERIES. MARCH 12.

Text of the Lesson, Esther iv. 16-17; V. 1-3-The Intercession of Christ-Golden Text, Prov. xxxi, 9-Commentary on the Lesson by Rev. D.M. Stearns.

One lesson only has been assigned to One lesson only has been assigned to us from this most marvelous book of the providence of God, a book in which, in the English text, the name of God is not found, but which nevertheless is full of God from beginning to end. "Oh, blessed is he to whom is given the instinct that can tell that God is on the field when He is most invisible" (Faber).

field when He is most invisible" (Faber).

The whole book tells how the people of God were delivered from death by a mediator of the highest rank, who undertakes the greatest danger for them and is mysteriously one of them. It is thought by some that Ahasuerus is suggestive of the great king. Vashti of Israel, Esther of the church, Mordecai of Jesus, and Haman of Satan, and that the whole book is a historical and prophetic picture of the kingdom of God, illustrating the grace of God.

10, 11. "There is one law of his to put him to death, except such to whom the king shall hold out the golden scepter that he may live." Because of Haman's hatred of Mordecai he had caused a decree to go forth throughout

Haman's hatred of Mordecai he had caused a decree to go forth throughout the whole empire that on a certain day all the people of Mordecai—that is, all the Jews—should be slain. Because of this decree Mordecai went through the city, and even to the king's gate, clothed in sackcloth, crying with a loud and bitter cry. Esther's maids told her of it. Then she was grieved, for Mordecai was her own cousin, who had cared for her, her own fatherand mother being dead (chapter ii, 7), and sent Hatach to find out what it was and why it was (iv, 5). —Mordecai then told Hatach the whole matter, and sent a request to Esind out what it was and why it was (iv, 5). Mordecai then told Hatach the whole matter, and sent a request to Esther that she got othe king and make request on behalf of her people. Esther sends back word to her cousin, who had been a father to her, that she could not approach the king uncalled, except at the risk of her life.

12 13 "Think not with the self that

"Think not with thyself that 12, 13. "Think not with thyself that thou shalt escape in the king's house, more than all the Jews." The decree included all Jews, both young and old, little children and women, and the command was to destroy, to kill and to cause to perish (iii, 13), so that there was no hope for Queen Esther any more than for the poorest Jew or Jewess in the kingdom. In the plan of salvation we are reminded of the fact that, as to being sinners and needing a Saviour, "There are reminded of the fact that, as to being sinners and needing a Saviour, "There is no difference, for all have sinned and come short of the glory of God" (Rom. iii 23). This is illustrated in those who perished in the deluge; outside of the ark not one was saved; some were rich and some poor, some learned and some ignorant, some lived in the highlands and some in the lowlands, but there was no difference.

14. "Enlargement and deliverance

14. "Enlargement and deliverance shall arise, and who knoweth whether thou art come to the kingdom for such a time as this?" Mordecal was sure that "Enlargement and deliverance

thou art come to the kingdom for such a time as this?" Mordecai was sure that deliverance would come. How he was so sure we are not told, but he suggests to Esther that possibly the providence of God had put her in this high position for this very emergency.

15, 16, "So will I go in unto the king, which is not according to the law, and if I perish, I perish." In reply to Morcecai's second message Esther returned answer that they should fast three days for her, and that she and her maidens would do likewise, and then she would go to the king whether she lived or died. She being one of them would take her life in her hand and lay it down if need be on their behalf. The Lord Jesus knew that he would lay down His life for us, and became one of us that He might do so. But if Esther is suggestive of the church, where does the laying down of the life come in? Is it not found in I John iii, 16? "Hereby perceive we the love of God, because He laid down His life for us, and we ought to lay down our lives for the brethren."

17. "So Mordecai went his way and did according to all that Esther had commanded him." I would no doubt be fasting to some purpose, for it was a matter of life or death. When David's little child was sick he fasted and prayed. How much more should these people fast when the lives of a whole people

little child was sick he fasted and prayed. How much more should these people fast when the lives of a whole people were at stake! Daniel ate no pleasant bread for three whole weeks, because he was earnestly seeking to know the mind of God (Dan. x, 2, 3). Jesus said concerning certain evil spirits, "This kind goeth not out but by prayer and fasting" (Math. xvii, 21). And is it not written in Jer. xxix, 13, "Ye shall seek Me and find Me when ye shall search for Me with all your hearts?"

v. 1. "Now it came to pass on the

in Jer. xxix, 13, "Ye shall seek Me and find Me when ye shall search for Me with all your hearts?"

v. 1. "Now it came to pass on the third day that Esther put on her royal apparel and stood in the inner court of the king's house." It is easy for us to read it, but how much it must have meant to Esther! We read that on the third day Abraham lifted up his eyes and saw the place afar off, but who stops to think how much that third day meant to Abraham? It meant the taking of his very life, for was not Isaac the son in whom all the promises centered, and this was the day of the sacrifice? So with Esther it meant, if need be, the laying down of her life.

2. "She obtained favor in his sight, and the king held out to Esther the golden scepter that was in his hand." Life then was hers, and not death, or was it not as life from the dead? So it was with Abraham, for on that day he received Isaac back from the dead? So it was with Abraham, for on that day he received Isaac back from the dead. "After two days will he review us: in the third day he will raise us up, and we shall live in his sight." (Hos. vi. 2).

3. "What wilt thou, Queen Esther, and what is thy request? It shall be even given thee to the half of the kingdom." How exceedingly abandant above all she could have expected! This will be the glory of the church's third day, the marriage of the Lamb, foreshadowed by John ii, 1, and it will not be half the kingdom, but the whole, for He has given us the glory of the church's enemy be destroyed, and the true Mordecai will be great among the Jews, seeking the wealth of His people and speaking peace to all His seed (x, 3). The Jews will have light and gladness and joy and honor, a feast and a good day, and men of all languages shall say to the Jews, we will go with you (chapter viii, 16, 17; Zech, viii, 23). May we even now know Him and the power of His resurrection.

PARTISANISM SHOULD GO.

Frank Leslie's Weekly, in echoing the Republican opinion relative to the new Secretary of State, says:
"In making this appointment, President Cleveland makes public the opinion already held by the people that Thomas F. Bayard, as Secretary of State, was a failure. He further admits that he cannot find suitable material for his Cabinet in what is known as the straight-out Democratic organization."

as the straight-out Democratic organization."

Now, let it not be imagined that we pose as a partisan defender of Mr. Cleveland. We repeat what we said before the American people had chosen Grover Cleveland to be their obiel executive for the next four years, and it is therefore the duty of every citizen, irrespective of party affiliation, to make the best of Mr. Cleveland and his inclinations, no matter how ineffectual the citizen may consider them for the accomplishment of good results. Whoseever cannot see his duty as a citizen to be such is unworthy the name of Populist, for he has not grasped the spirit which underlies the name—a spirit which is wholly apart from that of partisanism. To make the most of Mr. Cleveland he must be understood. To say that he cannot find suitable Cabinet Mr. Cleveland he must be understood. To say that he cannot find suitable Cabinet material within his own party, without further explanation, is to lay him liable to being misunderstood, and heaven knows the understanding of the average American partisan needs all the light it can get.

The truth of the matter is that Mr. Cleveland has risen so far above the petty level of partisan methods that he is able to exercise that almost forgotten right of one American citizen to call on another American citizen to coperate with him for the

exercise that almost for gotten right of one American citizen to call on another American citizen to co-operate with him for the welfare of their common country. The welfare of their common country. The average partisan is so obvious to everything but his own rank element that he is shocked by the assertion of any other element. Both the old parties are responsible, in a large measure, for the prevalence of the unfortunate partisan idea, and neither of them, as a party, seems disposed to eliminate is from American politics.

In the face of so notable an instance of the rising above party considerations of two such citizens as Messrs. Cleveland and Gresham, it is regretable that a paper claiming above party considerations of two such citizens as Messrs. Cleveland and Gresham, it is regretable that a paper claiming to be representative, as Frank Leslie's Weekly does, should let pass the opportunity of dealing partisanism a resounding blow, but should strive to create the impression that Mr. Cleveland has taken up a Republican-Populist partisan because there was not at hand Democratic partisan maternal good enough for his purposes. In other words, to foster the idea that Republican partisanism is a little better than the Democratic brand.

The leading Democratic organs are puring exactly the same course. They are incapable of appreciating, or at lesst too cowardly to express, anything transcending the grossest partisan action, and hence it is that many of Mr. Cleveland's followers in the ranks of his own perty are somewhat suspicious of his appointment. We have pointed out the source of the erroneous teaching—the party newspaper. Let us

pointed out the source of the erroneous pointed out the source of the erroneous teaching—the parity newspaper. Let us now give an instance of the affect of that teaching. An intelligent railroader, the conductor of an important passenger train on one of the largest roads in the country, was talking politics with one of his follows, a bright young train dispatcher. Both were men used to carrying a responsibility whose weight the public does not always rightly value, and their intelligence in their particular pursuits was the result of personal study and application. On political questions they had honest differences and they discussed them until the dispatcher reached his destination and left the train. When the train got into motion again the conductor came back into the car and said: "Boys, Dave there is as good a fellow as ever lived. He and I have worked together for years. He's as square as a die and as honest as a copper penny! But, pshaw! he's as much my enemy as any rebel at Gettysburg was?" Is it not patent to the lowest understanding capable of moving without the bounds of partisan action that this conductor's conclusion that his fellow-workman was his enemy is the fundamental error of American politics? And can any one who preceives this doubt that its existence is not due to the teachings arising at the source we have indicated? How can it be other than the veriest crime to perpetuate the teachings and the consequent error?

The teachers—the newspapers — must move first if the evil is ever to be removed. If they persist in their present course it will end in a fratiroidal war. Let them cease their misrepresentations, whether they be of the president-elect or of any other statesman. Let them seek to make the people understand them:

A man of Grover Cleveland's stamp will not take into his confidence a let of duves teaching—the party newspaper. Let us now give an instance of the affect of that



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