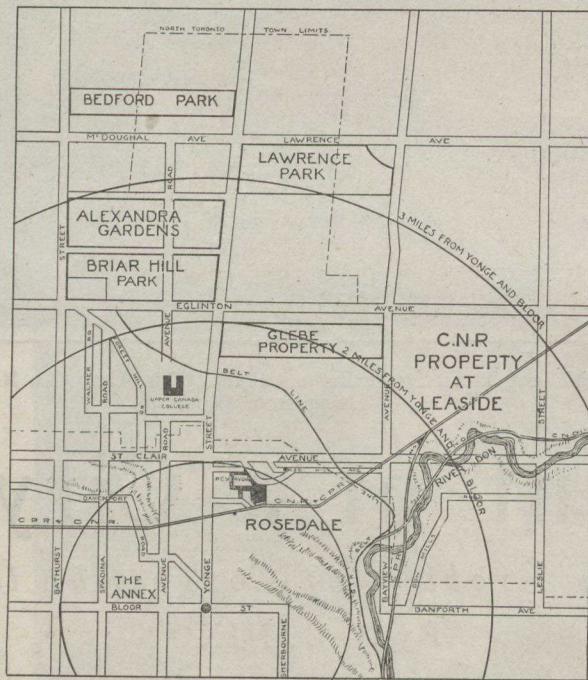


leaves the Don Valley just above Rosedale, cutting into North Toronto through the Moore Park district. A little to the north-east of Moore Park is the Canadian Northern property of 1,200 acres at Leaside Junction. This latest venture of the Canadian Northern, a block of land, a mile and a quarter wide, running two miles north, is right alongside the eastern boundary of the town of North Toronto. The lower or southern part, comprising 190 acres, will be used for yards and shops. A model working-men's town will be laid out adjacent to the yards and sold at figures slightly above cost to Canadian Northern employees. The northern part is now in the hands of an eminent town planner, who, with the assistance that nature has given, will make this property an ideal city. As both the C. N. R. and C. P. R. will serve this territory, transportation will not offer any problem. It is possible, though, that the Canadian Northern, who also have electric railway interests, will give the residents of this district street car facilities, and it seems more than likely that before very long street car lines will be projected east from Yonge Street, which is only a mile and a quarter to the west. Negotiations are on between the town of North Toronto and the Toronto and York Railway for double tracks and quicker service on Yonge Street. On completion of this arrangement that street will be paved with asphalt its whole length through the town.

On the matter of transportation, provision must be made for lines up Avenue Road and up Bathurst Street. Already a charter has been granted to the Monarch Railway Co. for a line on the latter street. The city of Toronto is at work on a street car line westward on St. Clair Avenue, which is only a short distance south of the city's northern limits. Annexation between town and city will mean northern extensions of the civic street car line. The private company serving North Toronto may be depended upon to lay rails where traffic recommends it.

With all this projected growth in the air capital has not been hard to find for investment in the outlying sections. Farms for many miles north of Toronto have been secured by local and outside capitalists, and English investors have taken big blocks of land which they are holding awaiting the city's northward trend. While there are many suit-

able districts, there are some real estate men putting lands on the market at I would not say too high a figure, were facilities for getting at them better and of any immediate possibility. Lawrence Park was the first high-class residential subdivision put before the people. It is a beautiful piece of property with a ravine frontage on Yonge Street, all of which frontage has been built upon by some of Toronto's prominent men. Artistic drives, cres-



Map Showing the Possibilities of North Toronto, Now That a Union Railway Station is to Be Built on Yonge Street, Half a Mile North of the Corner of Bloor and Yonge.

cents and boulevards, and all the arts of the landscape gardener have been used by the promoters to beautify this property, which extends eastwards to the eastern bounds of North Toronto, its eastern limits being beautifully wooded. Alexandra Gardens are on the opposite side of Yonge Street and

extend to Bathurst Street. Though ground was first broken there only two years ago, practically every lot has been sold. Right in the centre of Alexandra Gardens a recreation park has been set aside in the ravine which traverses the property. Already a great many fine houses have been erected and this year will see great activity in building. Briar Hill Park, to the south of this, is as admirably situated, with a higher elevation and is finding ready buyers. The Church of England glebe lands on the east side of Yonge Street extending back to Leaside Junction have just been cut up and will also be sold on the restrictive plan. Lots in Walmer Road Hill and the Forest Hill Road districts are meeting with ready sale. Robins Limited have done much to develop suburban Toronto. They have several choice subdivisions among which might be mentioned Cedarvale and Rosemount, the former being a beautiful piece of landscape planning. There are many other good subdivisions, but the above mentioned are among the few where streets have been opened up, side walks laid, water and gas pipes in, trees planted, and everything made ready for the home.

Fifty foot lots and broad avenues and exclusiveness are not all the virtues of this north district. Its elevation and view have much to do with attracting the purchaser. The nearness of the country is also a factor, as also is the escape from the grime and smoke of the city. A feature of Lawrence Park and Alexandra Gardens are club houses, bowling greens and tennis courts. All these lands are more or less wooded, and no purchaser may cut down a tree without the permission of the vendors. The North Toronto Golf Club has its grounds opposite Lawrence Park, while the links of the Rosedale Golf Club, a short distance north, have few equals for beauty of natural landscape. Colonies of British workmen, whose children make excellent servants, have settled north of the hill, and there should not be any servant girl question there. Business in North Toronto will be confined almost altogether to Yonge Street, as all the high class subdivisions sell under the restrictive plan; the doctor and dentist alone will be permitted to hang out a shingle. All these things mean much to the man who is seeking a permanent home and the things that home stands for.

Is the Bungalow Advisable?

By G. M. WEST

TO the average person the much-abused term "bungalow" is one of perhaps vague, but pleasant, meaning, and for a number of years this type of dwelling has exercised a great fascination for the home builder in California and other southern climates, where many are used for all the year-round homes. Much has been written by enthusiasts of the advantages of the bungalow with its greater comfort and more artistic lines. These can be summed up very concisely in the fact that the one-story building provides all the conveniences and saved steps of the modern flat, while still giving opportunity to enjoy the pleasures of a house of your own with its surrounding land and resulting privacy. From an artistic standpoint, also, the ease with which a low one-story building can be given graceful lines and be made to blend with its natural surroundings is worth considering, particularly when a site is wooded or has other natural advantages.

With the town bungalow there travels hand in hand a very prevalent idea that the type is an economical system of construction, and, while this has some justification in that fact that the majority of bungalows in our country are cheap, being built for summer use only, and of the lightest and most inexpensive materials, it is nevertheless far from being so. The hard facts are that for an all-the-year-round house in a climate such as ours in Canada, it is the most expensive. This is easily grasped when you note how much more cellar and foundation work is required, how much more roof construction which costs more per square foot than floor construction, is necessary to cover the floor in one story than when the same area of floor is cut in half.

Then the external walls are of greater area and the cost of extra piping and other details in connection with the plumbing and heating must be considered. There is no disputing the fact that for permanent occupancy the bungalow is an expensive type of house, the only two items of economy being the saving of the stairs and an economy in hall space. These items do not offset the other expense incurred.

Now this so far might be taken to be somewhat against the use of the bungalow or one-story resi-

dence, the derivation of whose name, by the way, comes from India. In India the bungalow, or "Bengalese house," is a one-story erection, usually of mud, brick walls, thatched roofs and with wide verandahs around two or all sides. An open space perhaps a foot in width is left between the top of the wall and the roof for ventilation. On our continent, however, this form of construction is not suitable even for summer use. To my mind, the summer use is the ideal and proper use of the bungalow type. All things considered, for the summer suburban home of moderate cost and simple living requirements the bungalow holds its premier position without dispute in the matter of cost as in other ways. The term "Bungalow" has been much misused. It has been applied times without number to the two-storied verandahed cottage, and has even been given to palatial summer homes of a very imposing class.

The requirements of any plan always resolve themselves into three units: The living quarters; the working or service quarters, and the sleeping apartments. The first includes the living room and the dining or reception rooms, if any; the second, the kitchen, the pantry, the servant's room, etc., and the third, the bedrooms, bathroom, and clothes cupboards.

It is a fact that most bungalow dwellers are willing to accept far fewer conveniences and greater simplicity of living than they would ever consider in their permanent homes, and in the average bungalow of this type this usually results in the combining of the living room, the dining room and hall into one large and roomy apartment, from which the other rooms open. If it is possible, and it is so in the larger types, the entrances to the bedrooms should be on a separate hall or passage which in turn opens off the living rooms. There are two types of plan which in the smaller bungalow are very common; the first and best is that which requires more frontage, the one with the living room in the centre, and the other apartments on each side of it. The other usually occupies a narrower lot and has the living room in front either across the

whole width or running down one side with bedrooms taking the additional width.

Next the living room, the verandah, which should be linked to it, is one of the most important features. One point which is well worth noting is that the verandah space is of much more use and value if concentrated in a form approaching a square, than it is if strung out in a narrow strip along the wall. The roominess thus obtained gives space, for perhaps a table in the centre with the chairs and other furnishings grouped about, and makes a very livable room. It is often a good plan to enclose this verandah, or if it is of such shape and size as to allow it, a portion of the verandah with screens thus forming an out of doors dining room. A kitchen porch or verandah enclosed similarly makes a pleasant work place on the warmer days. The living room of course should have a fireplace of rough brick or stone for use in the chilly weather.

Other important points which should receive consideration in planning even the simplest type of bungalow are the roof lines and the placing of the verandahs. It should be kept constantly in the designer's mind that too many eaves and angles carried into the roof create a most restless effect, besides causing expense, and that the only windows of the living room should not be covered by a porch and the most important room thus made dark and dismal.

Bungalows have been built of all materials from weather boarding on studding, without any inside sheathing, to brick and stone edifices of considerable elaborateness and expense. There are good ones in all types, but for the summer camp the most popular mediums are shingles on boarding and studding or the weathered boarding on studding alone. Sometimes the insides of the walls are sheathed, sometimes plastered. A good scheme and cheap one is to cover the studding with burlap which is afterwards shrunk taut. This is more satisfactory for ceilings and walls and should not be used unless sheathing or plastering are out of the question. In many a summer home there is nothing on the inside of the studding whatever, the framing timbers being exposed and along with the back of the external boarding dressed. When this is the case much improvement in effect can be had by giving some