

Mr. Nelson, who was the principal witness for the City, admitted, on cross-examination, that a neighbouring property, The Steel & Paint Works, used for manufacturing purposes, had been purchased at \$1.73 per square foot, for the land, exclusive of some buildings erected upon it, and for the other part, at \$2.45 per square foot for the land, including old buildings upon it. Mr. Nelson, in addition, on cross-examination, made the important statement that the Steel & Paint property was only 1,000 feet distant from the property of Mrs. Ryan, that Mrs. Ryan's property, as to situation, proximity, adaptability for development and size, had a greater resemblance to the Steel & Paint property than any other property in the vicinity, and he also established that the purchase of the Steel & Paint properties took place at or about the date of the passing of the Act, 3 Edward VII., chapter 62, section 52, subsection 16, authorizing the acquisition of the property in