

# TORONTO REAL ESTATE

## SIMPLE IDEA TO IMPROVE DON OUTLET

Various Suggestions for the Reclamation of Ashbridge's Bay Marsh Are Being Discussed.

Since September, 1888, when Messrs. Bevis and Brown made proposals to the city which if accepted would have led to the reclamation of Ashbridge's bay, and its cession to the city in a couple of years' time, nothing has really been done towards a final disposal of this valuable city property.

The suggestion made at the board of trade banquet earlier in the year by Messrs. Mackenzie & Mann that the Canadian Northern railway would build smelters, blast furnaces and rolling mills in connection with their Toronto terminals, has renewed the interest in Ashbridge's bay.

It has been pointed out that no industry could so quickly, so cheaply and so satisfactorily fill in the waste marsh lands of the district as a smelting plant, the slag from which furnishes the most admirable material for the purpose. No doubt a satisfactory arrangement could be come to unless the city falls, as the late Christopher Robinson once remarked, to look thru any eyes but its own.

A plan which would alienate the whole or the more important parts of the property from the city would not, however, be a satisfactory one. A lease for a sufficient term could be given for the land to be reclaimed and enough of the land already made to establish works upon. This, however, need not interfere with the western end of the property.

Nothing can be done, either, until the problem of the Don channel is settled. Everyone who has gone into the matter is satisfied that the Don should cease to flow into the harbor. Reference to the accompanying plan will show what appears to be the simplest and most practical suggestion made on the subject.

Instead of carrying the stream west and thereby necessitating a series of bridges, at once costly and inconvenient, it is proposed to close the existing channel in this direction, and create a roadway on the new ground. This would obviate any possible disputes as to ownership and give access where it is most needed for traffic.

The new Don channel would be carried south as indicated over the new 150 foot roadway, and east into the bay. From the bay, south of the reclaimed land, a channel would be cut west to the harbor of sufficient width for navigation, and serving at the same time to cut off the manufacturing area on the reclaimed marsh from Simcoe Park, access to which would be obtained by one swing bridge to the south, instead of a number on the north.

An essential stipulation is that no houses or residential buildings be permitted on the park water front. After crossing the 150-foot roadway, north of the filled in block, it will be observed that a basin is allowed so that vessels could easily turn into the channel. The roadways here and round Simcoe Park for part of the general driveway and boulevard system proposed for the city.

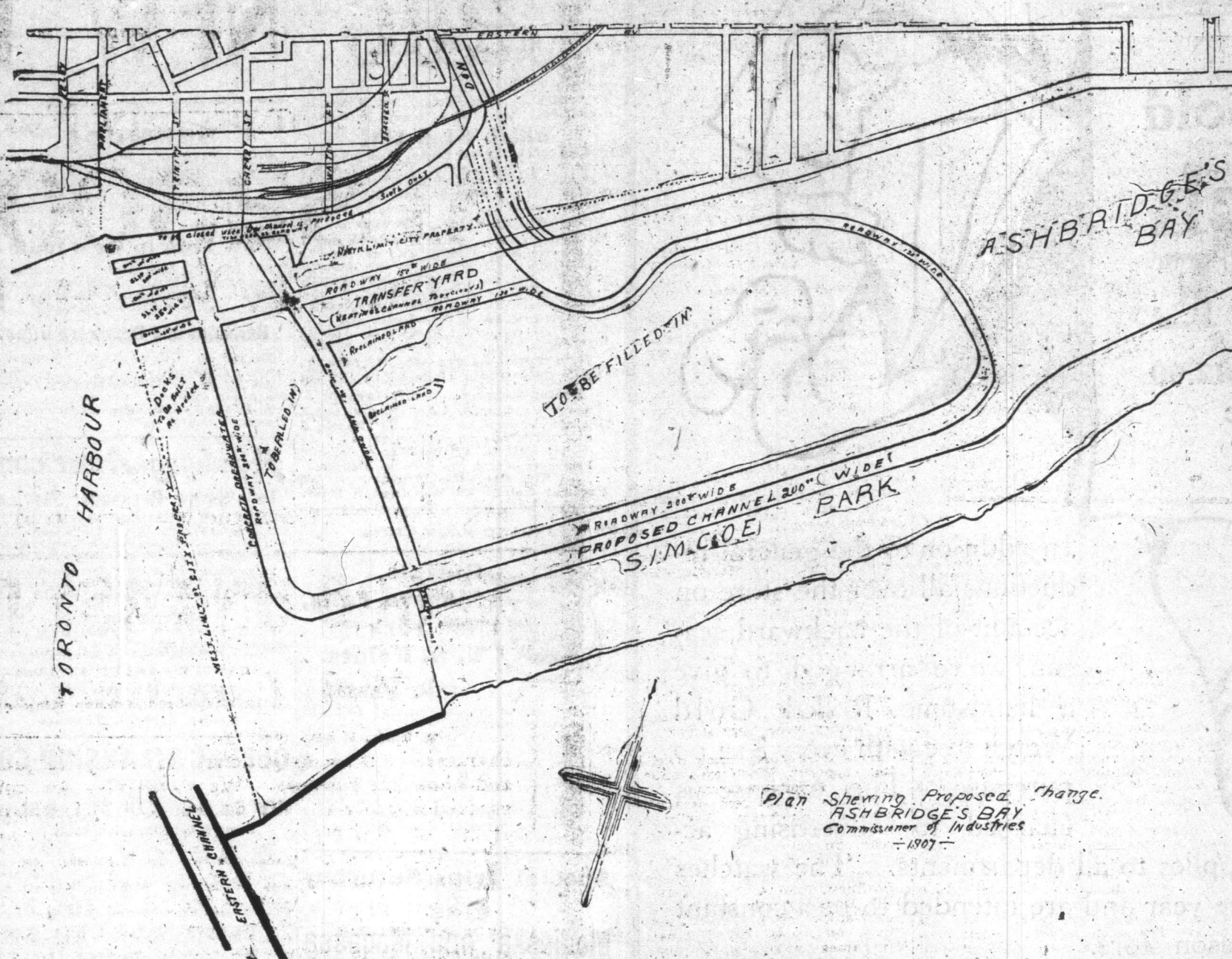
In the plan submitted by Engineer Osborne of the C.P.R., a different disposal of the western end was provided for. The city ownership extends to a line running south from Parliament-street. It had been suggested that a seawall be built on this line. The commissioner of industries thinks that a better plan would be to run the seawall south from Trinity-street, a distance of some 3000 feet, and from this line extend docks and slips to the city boundary. This would give 15 slips on the city harbor front and would afford ample accommodation for many years. They would be 600 feet long, and with slips 250 feet wide and docks 100 feet broad very large vessels could be received.

The present front on the west is represented by some ancient piling south of Cherry-street. West of this the water, when there is any, runs from a few inches deep to perhaps four feet in the southwest angle of the plan, the greater part of it being under two feet. It is obvious that it would be much easier to fill this in than to dredge it out as one plan proposed. In fact the dredgings from the front of the new line could be largely utilized in this way. It is said that a sandpump might be effective at this point.

With this dock scheme under way, and the Don channel determined, there is no doubt the reclaimed land could be disposed of to great advantage. The railway facilities are excellent, and the transfer yards shown in the plan would accommodate 384 cars.

Objection has been taken to smelting works in Ashbridge's bay, as likely by the emission of noxious fumes to make the district uninhabitable. While this is true of copper smelting, nothing of the sort need be feared from the iron works which are contemplated. Toronto has an unduly sensitive organ for the odors of commerce, and anything that comes between the wind and her nobility which is not of a rosewater character is certain of severe criticism. There are but few people who suffer from gas and tar and soap and hides and the by-products of the packing house. If the other pole of the civic imagination were turned upon Ashbridge's bay, the effect would be highly beneficial to all concerned.

## RECLAMATION OF ASHBRIDGE'S BAY



Simple and Practical Suggestion for the Diversion of the Don by Closing Existing Channel Thru the Marsh, and Carrying Stream South and East into the Bay.

## GOOD CROP PROSPECTS BOOMS WESTERN REALTY

Renewed Interest Displayed by Small Investors in Well Situated Subdivisions.

WINNIPEG, June 7.—Real estate is picking up. The chief feature of the local market during the past week has been a quiet strength, which according to the opinion of those in a position to know, is a forerunner of a strong, but steady movement.

Previous to last week more or less pessimism was displayed by those interested in realty, principally on account of fears that the crop might not be as good as in former years. The season was backward, and then after the fine weather came no rain was in evidence, but now both moisture and warmth have come, and with reasonable luck a good crop for 1907 is assured.

That the favorable turn conditions throughout the west have taken has affected the real estate market goes without saying—and they have affected it for the better.

**Money Freer.**  
The clearances which had to be made in May have largely been provided for, and investors are again in a position to commence buying. Enquiry shows that in a few instances deferred payments were not met promptly, but in most cases the delinquency required only a short extension, and gave promise of being able to fulfill their obligations on the expiration of their extensions.

One of the features of the week has been the renewed interest displayed by the small investors in well-situated subdivisions, and the agents handling subdivisions close at hand are again preparing for a vigorous campaign. Legitimately situated subdivisions at prices in accordance with other correspondingly situated properties are recognized here, and in other cities, to be perfectly safe and desirable investments, sure to increase in value as development takes place, thus yielding a fair return on the capital invested.

**Death of Houses.**  
Portage la Prairie real estate is selling just now at a much lower figure than in any other place of the same size in the Canadian Northwest, and this, too, despite the fact that the city is beginning to make wonderful strides of late. During the past year the population was increased by 1000, and is now about 6500. On this account there is a great dearth of stores and dwelling houses just now, and to meet this demand, the building season just started will be by far the greatest in the thirty years' history of the city. During the coming year the city council will spend about \$100,000 in public improvements. The city has decided to grow, and to grow fast, and this means that real estate values will grow accordingly.

The Hudson's Bay Co. has decided to build a \$30,000 addition to its Portage la Prairie stores.

Strathcona building permits amounted to \$121,168 for April.

Work is being rushed on the foundations of the mill and elevator for the Ellison Milling Co., Lethbridge. Construction of a spur track to the site has been commenced.

The total assessment of property in Lethbridge is \$3,471,102, more than double that of last year, which was about \$1,640,000.

J. M. Dyck, representing a firm of Manitoba millers, completed arrangements for the building in Arcola of a 160-barrel flour mill. Mr. Dyck has undertaken to have the mill in operation by the time the new crop is ready to thresh.

## ROSEDALE HEIGHTS OPENED UP.

Lots in Toronto's New High Residence District Now Being Offered.

It should be of interest to those in quest of high-class residence lots, either for building or investment purposes, to know that Frederick B. Robins has just opened up the new district in the northern portion of the city, to be known as Rosedale Heights.

This new district is admirably located on a ridge of land overlooking Lake Ontario and beautiful Rosedale. It comprises 65 acres of beautifully wooded land just north of St. Andrew's College.

The older district, known as Rosedale, is undoubtedly one of the finest residence districts in Toronto, and the great demand for lots in this section will undoubtedly stimulate very materially the sales of the lots in this new district. A large number of lots have recently been sold for immediate building purposes over the second bridge.

Mr. Robins stated that arrangements would undoubtedly be consummated before long that would give the residents in this new district first-class street car accommodation. The property is well restricted, so as to permit only the erection of high-class houses, and land is sold only to approved purchasers.

**Toronto Outstripping Montreal.**

Montreal Witness: All those who have studied practically the light, heat and power situation in Toronto and Montreal respectively have long been convinced that the future as a manufacturing centre belongs to Toronto unless the monopoly of the Montreal Light, Heat and Power Company is broken. Where light, heat and power are cheapest, there manufacturers are bound to go, other things being equal, and Toronto has all these from twenty-five per cent. upwards less cost. Besides, although she has not the advantage of being at the head of navigation, as is Montreal, she has the advantage of being surrounded by a congeries of towns to which she acts as feeder, and is thus, for the present, the greatest radiating centre of distribution. These respective advantages of the two cities, perhaps, about balance one another, and, if so, the race of the future is unquestionably with the city which shall have the cheapest manufacturing necessities. The Manufacturers' Association has so pronounced, as have individual manufacturers. Toronto has those at present, and already the figures show roughly that she is outstripping Montreal in the race. According to the official returns just issued by the government, showing the expansion of Canadian manufactures between 1901 and 1906, the value of the output of Toronto's workshops has increased from \$58,415,498 to \$84,689,253, or forty-five per cent. while the value of the manufactures produced in Montreal has increased in the same time from \$71,099,750 to \$99,746,722, or forty per cent. We have lost ground therefore to the extent of five per cent. in five years, so far as the city limits are concerned, or one per cent. a year, but it will not take Toronto ninety-five years more to outstrip us, probably not ten, say those who are technically in a position to know, unless our power and light rates come down considerably. Toronto, it cannot be too urgently insisted upon, is now about to have light and power supplied to it practically at cost, thru the means of a commission selected and empowered by the provincial parliament. Here, it may be suggested, is more work offering for hardworking Mr. Gouin. Cannot he do something inspiring in what has been done by Mr. Whitney and his government, and the honor it has brought them? The Montreal Light, Heat & Power Company now offers to accept the sliding scale method of supplying gas, as adopted in London and other large towns with success. But in England the government was the final authority as to the equitable basis upon which a sliding scale should be fixed, and the Gouin government might earn lasting gratitude by obtaining parliamentary powers and appointing a strong commission to report upon the whole matter of light, heat and power with power to act. Can we suffer the humiliation of seeing our city upon the whole matter of light, heat and power slowly strangled?

## ROSEDALE HEIGHTS

This beautiful district, recognized as the finest Toronto residential property, is now placed on the market.

Situated immediately north of St. Andrew's College, 300 feet above the level of the bay, ensuring pure air and excellent drainage; magnificent scenic panorama of the city and lake.

Sixty-five acres of beautifully wooded land, fronting on Rosehill Ave., Oakwoods Drive, Rosedale Heights Drive.

Splendid entrance from the south by Maclean Ave., which is now being opened up.

**LOTS FROM \$25 TO \$150 PER FOOT FRONT**

Building restrictions permit only of high-class houses being erected. Land only sold to approved purchasers.

The southern part of Rosedale is being rapidly built on, and as a large number of lots over the second bridge have been recently sold for immediate building purposes, there will be a great demand for this property.

To secure the lower priced lots earliest application is desirable.

Apply for full particulars to

**Fredrick B. Robins**

50-52 VICTORIA STREET  
TORONTO

Phones Main 90  
Main 7171

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## FIFTY HOME SITES

### TORONTO JUNCTION

May and Midland Streets, extended south from Annette Street in our new subdivision, are quickly building up with the best class of brick residences. These streets are carefully restricted, and will be new, clean, bright, modern avenues. Fifty home sites now offered at MODERATE PRICES, and LIBERAL ASSISTANCE TO BUILD IF REQUIRED. Secure a home now in the best residential section of the town, and only three minutes' walk from the city street cars.

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We also have hundreds of choice Western farm lands for sale cheap. In buying these lands, location is as important as price. We select lands for our clients. We have picked some splendid lands for quick sale. Prices from \$750 per acre upwards. Reasonable terms in every case.

Western Canada Lands offer the greatest opportunity this continent has ever known. Men all over Ontario are growing wealthy who never knew success in any other line. You can make money here, too. Write or call on us for further information.

**Big Harvest This Year Will Advance the Price of Western Lands 25 Per Cent.**

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