

vicinity, and who not only knew the market values of land in the vicinity, but were competent to judge of the adaptability of this particular property for commercial and manufacturing purposes. They have also disregarded the testimony of the Estate Agents, based upon their personal experience, and of Mr. Tansey, who is a large estate owner in the ward.

25. If the Commissioners may put aside all the testimony of respectable men on both sides of the case then the taking of evidence is a mere farce and an expense to both the proprietors and to the City. It would be far easier to dispense with the useless ceremony of administering the oath and hearing testimony at length, and to say at once to the Commissioners for the City who are, too, the paid employees of the City: "You are masters of the situation; you have the right to give us what you please; we are in your hands and at your mercy." It is bad enough that in an arbitration proceeding