INVESTS \$1,500,000 IN C. N. R. LEASIDE LOTS COQUITLAM THE NEW PACIFIC

J. F. Hanson, Prominent Canadian Real Estate Man, Becomes Enamored of Model Suburb's Location and Appearance and Makes Large Purchase.

Mr. J. F. Hanson of Winnipeg is in town at the King Edward. He is a large investor in real estate, and has been associated with the Canadian been associated with the Canadian Northern for some time in their sub-divisions in various parts of the country. He has bought from them not less than seven or eight millions of gards the greater portion of the sub-divisions than seven or eight millions of the sub-divisions than seven or eight millions of the sub-divisions than seven or eight millions of the sub-divisions to the sub-divisions the sub-divisions to the sub-divi

over the block bought by the Canadian ployed by the railway.

Northern at Leaside for subdivision Mr. Hanson left last night, and he purposes. Mr. Hanson was so well will return to the city in a few days. pleased with the prospect that he invested a million and a half dollars in be ready, and he will have an opporlots, and may take more. He was also tunity of making his selections. Mr. a large buyer of Port Mann property. Hanson has the confidence of real esand also of Mount Royal subdivision in date buyers, not only in Canada, but Montreal, and is one of the strewdest outside of this country, and as a conoperators of real estate in Canada at sequence has brought a great deal of the present time. All his investments money into Canada for investment. in connection with the Canadian North-both in the eastern and western por-

dollars worth of real estate in a recent division as being available for high-period.

He spent all day Monday in looking tion for houses for the workmen em-

Coquitlam's Wonderful Growth

the present booming prosperity of the west continue," said Theodore M. that it is flanked on the south by a populous nation, Western Canada is now filling up and developing about

answering his own question, "will con-tinue at their present high pressure, barring some universal business catathen perhaps some. It is very difficult for eastern people to understand conditions in the west. Following the natural human tendency, they use the culiar conditions that affect it.

"Now as I believe that there is room to be the conditions and capital than the conditions are conditions that affect it. clysm for at least ten years more, and self, that such and such a town in Ontarie, having the equivalent population | tinue.' of the western city he is considering offers business lots, we will say at \$100 a front foot, whereas the western city demands \$500 or \$1000 a front foot for property similarly situated. He conproperty similarly situated. He conproperty similarly situated. He con-cludes therefore, that the west is in-flated. It does not occur to him that there may be special and peculiar conditions in the west that establishes higher values and justify higher prices. While I believe that eastern prices are lower than real values. I want to make sons not only valueless, but positively

Knappen, manager of the Coquitlam four times as fast as the Northwestern States did. This means that in Western Canada we are getting the same results for which they had to wait more than a generation in the Western

"The western man understands this-situation. He knows that he will get

measure the west, and usually come out wrong in their calculations. To illustrate—When an eastern man undertakes to figure the value of city property in the west, he says to himproperty in the west, he says to himproperty in the west, he says to himproperty is to con-

east of Vancouver. This new base is flated. It does not occur to him that just across the Fraser River from Pt. perhaps the east is deflated, and that Mann, and occupies the same position there may be special and peculiar con-with respect to the Canadian Pacific

the point that the west to-day finds tiself in a unique position, which justifies its higher prices, and which thousand people there within the next ten years, ten years. The extensive C.P.R. ter-minals and Pacific Coast shops, work detrimental to an intending investor. on which has now begun, are giving to the unique situation of the west. To the new city its start, but its many put it concisely. Western Canada is doing every decade what it took the Western States four decades to a will western States four decades to a will western states four decades to a will be western states and artificial advantages will be western states four decades to a will be western states and artificial advantages and artificial advantages are well as w less of railway activity. The townsite Owing to the fact that sale began in a modest way a few Western Canada offers the last large months ago, and has now grown into nt of rich virgin land in the north the most successful townsite underunder Anglo Saxon taking ever entered upon in British ther to the universal Columbia."

SUPREME COURT ADJOURNS MARRIAGE CASE HEARING

Decision of Privy Council Regarding Companies Act Will Be Awaited, After Which Action Taken Will Be Speedy-Quebec to Challenge Jurisdiction.

ever. Chief Justice Fitzpatrick in an-nouncing the decision of the court to There was a brilliant array of counselportance of the case and the anxiety rio. of the government to have it disposed

OTTAWA. May 7. The supreme council judgment is rendered. We will court this morning postponed the endeavor to hear it during the May hearing of the famous marriage case session, and, if necessary, may call tountil the decision of the privy council gether the court after adjournment, alin the Companies Act is rendered. How- tho, of course, it would not meet dur-

the hearing, made it very present to argue the case when the postpone the hearing, made it very clear that it was the intention to hasten the case as rapidly as possible.

"I understand," he said, turning to R.
C. Smith, K.C., one of the counsel for Quebec, "that you object to the jurisQuebec, "that you object diction of the court to hear this case, appeared for those opposing the bill In view of the fact that judgment in the Companies Act is now pending before the privy council, we have come Geoffrion and Auguste Lemieux, K.C., to the conclusion to posthone the appeared for the Province of Quebec, hearing. However, realizing the im- and E. Bayly, K.C., represented Onta-

of the government to have it disposed of, we will try and hear argument as the bill, was present to watch procedsoon as convenient after the privy ings.

Assessments Downtown Only Half Sale Price

town properties, as compared with the sale prices, was submitted to the board of control yesterday. It contained some interesting figures, showing a wide disparity and giving good proof that the small uptown property-holders are bearing an unequal burden of the tax-

Total assessment \$1,553,901, made up as follows: Assessed value of land . Assessed value of buildings. 400,598 The total sale price of the same properties was \$3.192.304.

This left a difference in prices of \$1,-Transfers of property quoted by Mr.

Forman, with assessments, were as Man. Life, 6 King W. .. \$433,500 \$800,000 Dominion Bk. 66: Yonge 249,200 Tor. Gep. Trusts 15,950 S'n Pearcy, 120-128 Bay 112,276 / 250,090 Gallen, N. E. comper Adelaida and York .. Hanry Pellatt, Toronto Stock Exchange ... Toronto Gen, Trusts, 32-

Roigh and Clark, Ltd.

78,275 150,000

Controllers McCarthy and Church agreed that the difference in downtown districts was too great, and on Controller McCarthy's suggestion it was decided to get another report from Assessment Commissioner Forman, giving the same particulars regarding a few sample properties in the northeast and northwest districts of the city, so that Assessment Commissioner Forman's a clear comparison can be made and analysis of the assessed values of down- discrimination, if it exists, be detected.



PUBLIC NOTICE

Notice is hereby given that the Council of the Corporation of the City of Toronto proposes, after the expiration of one month from the date of this notice, to pass a bylaw to

CLOSE A PORTION OF WILTON AVENUE

47,5935 135,000 in the City of Toronto, from River Street to a point 200 feet easterly.

The said bylaw, and plan showing the land to be affected, may be seen at my office in the City Hall. W. A. LITTLEJOHN.

86,750 City Hall, Poronto, May 8, 1912.

tender, and further information may be obtained at the office of the City

Creencer, Toronto. tender the names of two personal sure-ties, or, in lieu of said sureties, the bond of a Guarantee Company, approv-Closing of Portion of dering, as prescribed by city bylaw, must be strictly complied with or the tenders will not be entertained.

The usual conditions relating to tendering, as prescribed by city bylaw, must be strictly complied with or the tenders will not be entertained.

The lowest or any tender not necessarily accepted ed by the City Treasurer.

The usual conditions relating to ten-

NOTICE TO CONTRACTORS

Main Drainage Works

sarily accepted.

G. R. GEARY (Mayor),
Chairman Board of Control. City Hall, Toronto, May 6th, 1912.

SCIENTIFIC JOTTINGS

Europe.

London is the healthiest capital of ALFRED MILTON DURNAN By Coatsworth, Richardson & Cosworth, Continental Life Bidg..
Bay Street Toronto, Solicitors

L. K. JONES. Department of Railways and Canals, Ottawa, 29th April, 1912.

Newspapers inserting this advertisement without authority from the Department will not be paid for it.—22284
56123

NOTICE is hereby given that Alfred

do so, or fail to complete the work contracted for. If the tender be not accepted the cheque will be returned. The Department does not bind itself to accept the lowest or any tender. By order, Milton Durnan of the City of Toronto, in the County of York, in the Province of Ontario, accountant, will apply to of Ontario, accountant, will apply to the Parliament of Canada at the next session thereof for a bill of divorce from his wife, Ida Alberta Durnan, of the said City of Toronto (formerly known as Miss Bertie Fenton of the City of Hamilton, Ontario), on R. C. DESROCHERS. City of Hamilton, Ontario), on the ground of adultery.

Dated at Toronto, in the Province of Ontario, this 20th day of Pebruary.

1912.

At this point on Pitt River, 20 miles from the Pacific Ocean, the C. P. R. will have large freight terminals.

As youth is the Best of Life, so is the BEGINNING DAYS of a city the Best for investments for increase.

In the early days of a community, real estate prices are low and the terms of purchase easy. In later days prices run into big money and terms are stiff. Yet the history of all cities shows that relatively larger profits are made on the low prices of the early days than on the higher prices of maturer years.

Lots in Vancouver that sold for \$250 when the city was founded have since sold for \$100,000. The man who paid \$100,000 has no such opportunity as the man who paid \$250. But the West is still young, and there are still foundation

COQUITLAM --- THE NEW TERMINAL CITY

renews the Vancouver opportunity of twenty years ago. Vancouver, like all great world cities, is beginning to buttress and support itself with outlying cities, the greatest of which will be COQUITLAM, the new base of the C.P.R. Crowded out of Vancouver, the railway has sought more room by establishing its freight terminals and Pacific Coast shops on the level plain of COQUITLAM-seventeen miles from Vancouver. It has there acquired a strip of land more than two miles long and more than half a mile wide. This land was acquired from or through the Coquitlam Terminal Company, and is for railway purposes only. The surrounding townsite belongs to the Coquitlam Terminal Company.

The terminal plant and shops of the railway will probably mean the ultimate investment of many millions of dollars and the employment of an army of workmen. Expenditures already made or in sight already run well over a million dollars. An immense amount of preliminary work has been done, and from now until fall nearly a thousand men will be busied on the first unit of the terminals, for which work alone nearly \$660,000 has been set aside.

But in the long run the activities of the railway will be eclipsed by those of other industries. COQUITLAM is an ideal place for the location of the industries that must come to the Vancouver metropolitan district.

It has level land—a condition highly prized in a mountainous country. It has an abundance of hydro-electric power, not some time, but now, at about \$20 per horsepower per year. It has a deep water harbor—the Pitt and Fraser Rivers, tidal but fresh. It is only twenty miles from ocean waters. It has vast quantities of timber tributary to it. It will have an abundant car supply. It has extensive trackage and water frontage at nominal prices. It has cheap lots for workmen's homes. It does not tax improvements. It already has good schools, many business houses, several industries and many miles of good streets and sidewalks. It will soon have electric railway communication with Vancouver and the fertile Fraser Valley. It is surrounded by a good agricultural country. It is on the main line of the C.P.R., and has ten daily passenger trains. It enjoys the blessings of the Pacific Coast climate.

It is largely owned and controlled by a big company whose prosperity depends on its prosperity.

This Company-our Company-is building an industrial spur railway at a cost of \$30,000, and in grading streets and building materials. The municipality is spending \$200,000 on streets.

But the whole story is too long to tell here. Call on our representatives or write for further information or use the attached coupon. The folders we will send you will repay the trouble even if you never invest a cent.

COQUITLAM TERMINAL **COMPANY**, Limited

549-553 Leigh-Spencer Building VANCOUVER, B. C.

General Sales Agent for Ontario: GEO. H. LANGAN, Gordon Block, Stratford.

Toronto Sales Agent: J. C. HAYES & CO., LIMITED, 168 Bay Street. COOUITLAM TERMINAL COMPANY, LIMITED, Leigh-Spencer Building. Vancouver, B.C.

Without cost, liability or obligation on my part, send full particulars, maps, etc., of the new Pacific Coast Operating Terminals of the Canadian Pacific Railway, prices of lots,

Address Toronto World.

LIQUIDATOR'S SALE

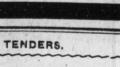
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CABINLAUNCH At a Sacrifice for Cash

The boat is 37 ft. long, 7 ft. 6 in. beam; movable windows all round cabin and engine-room; companionway aft and at each side; sliding doors between engine-room and cabin; toilet rooms. EQUIPPED WITH 6 x 6 4-CYLINDER, 4-CYCLE HUNTER ENGINE, DE-VELOPING 40 HORSEPOWER; BOSCH MAGNETO, DOUBLE IGNITION; rotary pump; force feed pump oiler: brass rail around engine-a splendid boat, and easily worth \$3,000. Launch can be inspected and further particulars obtained by applying to

JOHN MACKAY LIQUIDATOR CANADIAN CAS POWER & LAUNCHES, LIMITED

145-155 Dufferin Street, Toronto.



DEPARTMENT OF RAILWAYS AND GANALS

NOTICE TO CONTRACTORS

Sealed tenders for the supply of castiron penstocks for the High Level Interceptor, addressed to the Chairman of the Board of Control. City Hall, will be received by registered post only, up to noon of Tuesday, June 4th, 1912.

They shall comprise one 78-inch by 39-inch rectangular penstock, two 42-inch circular penstocks, and two 18-inch circular penstocks, and two 18-inch circular penstocks.

Envelopes containing tenders must be plainly marked on the outside as to contents.

Plans, specifications and forms of quired at Sault Ste. Marie, in the Province of Ontario.

Tenders will not be considered unless made on the forms supplied, and signed with the actual signatures of tenderers. Combined specification and form of tender can be obtained on application to the Secretary. Department of Public Works, Ottawa. Tenders must include the towing of the plant to and from the work. Dredges and tugs not owned and registered in Canada shall not be nch circular penstocks, and two 18nch circular penstocks.

Envelopes containing tenders must be
dialify marked on the outside as to
ontents.

Plans. specifications and forms of
ender, and further information may

Plans. Specifications are forms of
ender, and further information may

Only the specific and two specifications are forms of
ender, and further information may

Provides.

Porticular penstocks, and two 18for receiving tenders for widening
the Lower Entrance Channel-way,
Sault Ste. Marie Canal, advertised to
be in on Friday, the 10th May, 1912, is
extended to 18 o'clock on Monday, the
20th May. the work. Dredges and tugs not owned and registered in Canada shall not be employed in the performance of the work contracted for. Contractors must be ready to begin work within thirty days after the date they have been notified of the acceptance of their tender.

Each tender must be accompanied by an accepted cheque on a chartered bank, payable to the order of the Hon-orable the Minister of Public Works, for five per cent. (5 per cent.) of the contract price, which will be forfeited if the person tendering decline to enter into a contract when called upon to

Department of Public Works,
Ottawa, May 3, 1912.

Newspapers will not be paid for this advertisement if they insert it without authority from the Department.—22457.

TENDERS FOR DREDGING

SEALED TENDERS, addressed to the

undersigned, and endorsed "Tender for Dredging, Sault Ste, Marie, Ont." will be received until 4.00 p.m. on Monday, May 20, 1912, for dredging required at Sault Ste, Marie, in the Prov-

The Scotchmen are the heaviest the average of all British subjects. A North Daketa man has an 11-foot ESTATE NOTICES.

JUDICIAL NOTICE OF SALE OF MUNING PROPERTY.

SYNOPSIS OF CANADIAN NORTHWEST LAND REGULATIONS.

Any person who is the soile head of a A family, or any male over is years old, may homestead a quarter section or all and the soil of the soil of

paid within thirty days thereafter, the purchaser to accept such title us the plaintiff and defendants in the action now have to the said mining claim. now have to the said mining claim.
Further particulars and terms and conditions of sale can be had from Messrs. McCarthy, Osler, Hoskin and Harcourt, Home Life Building. Toronto, solicitors for the plaintiff, and from W. M. Douglas, Esquire, K.C., solicitor for the defendants, Home Life Building, Toronto.

Dated at Toronto this 12th day of April. 1912.

April, 1912. GEORGE KAPPELE, May 8-14-20-June 3-17

MORTGAGE SALE.

Under and by virtue of the powers contained in a certain mortgage which will be produced at the time of sale, there will be offered for sale by Public Auction, on Saturday, the 18th day of May, A.D. 1912, at the hour of twelve o'clock moon, at 87 King-street East, in the City of Toronto, by C. M. Henderson and Company, Auctioneers, the following property, namely, Parcels Numbers 532 and 342 in the East Section of the Township of York, more particularly described as follows:

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Township of York, in the County of York, namely Lots Nos. 2 and 3, on the west side of Bayview Avenue, as shown on Plan M. 16. The property has a frontage of fifty feet on Bayview avenue by a depth of 130 feet, and has a solid brick house, thirty feet, erected thereon. Terms cash.

For further particulars and conditions of sale apply to

GRANT COOPER, ESQ..

46 King-street West, Toronto.

Dated at Toronto the 29th day of April,

Chapter 129, and amendments thereto, that all creditors and others having claims against the estate of the said at reditors and others having claims against the estate of the said at reditors and others having of Toronto, on or about the 14th day of Toronto, of Toronto, on or about the 14th

46 King-street West, Toronto.

Vendor's Solicitor, tribution.
A.D., 1912.

In 140 wasps nests there were an average of 25,000 insects.

ESTATE NOTICES.

RE MARY ELIZABETH DUNSP Late of Toronto, Widow, December

Pursuant to the provisions of Trustee Act, all creditors and of having claims against the estate of Mary Elizabeth Dunsford, who on or about Nov. 21, 1911, are quired on or before the 5th of 1912, to send by post, prepaid, or to George M. Gardner, Manning C bers, Toronto, executor of and the last will and testament of the deceased, their Christian and surm addresses and descriptions, the full ticulars of their claims, the state of their accounts and the natural the securities, if any, held by them. Notice is also given hereby that such last-mentioned date the said cutor will proceed to distribute the sets of the deceased among the sentitled thereto, having regard of the claims of which he shall then notice.

Dated the 30th day of April, 1912 GEORGE MacGREGOR GARDNE Manning Chambers, Executor.

NOTICE TO CREDITORS — IN THE Matter of the Estate of John Dave-port, Late of the Town of North To-ronto, in the County of York, Ex-pressman, Deceased.

Notice is hereby given pursuant to the provisions of the Trustee Act that all creditors and others having any claims or demands against the estate of the said John Davenport, who died at the said John Davenport, who died at the said Town of North Toronto, on a about the first day of December. 1911, are required on or before the 19th day of June, 1242, to send by post, prepaid or deliver to G. M. Gardner of 18th Manning Chambers. 72 Queen Streat West, Turonto, solicitor for Mrs. Elliabeth Davenport, the administratrix of the estate of the said deceased, their Christian and surnames, addresses and descriptions, full particulars of their claims, a statement of their accounts and the nature of the securities (if any) held by them.

And further take notice that after such last-mentioned date, the said administratrix will proceed to distribute the assets of the deceased among the parties entitled thereto, having regard only to the claims of which she shall then have notice, and that she will not be liable for the said assets, or any part thereof, to any person or persons of whose claims notice shall not have here Notice is hereby given pursuant

liable for the said assets, or any puthereof, to any person or persons whose claims notice shall not have be received by her or her solicitor at time of such distribution.

Dated 30th April, 1912.

G. M. GARDNER.

108 Manning Chambers, 72 Queen Str. West, Toronto, Solicitor for Admin tratrix.

NOTICE TO CREDITORS — IN THE Matter of John Thomas Winchester carrying on business as the Win-chester Coal Company, Insolvent.

Notice is hereby given that the above named John Thomas Winchester has made an assignment of his estate to me for the benefit of his ereditors by deed dated the 4th day of May, 1912, and the creditors are notified to meat my office, 18 Toronto Street Toronto, on Wednesday, the 15th day of May, 1912, at 4 o'clock p.m., for the purpose of receiving a statement of affairs, appointing inspectors and fixing their remuneration, and for the ordering of the affairs of the estate generally. All persons claiming to rank upon the estate of the said insolvent must file their claims with me on orbefore the said 15th day of May, 1912, after which date I will proceed to distribute the assets thereof, having regard to those claims only of which I shall then have received notice.

W. J. McDONALD,

A. M. DENOVAN,

18 Toronto Street, Toronto,
Solicitor for the said Assignee.
Toronto, 6th May, 1912.

IN THE MATTER OF THE ESTATE of George Taylor, Late of the City of Toronto, in the County of York,

ness as a butcher at the corner of Barton and Bathurst Streets, in the said City of Toronto, has made an assignment under the Assignments and Preferences Act, of all his estate, credits and effects to me, Albert W. Vals of the City of Toronto, in the County of York, Financial Broker, for the general benefit of his creditors.

and SURROGATE COURT, COUNTY OF YORK.

Matter of the Estate of William Thomas, Late of 50 Bernard Avenue, in the City of Toronto, in the County of York, Esquire, Decessed.

Notice is hereby given pursuant to the Revised Statues of Ontario, 1897, Chapter 129, and amendments thereto, that all creditors and others having claims against the estate of the said

tribution.

Dated at Toronto this 7th day of May. A.D. 1912.
MULOCK, LEE, MILLIKEN & CLARK, 72 Yonge Street. Solicitors for H. E. Redman and W. W. Strathy, Executors of William Thomas, Deceased.

Percupines D and Small corded of Market

-Cobalts

which has chi not to any app the strong t plainly evidence market to-day. few scattered issues as Dome tered and Vipor the advance cu movement was cular one and occurred were

as material, ne in itself was sufcity of stocks a lying condition market's action
At its top priat \$12.40, an adjusted the previous from the previous fr from the previo marked demand offerings were do were only able ing bids to an advance was no the day, however below last night some Ad In the cheap scored in the interest touch in some days:

chartered touch in some days; to 53, a gain of pond reacted to the major part Swastika sold othere, a fraction day.

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REA MAN

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> NEGOTIAT TISD

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