NEWS FROM THE CITY HALL

FORMAN SAYS WANLESS PROPERTY ON YONGE ST. IS OVER-ASSESSED

Assessment Commissioner Makes This Claim in Letter Read by Alderman to Council Members—Property Rated According to Purposes for Which It May Be Used.

Regarding reports published in The World recently respecting his assessment in North Toronto, Ald. Wanless rose to a question of privilege in council yesterday, and submitted the letter published below. The report of "a paper" on this question was untrue, he stated.

The letter reads:

"May 11, 1914.

"Ald. John Wanless, 402 Yonge street, Toronto:

"Dear Sir,—I have your communication of the 11th inst., in which you desire answers to certain questions regarding the assessment of your property on Yonge street, at the southwest corner of Eglinton avenue.

"I may say that the property described as lot No. 114, plan 1137, having a frontage on Yonge street of 119 feet 6 inches by a depth on Eglinton avenue of 136 feet 6 inches, for the year 1914, is assessed at the rate of $90 per foot, or a total of $10,755.

"The property adjoining on the south is assessed at $75 per foot. The northwest corner is assessed as having a frontage of 50 ft. on Yonge street and 150 feet on Eglinton avenue, and it is rated at $100 per foot, or a total of $5000. The property to the north, ranging in depth from 155 feet to 175 feet, is assessed at $65 per foot.

"Before leaving this corner I beg to say that, according to the assessment roll, your property is slightly overassessed, that is, the assessor has taken the whole 119 feet 6 inches at $90 per foot as the corner price, while the northwest corner of 50 feet is taken at $100 per foot. If we apply the same principle to the southwest corner we find that, taking your land at 50 feet at $100 per foot and the adjoining 69 feet 6 inches at $75 per foot, we have a total assessment of $10,212, as against the amount assessed, namely, $10,755, and this is after allowing the difference in the depths between the two corners; your corner being 136 feet 6 inches in depth, against the northwest corner being 150 feet in depth.

"Answering the questions in the order as you put them:

"1. Neither you, nor anyone for you, approached me or any one of my subordinates at any time, directly or indirectly, in an endeavor to secure a low rate for assessment purposes on this property.

"2. Never at any time did you bring pressure to bear, directly or indirectly, upon me or or anyone in my department, to secure a reduction, or any favors whatsover.

"3. Never at any time was I, nor any one of my staff, governed by your aldermanic position with respect to this assessment.

How They Do It.

"Your question as to whether the department is required to estimate the value of such property on the basis of its value for commercial use or on its anticipated sentimental value, I beg to say that the property is rated by the assessor at its value according to the purposes for which it may be used.

"Replying to your enquiry whether it is not a fact that at the present time the most valuable property for business purposes in North Toronto is located on the east side of Yonge street, nearly half a mile north of Eglinton avenue, I beg to say that the property at this point in fact all the property on the west side of the street, suitable for commercial purposes, is less valuable than the property on the east side of the street, both at this point and for a great distance north and south of Eglinton avenue. The answer to this is, the position of the tracks of the Metropolitan Railway being situated so close to the west side of the street has materially injured the value of the property on that side for commercial purposes; also the population is greater on the east side of Yonge street.

"I have already pointed out to you that the assessment of your land bears the proper relation to those of the adjoining properties.

"I further desire to add that at no time have I been approached nor am I aware of any of my staff being approached by any member of council for the purpose of suggesting the lowering of his assessment. My hands have been entirely free regarding the making of assessments.

A Difficult Matter.

"I also desire to add that it is very difficult under the present conditions to show in the assessment rolls what a property may possibly bring. It all depends largely on the particular business to be carried on at any prominent corner or lands fronting on any leading thorofare. Banks, for instance, continually pay a very heavy price to get a branch established at a prominent corner, and the prices they appear willing to pay are very much in excess, in my judgment, of the earning power of the land for any other purpose. I am certainly of the opinion that no ordinary business could afford to pay what banks appear willing to pay in order to occupy prominent corners referred to. One cannot take such prices as a basis of the assessments. Such an action would be absurd, and the department in making its assessments endeavors to equalize the assessment of all lands contiguous thereto. It is also well known that banks, in paying such excessive prices for land, continually write off the value of such properties, as will be seen in the financial returns of such institutions.

"I may conclude by saying that if there is any feeling in the minds of people that aldermen or ex-aldermen have received reductions in assessments, such feeling would be removed by examining the past and present assessment rolls of the city.

"I, therefore, utterly repudiate any such statements or innuendoes.

"Yours truly,

"(Signed) James C. Forman."

HAND HARD JOLT TO WINTER SHOW

National Exhibition Directors Advise City Not to Furnish Grant.

MISSION IS FUTILE

Government Now Perfecting Plans for Exhibit Which Deserves Support.

No matter what the mission of the Toronto Winter Fat Stock Show is, it is futile and worse still, is harmful to the fat stock show at Guelph, or the National Exhibition here, and the city should not spend its money "attempting to build up a show which could only be a success in so far as it detracts from either the present winter show at Guelph of the great exhibition held under the auspices of the Canadian National Exhibition."

This was the import of a statement issued yesterday after the National Exhibition directors had met.

The statement also says: "Apart altogether from the unquestioned right of the Canadian National Exhibition, under its lease, to prevent the holding of a similar exhibition on the grounds, the board of directors was unanimously of the opinion that the holding of a show such as proposed in November, is not in the interests of the Canadian National Exhibition, nor is it called for as necessary to the agricultural interests of the country. If the show is to be run as a fat stock and stallion show, with educational features, it merely parallels the work already being done at Guelph, and the city should not lend itself to merely duplicating the work already being done by that exhibition."

In conclusion, the board recommends "that no show be held paralleling Guelph Exhibition, and that no large live stock, horticultural and dairy show be attempted until such time as the Dominion Government, which is now working up a plan of a great national show, completes its plans. That when these plans are completed, the city should then place at the disposal of the government these grounds, and organization, and be prepared to support liberally the carrying out of a national project of that kind."

Mayor's View.

Of the statement Mayor Hocken last night expressed the opinion that the Dominion Government would do very little toward making Toronto the site of the winter show in the east until the city had done something tangible to demonstrate its desire to secure the show.

WANTS ACTION ON RAILWAY PURCHASE

Controller Church Gives Notices of Motion Respecting Transportation Matters.

Controller Church yesterday gave notice of motion for a bylaw to purchase the street railway, and followed it with one for civic car lines.

The first read:

"That the purchase of the Toronto Street Railway and Toronto Electric Light Co. be submitted to the people on Jan. 1 next.

"That G. R. Geary, K.C., be instructed to lay on the table of council forthwith, the purchase agreement, and report on the present exact position of affairs and causes of delay, etc., the preparation of said agreement, and also reasons for not having carried out instructions of council on the subject, as the mayor announced in his inaugural address that the agreement had been prepared."

The second read:

"That notwithstanding the purchase agreement, a bylaw for civic car lines be submitted to the ratepayers on Jan. 1 next, and that a report on the cost thereof be submitted by June 15, and the proper bylaw be prepared and introduced in council by Sept. 15: Line in North Toronto from C. P. R. tracks thru Mount Pleasant; also line west of Yonge street; extension of Danforth and Gerrard street lines eastward and linking up with Beaches; Lansdowne extension to St. Clair avenue; Christie street extension to C. P. R.; Windermere and Sunnyside line; West bloor street extension; Belt Line, Bloor, Jane, Pacific and Annette and extension St. Clair line into ward seven; North Rosedale and Moore Park line."

GOT BEST BOND PRICE IN SEVERAL MONTHS

City Accepts Offer of 97.40 for Half-Million Issue.

An offer of 97.40 for $500,000 worth of ten-year 4½ per cent. local improvement debentures was yesterday accepted by the board of control from an insurance concern in New York. This represents a yield of 4.8 per cent., a somewhat better figure than the city has secured for some time. The value of the sale is in sounding the American market, since $2,500,000 bonds of the same character are being prepared for sale by tender.

Wireless Telegraphy Easier by Night.

(Special Correspondence.)

NEWCASTLE, N. B., May 13.—Experiments in wireless signaling at this station have proved that stations that can reach a ship 1000 or 2000 miles at night cannot reach 200 or 300 feet in the daytime. This is laid to the supposed electrification of the ether by the sun's rays, which presumably makes it more difficult for the artificially created waves travel through the ether.

NO INCREASE YET IN WATER RATES

Council Decided to Get More Information Before Acting.

McBRIDE SETTLED IT

His Vote Was the Deciding One When the Question Was "Put."

The mayor, Controller McCarthy and others of the council who advocated immediate passing of the water rate increases gave way to Ald. F. S. Spence, Maguire and party when the increases became an issue at last night's meeting, and acceded to repeated demands for "more information." The details asked for will delay passing of the bylaw two weeks at least, and, according to the administration, haste is imperative in order that the deficit of years' standing may be overcome. Information to be given will include a comparison of present and proposed charges, already published by the newspapers, and a table of charges in other cities.

Slipshod Methods.

Assurance that the proposed rates were not likely to be reduced when they were passed was given by Controller McCarthy. From his statements it seems that so slipshod have books been kept in the waterworks branch that at the present time it was most difficult to tell what the water was costing. He did not know now if the proposed rates were the right ones, but enough was gleaned to believe water was being sold below cost. The proposed increases would cover this loss, he believed, and overtake the deficit of about $330,000 within three years. Controller McCarthy did not hesitate to grant that the department was run in an unbusiness-like manner, but he "would not answer for blunders in former years. In debate it was even more apparent how much the administration was forced to guess at the actual cost, because of scant information. But they took the ground that immediate increased revenue being necessary, the increases were justified.

The mayor stated that under present rates the city will lose $400,000 this year. He took it as a fundamental fact of public ownership, that a utility must pay its own way. If increase was not made at once, no more cold be realized from the last half of the year than from the first; and this was not enough. Haste was needed.

No Account of Cost.

Ald. Wickett, opposing immediate passage of the bill, stated that at present there was no account of the cost of the system. A few years ago the waterworks was capitalized at six or seven millions; now it was almost 20 million dollars the books showed. He thought the board was making these recommendations in the dark. Ald. Singer, too, thought Mr. McCarthy was guessing.

When a vote was taken the division was 11 to 11, Chairman McBride cast the deciding vote and the bill was returned for more information.

At the evening session the issue assumed a more personal aspect with Controller McCarthy and Ald. F. S. Spence as principals. The former declared the holding up of the bill to be "petty obstruction." Ald. Spence would not deign to answer to this "and other disreputable terms." Again the controller singled Mr. Spence out as one who was obstructing. More personalities were cut short by a motion to consider the bill being lost.

What Council Did

Delayed the water rate increase pending further information.

Provided a site in the north end of High Park for a forest school for public school children.

Granted $10,000 to entertain the Ad Club in convention here in June.

Carried Ryerson avenue widening.

Passed upon laying one mile of pavement on Lake Shore road.

Passed Strachan avenue bridges plans and consolidated local improvement bylaw; approved street opening at East Roxborough street and Highland road.

WANTS ALL LETTERS ON HYDRO RATES

Controller Simpson Anxious to Have Information Respecting Reduction Order.

The city council may now also take a hand in the hydro rate reduction matter. Yesterday Controller Simpson moved: "That the local Hydro-Electric Commission make a return to this council of all the correspondence passing between them and the Provincial Hydro-Electric Commission respecting the reduction in electric lighting and power rates, with a view of informing members of council of the facts of the case."

This motion carried.

He also asked "the city treasurer to report the number of appointments made by the provincial government, for which salaries must be provided by the Corporation of Toronto, also giving salaries paid to said appointees."

Think it over

WE WILL BUILD YOUR HOME

Cultivate Your Land

—AND—

ACCEPT IN PAYMENT A SMALL DEPOSIT AND SMALL MONTHLY PAYMENTS FOR THE BALANCE, AND YOU

PAY NO INSURANCE FOR 3 YEARS

PAY NO TAXES FOR - - 2 YEARS

You Can Own Your Own Home and Have a Garden in

PRATT ESTATE

BATHURST ST.--SOLD IN ½ OR ¼ ACRE LOTS--DUFFERIN ST.

Buy a House and Lot and Your Money is Profitably Spent.

Consider this—we will build your home and start your land working for you, and the products from your land, which should find a ready market, will be a source of revenue and assist you in meeting your payments. YOU RECEIVE

A HOUSE AND LOT AND AN INCOME

while your property is increasing in value, owing to developments following the rapid expansion of Toronto and the producing possibilities of your land. Why not be your own landlord? Don't pay rent all your life. Start today and be independent. We afford you the opportunity, and we are ready to build your house immediately. Come into our office and talk to our Building Superintendent. Phone, or mail the Coupon for further particulars of this splendid offer. Our motor cars are at your service by appointment to visit this property. We will take you out today.

Clip this coupon

ROBINS LIMITED
TORONTO

I am interested in your Market Garden and Housing Proposition, and would like to have particulars.

Name . . . . . .

Address . . . . . .

ROBINS LIMITED

THE ROBINS BUILDING,

VICTORIA AND RICHMOND STREETS,

Tel. Adelaide 3200

SOUTHWARD HO! JOY RIDERS GO

Eight Council Members Leave for Atlanta at City's Expense.

HERE IS HONOR ROLL

Simpson, Robbins, Rowland, McBride, Graham, Meredith, Maybee and D. Spence.

As the city council was breaking up last night, Ald. McBride, taking unto himself the vocal propensities of a railroad conductor, funnelled his palms and shouted, "All aboard for Atlanta!" and at once eight aldermen hurried home to rescue their straw hats and flannel trousers from the mothballs of Egypt, and pack them for immediate use in sunny Georgia. At 3.30 this afternoon these same eight, with two city officials, will board their train for a momentous journey. These are they, who at a cost of $1000, it's down to that now, must smell the Atlanta Imhoff sewage disposal plant for 500,000 people. On the keenness of their noses depends an expenditure of almost $4,000,000, so they are taking no chances with their sniffing organs, as a cold in the head at inspection time would be disastrous.

Those who are going are Controller Simpson; Ward 1, Ald. Robbins; ward 2, Rowland; ward 3, McBride; ward 4, —; Ward 5, Graham. Meredith; ward 6, Maybee, D. Spence; ward 7, —. Officials, Thos. McQueen, secretary board of control; G. Powell, deputy city engineer.

The party is not going to bother with Baltimore, Worcester or Philadelphia. "Atlanta or bust," say they. On Tuesday noon they return, and if they report "no smells" in Georgia, it has been suggested they then go to Morley avenue—just for a change.

CALLED TO LONDON.

Rev D. C. MacGregor, one of the social service secretaries of the general assembly, has been called to St. Andrew's Church, London.

MARKET WAS CLOSED AS MARK OF RESPECT

Many Prominent Citizens Attended Funeral of Late William Harris.

Many prominent citizens attended the funeral of the late William Harris yesterday afternoon. Rev. Mitchell Corrigan conducted the service at the residence, 450 Pape avenue. The interment took place at the Forest Lawn Mausoleum.

The St. Lawrence Market was closed from 2.30 to 3.30 as a mark of respect to the late Mr. Harris.

BOOK ROOM PROFITS LARGEST ON RECORD

Methodist Publications All Show a Big Increase in Circulation.

Twenty-three hundred dollars was voted out of the Methodist Book Room receipts to the supernanuation fund at the meeting of the board yesterday. The net profits for the past year were the largest in the history of the Book Room.

All the 12 Methodist publications showed an increase in circulation, aggregating about 500,000.

Votes of thanks to Rev. Dr. Briggs, boow steward; Rev. J. J. Redditt, assistant; W. C. Kettlewell, and the staff, were adopted.

Miss Evans Secured First in the Amateur Contest at Park Theatre Last Night.

The amateurs performed to a capacity house at the Park Theatre last night. Each number was given a perfect hearing.

There were ten amateurs on the program, and all were of a high-class and very entertaining nature.

Miss Evans, soprano, secured first prize, and was recalled many times; second went to the newsboys' quartet, these boys delighting the large audience in songs and instrumental numbers. Art Pullson took third, in a singing, talking and dancing act, all his own.

The above prize-winners will appear on the program Thursday, Friday and Saturday, extra to the regular large bill of vaudeville, together with a change in photo-plays.

J.W. MOYES' BROTHER CRITICIZES REPORT

Declares Findings of Railway Board Were Vindictive and Misrepresenting.

"My brother would have been much better off in every way if he had not touched that thing at all," said the brother of John W. Moyes last evening in discussing the railway board report on the Ontario West Shore Railway. He went on to say that the report might easily have been expected from the attitude of personal antagonism that Chairman McIntyre had shown thruout the hearing. He characterized the findings as vindictive and misrepresentative of the conduct of the enterprise. The irregularities were largely imagined, and if his brother were to be subjected to such treatment so should others who had begun railways in a similar fashion.

"My brother never made a dishonest dollar or any sort of a dollar out of the undertaking," he declared. "The commission proceeds to make capital against my brother out of the fact of Mr. Smoke's death."

He claimed in addition that the board had heard nothing but ridiculous estimates of the enormous amounts his brother had taken, and called attention to the examination of F. H. McGuigan to prove it. If his brother's health had permitted or the board had searched for facts this would have been learned. His brother had put in more than he ever took out, but the enterprise of the hydro-electric commission had spoiled it all.

TUBERCULAR CHILDREN.

Forty-one school children who appeared to have symptoms of tuberculosis have been reported upon by the special examiner since Easter. Twenty cases were diagnosed as being afflicted with the disease.

MOTOR TRIP FOR PACIFISTS.

Among the courtesies to be extended to the peace plenipotentiaries at Niagara Falls will be an invitation from the Ontario Motor League of a trip thru the peninsula.

QUEEN'S OWN HAD GOOD TURNOUT

The usual weekly drill of the Queen's Own Rifles was held at the armories last evening, Col. Mercer commanding. The entire regiment was on parade, the 1st. battalion in charge of Col. Rennie and the 2nd. under Col. Peuchen.

There was a large assemblage of the public present, and the manoeuvres, which embraced skirmishing, company drill and signalling, were watched thruout with appreciative interest.

At the close of the operations, which were carried thru to the thoro satisfaction of the commanding officer, the battalions formed up and set out on a street march, accompanied by the regimental brass and bugle bands, under the direction respectively of Bandmaster Barrow (late Scots Guards) and Sergt.-Maj. Swift.

Sixteen companies took part in the parade, the total strength being 880.

FRIENDS OF LATE E. F. EBY SENT MANY FLORAL TRIBUTES.

Many floral tributes were sent by sorrowing friends of the late E. F. Eby, whose funeral was conducted yesterday afternoon by Rev. S. Harper Gray and Rev. Prof. Law.

The pallbearers were W. J. Gage, H. G. Beckett, Hugh Blain, William Findlay and the sons, H. D. and W. P. Eby.

$80,000 for Science Building for Agricultural College in Truro.

(Special Correspondence.)

TRURO, N. S., May 13.—The erection of an $80,000 science building is authorized by a bill in the legislature, the structure to be in connection with the Agricultural College. The Dominion Government will contribute half of the amount. Work on the foundation has already been commenced, and it is expected that the building will be completed this year. The size of the new building will be 120 by 45 feet, three storeys high and will be devoted to chemistry, women's department and domestic science. The site for the building will be the old agricultural college, which was razed by fire some twelve years ago. It is planned to make the college a full term institution, the term being four years.

HAMILTON HOTELS

ROYAL HOTEL

Every room furnished with new beds, new carpets and thoroughly redecorated January, 1914.
BEST SAMPLE ROOMS IN CANADA.
$3.00 and up—American Plan.