

WINNIPEG MOVEMENTS.

Chronicle of the Most Notable Developments in the Western Capital.

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Winnipeg, November 6th.

The past week has been one of increased activity in real estate, more noticeable, perhaps, because of the conclusion of several large deals that have been pending for some time.

Among the largest transactions was the purchase by the newly incorporated West Winnipeg Development Company, of 2,000 acres of land on the south side of the Assiniboine River, about ten miles from Winnipeg. The new company represents American, Eastern, and local capital, and has for its first president Andrew Kelly, of Brandon, who is largely interested in The Western Canada Flour Mills.

To Found a New Town.

It is understood that the leading idea is the establishment of a town site across the river from Headingly. The town thus founded will be supplied by industries which this company intend to establish. The site is well served by railways and will presumably have a loop of the electric street railway pass through it. Part of it is being laid out in market gardens, which will be leased, but not sold. The price paid for the 2,000 acres was just about \$140,000, and shows a very rapid rise in land values at that point.

The old district of Headingly, on the north bank of the Assiniboine is asking for better accommodation. Petitions have been extensively signed, and sent to C. P. R. and the Department of Public Works, Ottawa, asking for a bridge across the Assiniboine, and for improved railway facilities, such as a new station, elevators, etc. It is understood that if the bridge were constructed the electric railway would cross the river at this point, making a loop back to the city on the south side. This would give twenty miles of suburban road, all of it within sight of the Assiniboine and passing through a district particularly well adapted for market gardens and suburban residences.

South of the river the line would pass through this new townsite just purchased, the grounds of the new Agricultural College and the new city park. The demand for the bridge at Headingly is reasonable, emphatic and insistent.

Advance Eastward.

All the activity is not confined to west of the city. Across the river in St. Boniface the rush for lots occasioned by the location there of the Grand Trunk Pacific shops has been increasing, and prices have gone up with a jump. The owners of Mission Gardens, a subdivision not far from the site of the shops, have disposed of over 60 acres in small parcels, while a farm of 240 acres, eight miles out from the shops, was sold during the week for \$50 per acre, whereas before the location of the shops, this land was held at \$25, and found no buyers. Other sales in the vicinity show a similar advance.

Outside of these special features there has been a very healthy demand for business and residential property and values show an increase rather than a decrease.

Winnipeg's Building Bill.

With nearly two months still to be accounted for, Winnipeg's building bill, according to the permits issued from the building inspectors office for 1906, is \$11,700,000. The building inspector is authority for the statement that the actual cost of the buildings is over \$13,000,000.

It is a common practice for contractors and owners to put in a price very much below what the building will cost. There seems a rooted belief that where the actual cost of erecting a building put in it would affect the assessment. Even if the cost of buildings were no more than the \$11,700,000, it is an almost incredible sum for a city the size of Winnipeg to expend in one year. The number of costly warehouses and factories is unusually large.

Gypsum Mills.

The first shipment of 350 tons of rock for the Manitoba Gypsum Company's new mill has arrived. It marks another industry added to Winnipeg, which she owes to the introduction of cheap electric power.

This company has large quarries near the northern end of Lake Manitoba. Their mill at this point was burned last year. The company at once decided that it would be cheaper and better to erect the new mill in the city, and have the ore brought down. The shipments will come in over the C. N. R. Oak Point branch. The mill will be ready for operation in two weeks; and will have a capacity of 100 tons of rock every 10 hours. The products will be hardwall plaster, plaster of Paris, and wood fibre plaster, which is growing in popularity in the Canadian building trade.

Next year a paint factory will be added as the by-products of gypsum are extensively used in the making of many varieties of paint.

New Clothing Enterprise.

B. Gardiner & Company, Limited, have had completed for them plans for a clothing factory that will employ at least 200 men. All preparations will be made this fall, and the building rushed next spring. The building will be a very costly one, with special protection from fire. It will be the first factory for general ready-made clothing for men in the Canadian West and will meet a very decidedly growing need of the city.

Not only is Winnipeg to have a new factory for the manufacture of ready-made clothing but "Woods Limited," the well-known Ottawa manufacturers of contractors and lumbermen's supplies have found that the growing Western demand compels them to come and do business at first hand in the city.

It is not their intention to manufacture here at present, but they have leased one of the upper floors of the Wilson Paper Company's big warehouse on McDermot Avenue and will carry a very heavy stock of all the lines they manufacture, and from this stock all Western orders will be filled. The establishment of this branch will be greeted with delight by the army of railway contractors, as hitherto the delay in getting orders filled from the East has been very great.

Big Deal in Coal Lands.

The carrying through a big deal for coal lands in Alberta was completed this week. The new company is to be known as the Canada West Coal and Coke Company. The company now own 100 square miles of coal lands in Alberta and claim they own one-third of the coal lands of the American continent.

Already contracts have been let for the supply of up-to-date electrical machinery, which will involve an initial expenditure of \$2,000,000. Magnificent coking ovens are to be erected and a high grade of coke shipped even as far south as Salt Lake City, Utah.

The headquarters of the new company will be in Winnipeg, and D. E. Adams, who has been connected with the coal trade of Winnipeg for more than 20 years will have charge. It has taken three months to consummate this deal.

Speaking of coal, calls to mind the fact that stocks are very low this winter, owing to the prolonged strike on the Southern Alberta. There now seems some prospect of the strike being settled and a settlement cannot come too quickly for Westerners, who view with considerable apprehension the unusually small stocks on hand. Should the winter prove a severe one prices of fuel will be likely to soar before spring.

Debentures for Sale.

A convention of municipalities is being held at Portage la Prairie this week at which it is expected there will be a very full discussion of the Government's proposed telephone scheme.

The Council of Winnipeg have decided to bring the matter of the Government's telephone policy before the ratepayers at the time of the civic elections. It will take the form of a plebiscite.

Prince Albert is advertising \$62,000 30-year debentures, bearing 4 1/2 per cent. These debentures are for city improvements. Prince Albert debentures look like a good investment to those who know the city on the Saskatchewan.

The recent advance in the Bank of England rate is viewed with some uneasiness in the West. There is a very large volume of municipal debentures awaiting a favorable market, and there is fear that the high rate will depreciate their value to a considerable extent.

The Grain Commission has resumed sittings in the West, and this week will be at Portage la Prairie, Brandon, and Cypress River, and after that will probably return to Winnipeg and investigate the case of the Grain Growers' Grain Company, that has been suspended from the Winnipeg Grain Exchange for alleged infraction of the rules of the Exchange.

WESTERN ONTARIO CANNING.

The canning factory at Essex Centre, Ont., paid out last week \$1,550 in wages, and nearly as much more for stock. Pumpkins, tomatoes, and beans are the principal articles canned just now.

The Leamington cannery, in another township, has put up this year 400,000 cans of tomatoes, and expects to ship ten cars of canned apples. There is profit in tomato-growing, as Lewis Wigle has found, who raised \$900 worth this season. Three of his neighbors realized \$180, \$191, and \$191 as the produce of two acres each.

At the close of October the coal situation in the neighborhood of Lethbridge was serious. At points where \$5 and \$6 per ton had been charged the price had gone up to \$9 and \$10, and in Calgary to \$11. The Alberta Coal Co. is charging the same price as before the strike.