

REAL ESTATE NEWS

NINETY DOLLARS A FRONT FOOT IS ALD. WANLESS' ASSESSMENT

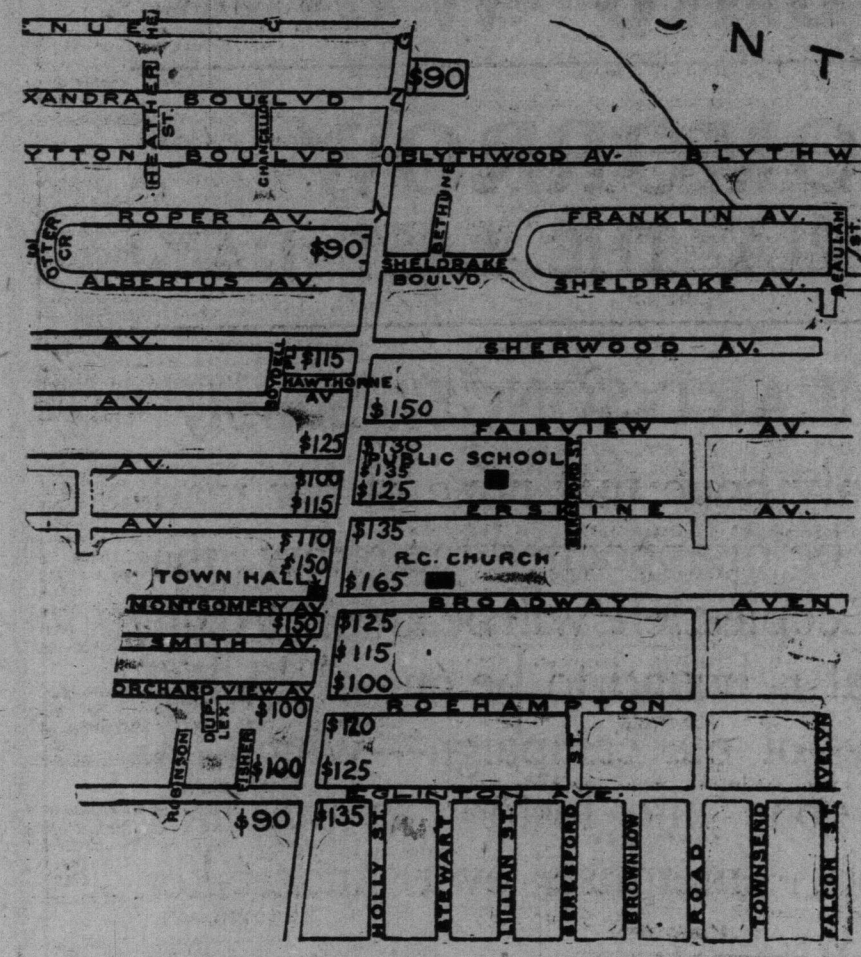
His Property at the Corner of Yonge and Eglinton is Rated Lower Than Adjoining Land, the Lowest of Which is Assessed at a Hundred Dollars a Foot.

That the assessment department needs a shaking up has been illustrated on many occasions, particularly when The World showed up the extremely low assessment of ex-Controller Foster's Marjory avenue property. Unequal assessments are everywhere, and on low priced residential and business properties, but few people would think it possible that on Toronto's main thoroughfare such discrepancies should appear as shown on the map herewith.

Yonge street and Eglinton avenue is recognized as the most important corner in North Toronto. Unlike the

for some purpose, it may not be another case of a watch dog eating his bone, but the discrepancy is distinctly in favor of Alderman Wanless.

How the assessment department justify the differences in assessments as shown by the map, is almost beyond comprehension. It would be foolish to say that the assessment on the corner of Broadway and Yonge, two blocks north of Eglinton avenue, and that on the alderman's property of only \$90 a foot, illustrates the comparative values of the property. As a matter of fact, a reversal of assessment on the two properties would better illustrate their values.

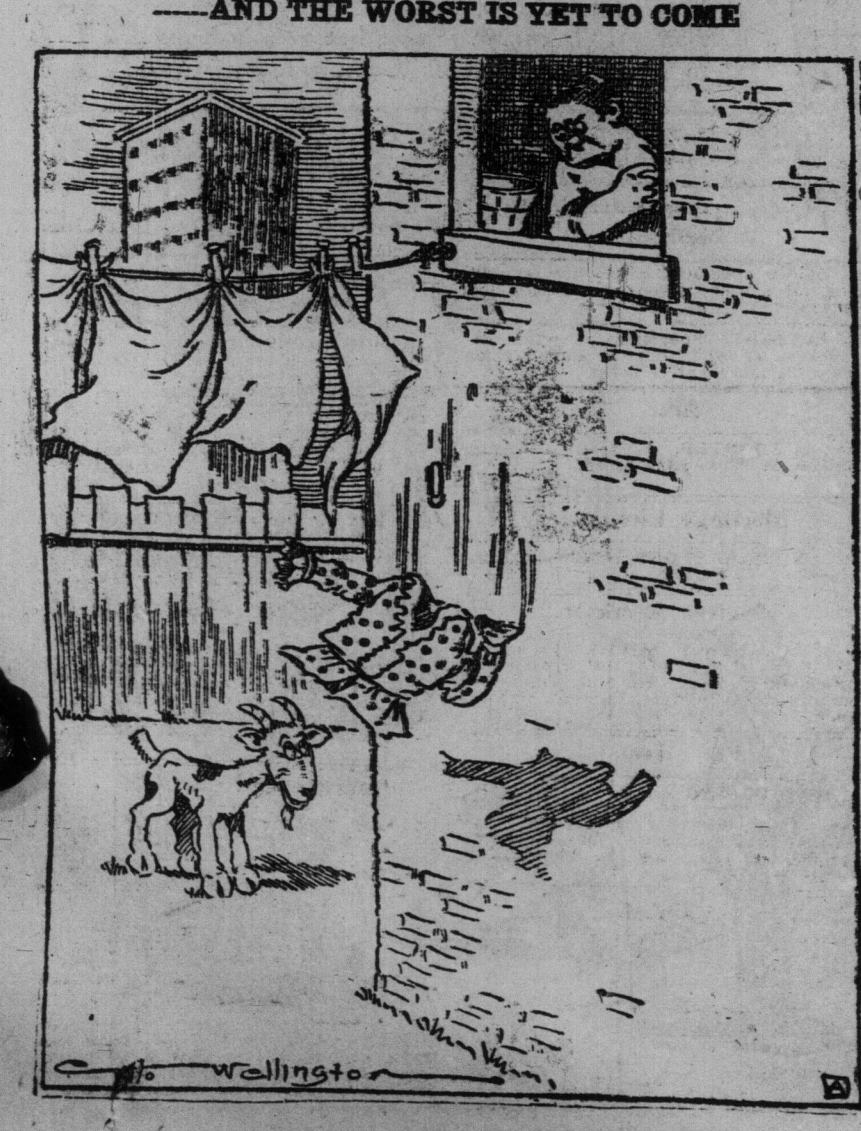


other streets north of St. Clair avenue, it is a thru concession road. Alderman John Wanless, who owns the southwest corner of Eglinton and Yonge, is fortunately only paying taxes this year on an assessment of \$90 a foot, while the Dominion Bank on the southeast corner is paying on \$135 a foot, James C. Mason on the northeast corner at \$125 a foot and William Croft on the northwest corner at \$100 a foot.

When looking over the assessments of other Yonge street corners north of Eglinton avenue, in comparison, the natural conclusion is that the assessment of the corners of Eglinton and Yonge and the property in the vicinity has been kept down to the lowest level

Even at the corner of Fairview avenue the assessment is at \$150 a foot, and of the twenty corners, where assessments are indicated on the map, the alderman certainly has the advantage of other citizens. As shown, inside properties, north of Eglinton avenue, without the same selling power, not being on corners, are assessed up to \$135 a foot. Almost a mile north of the corner of Eglinton, number 2473, which is above Blythwood, the assessment is \$90, despite its greater distance from the heart of business activity in upper Yonge street. It is not even a corner, nor is the lot as deep as the alderman's, still the owner, Arthur Frisby, must pay taxes on a similar valuation basis.

BUILDING PERMITS	
M. G. Billman, executor, 1 pr. semi-det. br. dwgs.	\$4,500
S. Hessin, 47 S. Leonard's, br. and hollow tile dwg.	4,800
E. N. Bruproke, Munro Park, ave. near Queen, br. dwg.	5,500
S. J. Smith, Strathmore, br. dwg. near Bathurst, 1 pr. semi-det. dwgs.	3,300
C.S. Bruchstein, 38 Indian Grove, br. dwg.	6,000
B. McKossack, 3 South road, br. dwg.	5,000
W. Kennedy, St. Andrew's Gardens, near Schofield, br. dwg.	3,000
James Sherlock, Brown, near Paston, br. dwg.	\$21,200
G. Helt, Campbell, near Boyce,	



REGENTS PARK

The Working Man's Great Opportunity TO BUY CHEAP LAND FOR A HOME



The owners of these homes illustrated above bought the land with a Ten Dollar bill and are paying it Five Dollars monthly.

They are now happy, healthy, and much better off than ever before.

Happy because they enjoy their own home, fixing it and their garden to add joy and pleasure to their lives.

Healthy because they have lots of fresh, pure air and plenty of playground for the kiddies.

Better off because they have

No Rent to Pay

NO LANDLORD TO WORRY ABOUT—These people on their large lots grow their own vegetables, raise chickens, and provide other produce for their table.

Are you tired of paying rent? Wouldn't you like to live the happy, healthy lives that these people are enjoying?

On Saturday our automobiles will be leaving for the property all day. Why not take a trip? See for yourself what a ten dollar bill will do. If you can't arrange to visit the property on Saturday sign and mail this coupon for a plan, prices, and further particulars.

THE DOVERCOURT LAND, BUILDING, AND SAVINGS COMPANY, LIMITED,
82-88 King Street East.

Gentlemen: Kindly send me plan, prices, and full particulars of Regents Park.

Name _____

Address _____

Established 1885

DOVERCOURT LAND BUILDING & SAVINGS COMPANY LIMITED

W.S. Dinnick, President

82-88 King St. East, Toronto

LARGEST OWNERS & DEVELOPERS OF REAL ESTATE IN CANADA

A. Mundy, Columbine, near Kingston road, 2 pr. semi-det. br. dwgs. 10,000

G. Rathbone, Ltd., Northcote, br. warehouse 5,000

G. Helt, Uxbridge, near Davenport, br. dwg. 2,000

Chas. Cero, 591 Parliament, br. add. to store 1,000

Mrs. W. F. Livermore, Durie, near Annette, br. dwg. 2,000

Eighteen permits for alterations, etc. 4,250

\$127,000

WHAT SMART MEN WEAR.

Clothes make men to a larger extent than many excellent people suppose. First impressions are largely those created by external appearance and even after character is known and respected, the smart, well groomed man enjoys an unquestionable advantage in the realm of business and in that of ordinary life. Nowhere is this of greater advantage than in Canada, where the standard of self-respect is high and is expected to be observed.

From this point of view a firm like Ed. Mack, Limited, is rendering a very real service when it offers a selection of the finest tailored garments that the most fastidious of men can desire to put on. In a few minutes one can select and be fitted from a large and "catchy" selection of smart clothes. The variety in color, pattern, style and finish is exclusive enough to meet all tastes, and the prices rang-

WANTS NEW YORK TOWN TO BE HEADQUARTERS

American Delegates to Mediation Conference Asked to Stay Across Niagara.

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Q. O. R.'s TACTICAL EXERCISE.

A voluntary parade has been called at the Toronto Armories for 2.30 sharp, the 18th inst., by the Queen's Own Rifles. All men and officers are requested to be at the parade sharp on time, men to wear ball pouches, but not side arms. From the armories the train will be taken to Leaside Junction, where tactical exercises of an hour and a half to two hours will take place, winding up with coffee and refreshments. The force will leave Leaside Junction at 4.30 for the city. A good turnout is especially requested, as this is the first chance of the season for outdoor tactics.

Oysters to Be Cultivated by New Brunswick Company.

(Special Correspondence.)

ST. JOHN, N. B., May 7.—The cultivation of oysters near the mouth of the Miramichi is to be started by a new company now being organized. The oyster beds at this spot are mostly productive, while others are barren. The fishermen of the district have been invited to join the new industry.

GEORGE KAPPELE IN HOSPITAL.

Mr. George Kappele, K.C., who has been laid up at his residence for the past three weeks with an attack of acute cystitis, was removed to the Wellesley Hospital last Sunday morning and operated upon by Dr. Bruce. He is now progressing favorably and is doing as well as could be expected under the circumstances.

TO HOLD EUCRE PARTY.

The ladies of the Sodality of the Holy Family Church are holding a eucra and bridge party tomorrow afternoon in Parkdale Assembly Hall from 2.30 to 5.30.

DELAY EXTENSION OF CRAWFORD STREET

Work Cannot Be Proceeded With at Present Time According to James C. Forman.

Extension of Crawford street north to College street, so much talked of lately, may not be carried out for a long time. James C. Forman, assessment commissioner, in reply to a request for advice by the board of control, on the matter, has responded as follows:

"In reply to the above request, I would state that I do not believe the work can be proceeded with at the present time under the conditions obtaining. To extend Crawford street north to College street, and to fill in the street as extended, requires the legislation which I mentioned in my last report in this matter. The only other way in which the street can be extended is to bridge Sully crescent, and I think it is clearly not the desire of your committee that this should be done. I would recommend again that the legislation necessary to do the work be applied for at the next session of the legislature."

GOING UP.

Measurements for the installation of an elevator in the vacant shaft at the James street entrance to the city hall were taken yesterday.

Estate Notices

IN THE SURROGATE COURT OF THE County of York.—In the Matter of the Estate of Henry Neville, Late of the City of Toronto, in the County of York, Stone Mason, deceased.

Notice is hereby given pursuant to Chapter 121 of the Revised Statutes of Ontario, 1914, that all creditors and others having claims against the estate of the said Henry Neville, who died at the City of Toronto, in the County of York, on or about the 4th day of January, 1911, are required, on or before the 15th day of May, A.D. 1914, to send by post, prepaid, or to deliver to the undersigned, solicitors for Laura Rachel Jane Ames, the administratrix of the estate of the said deceased, their Christian names and surnames, addresses and descriptions, the full particulars of their claims, the statement of their accounts and the nature of the securities, if any, held by them, duly verified on oath.

And further take notice that after such last mentioned date the said administratrix will proceed to distribute the assets of the deceased among the parties entitled thereto, having regard only to the claims of which she shall then have notice, and that the administratrix will not be liable for the said assets, or any part thereof, to any person, or persons, whose claims notice shall not have been received at the time of such distribution.

Dated at Toronto this 15th day of April, A.D. 1914.

MARTIN, STARR & SPENCE,
55 Canada Life Building, Toronto, Solicitors for Laura Rachel Jane Ames, Administratrix of the Estate of Henry Neville, deceased.

NOTICE TO CREDITORS.—IN THE Matter of the Estate of Jessie Tomlin Hazlett, Late of Toronto, Widow, Deceased.

Notice is hereby given that all persons having any claims or demands against the late Jessie Tomlin Hazlett, who died on or about the 22nd day of June, 1912, at Toronto, in the Province of Ontario, are required to send by post, prepaid, or to deliver to the undersigned, solicitors for the executor and trustees, under the will of the said Jessie Tomlin Hazlett, their names and addresses and full particulars in writing of their claims and the nature of the securities, if any, held by them, duly verified by statutory declaration.

And take notice that after the 10th day of June the said executors and trustees will proceed to distribute the assets of the said deceased among the parties entitled thereto, having regard only to the claims of which they shall then have notice, and that the said executors and trustees will not be liable for the said assets or any part thereof, to any person, or persons, whose claims notice shall not have been received by them at the time of such distribution.

Dated this 8th day of May, A.D. 1914.

LENNOX & LENNOX,
157 Bay St., Toronto.

NOTICE TO CREDITORS.—IN THE Matter of the Estate of William Kellier Colville, Late of the Village of Beaver-ton and City of Toronto, Carriage Agent, Deceased.

Notice is hereby given pursuant to Section 56 of the Trustee Act, being Chapter 121 of the Revised Statutes of Ontario, 1914, and amendments thereto, that all persons having claims or demands against the estate of William Kellier Colville, who died on or about the 7th day of April, 1914, are required to send by post, prepaid, or deliver to the undersigned solicitors for the executors of the said estate on or before the 15th day of June, 1914, their Christian names and surnames and addresses, with full particulars of their claims and statement of their accounts and the nature of the securities, if any, held by them, duly verified by statutory declaration.

And take notice that after the 15th day of June, 1914, the said executors will proceed to distribute the assets of the said deceased among the parties entitled thereto, having regard only to the claims of which they shall then have notice, and the said executors will not be liable for the said assets, or any part thereof, to the said person or persons, whose claims notice shall not have been received by them at the time of such distribution.

Dated this 8th day of May, A.D. 1914.

WATSON, SMOKE, SMITH & SINCLAIR,
20 King Street East, Toronto, Solicitors for the Executors.

NOTICE TO CREDITORS.—IN THE Matter of the Estate of Hugh Frederick Borthwick, Late of the City of Toronto, Baker, Deceased.

Notice is hereby given that all persons having any claims against the estate of the late Hugh Frederick Borthwick, who died on or about the 20th day of March, 1914, at Toronto, are required to send by post, prepaid, or to deliver to the undersigned executors under the will of the said Hugh Frederick Borthwick, their names and addresses and full particulars in writing of their claims, and the nature of the securities, if any, held by them, duly verified by statutory declaration.

And take notice that after the 5th day of June next the said The Toronto General Trusts Corporation will proceed to distribute the assets of the said deceased among the persons entitled thereto, having regard only to the claims of which they shall then have had notice, and that the said The Toronto General Trusts Corporation, will not be liable for the said assets, nor any part thereof, to any person, or persons, whose claims they shall not then have received notice.

Dated at Toronto the 5th day of May, 1914.

THE TORONTO GENERAL TRUSTS CORPORATION,
85 Bay Street,
by their Solicitors, Coatsworth & Gordon, 157 Bay Street, Toronto.

MORE SHADE TREES.

Ten thousand shade trees are to be planted on 192 streets in Toronto, under the direction of the property department. The trees will be set thirty feet apart.

FIFTY SOUTH AFRICAN FARMERS CITY'S GUESTS.

Fifty farmers from South Africa will be entertained in Toronto during two days of August. William McDonald of the South African Land Settlement Association has written the forthcoming visit, and yesterday the board of control recommended they be entertained. The provincial government will also be asked by the city to provide for the fifty guests.

The World's distribution of Heart Songs, the most popular song book ever issued, will continue until tomorrow night, provided the supply has not been exhausted. The opportunity to secure one will then be past. If you would be possessed of a rare Heart Song Book present your coupon today.

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