

Some of the witnesses (including all the witnesses for the City) thought that this piece of land had an advantage over Mrs. Ryan's, in that it adjoined the road that separated the Canal from it, whereas others considered that the greater advantage lay with Mrs. Ryan's land on account of its size, accessibility and general adaptability for a large establishment, commercial or manufacturing, or for a hotel. Three witnesses, and three only, were examined on behalf of the City to value Mr. Donovan's property, namely, Messrs. Nelson, Lavigne and Chartrand. They appraised it at a market value of \$1.00 per square foot. The witnesses for the Proprietor appraised it at from \$1.25 to \$1.50. The overwhelming weight of testimony in this, as in Mrs. Ryan's case, was that the land taken at its market value was worth, at least, \$1.25 per square foot. The Commissioners allowed 65 cents per square foot, "perplexed" and controlled as they were