

NORTH TORONTO LIBERAL-CONSERVATIVE ASSOCIATION

To be Incorporated under the Ontario Joint Stock Companies Act, having a Capital of \$300,000, divided into 60,000 shares of \$5.00 each, to be fully paid and non-assessable.

Hon. Presidents--R. L. Borden, K.C., M.P.; Sir James P. Whitney, Premier of Ontario.

Hon. Vice-Presidents--Hon. Geo. E. Foster, M.P.; W. K. McNaught, M.P.P.; John Shaw, M.P.P.

Past Presidents--Dr. G. Sterling Ryerson, Dr. Elias Clouse.

President--M. Rawlinson.

Vice-Presidents--G. Stevenson, A. D. Ellis, John Harris, W. L. Johnston.

Secretary--W. H. Hall.

Treasurer--W. P. Godard.

Executive Committee--P. W. Ellis, Dr. Haslitt, W. L. Beale, John Pearl, T. Davies, Major W. H. Cooper, Geo. H. Sweetman, E. P. Pearson, B. Fletcher, G. H. D. Lee, R. G. Smythe, Jos. Hickson, A. H. McConnell, Geo. A. Kingston, P. G. Might, Dr. H. O. Crane, J. S. Hall, S. Fitzgerald, S. L. C. Leland, A. Foy, J. L. C. Nornabell, G. H. Quarrington, K. C. McMurchy.

CONSERVATIVE CLUB AND APARTMENT BUILDING

This building is proposed to be erected about the N. E. Corner of Yonge and Wellesley Sts. The location is considered a very desirable one in as much as it is not only convenient for Club purposes but is considered very advantageous in its location, for the letting of apartments.

The proposition is to erect a building that will not only answer the requirements of the North Toronto Conservative Club Association, but one that will be so planned in its construction that as well as giving accommodation for the Club, the greater portion of the building will be available for renting purposes, thus, the remuneration from the building will make it self-supporting.

The location is about the centre of the North Toronto District, therefore it will be conveniently located for the members of the Club and the position one that will be very desirable for those seeking to rent apartments.

One of the considerations in erecting the building is to make it convenient for bachelor apartments. The advantage of this will be seen when it is remembered that there is a large number of the Members of Parliament, students, and others who come to the City every year, seeking just such apartments, therefore the building will readily lend itself to the convenience of those who wish to rent bachelor apartments.

The building will be situated on one of the leading thoroughfares, which leads direct to the Parliament Buildings.

THE BUILDING

In planning this building every consideration has been given to make the apartments the best appointed and the most convenient in the city.

In erecting the building under the auspices of the North Toronto Conservative Association it is not the intention that this association, as a Club, will place itself under obligation in the matter of expense in running the building, as the intention is to let all the different apartments, stores, restaurant, etc., to tenants, and the Club will only be responsible for the running of their own apartment.

The following are some of the features that the different flats will contain:

BASEMENT.

The Basement will contain a large Billiard Room, with 16 tables (sixteen), three (3) Bowling Alleys, Barber Shop, Store Room, etc.

FIRST FLOOR.

The first floor will be laid out to contain Banking Office, a large Restaurant and 5 stores, also there will be a Main Entrance to the Public Hall and Club on the Second floor, off Yonge Street, and a private entrance for the renting apartments off Wellesley Street, with elevator and staircase accommodation. This floor will also contain Kitchen and Serving Rooms, etc., in connection with the Restaurant.

SECOND FLOOR.

Second floor to contain a Public Hall to seat about 500 people, Supper Room, and Ladies' and Gentlemen's Retiring Rooms, Coat Rooms, Committee Rooms, Lavatories, etc. It is the intention to have the Hall so constructed that the Supper Room will open into same, so that, if required, it will increase the space of the Public Hall. The Hall is fitted up with stage, Dressing Rooms, etc.

MEZZANINE OR THIRD FLOOR--CLUB APARTMENTS.

The Mezzanine floor, immediately above the second floor, will contain the Club rooms proper and comprise Reading and Billiard Rooms, Committee and Card Room, Lunch Room, Serving Room, Reception Room, Coat Room, Lavatory, etc.

4TH, 5TH, 6TH, AND 7TH FLOORS.

These four flats have been planned to contain on each floor, 20 rooms, in all 80 rooms, and will be laid out in apartments, so the rooms can be rented singly or in suites of two or more apartments. Each apartment or room is so constructed that the front portion of the room will form a sitting room with an alcove off same for the bed space. Each apartment will be provided with a Bathroom and a large Clothes Closet. Each room will be well lighted from the outside of the building. There will be no dark or badly-lighted rooms in the building. The apartments are fitted up in the very best possible way with every convenience and perfect sanitary arrangements. Each flat will be reached by elevators and large staircases, and each flat so arranged that it will be shut off independently from the traffic of the stairs and elevators, so that when a tenant reaches his flat his apartments will be shut off from the noise of the building.

ROOF GARDEN.

The building is designed with a Roof Garden and possibly the first building that has been constructed with this idea in connection with an apartment building. The intention is to have the roof garden formed in such a way that it will be a recreation place for the tenants of the different apartments. It will be laid out with pergolas and plotted out with walks, shrubs and flower beds. Also it is the intention that the Roof Garden will be constructed with two (2) observation Dining Rooms, enclosed with glass partitions, one to be reserved for the use of the tenants, and the other for the public. This will give the tenants the option of either dining in the Restaurant on the ground floor, or in the observation Dining Room on the roof.

All arrangements have been made for proper Janitor's Apartments, Heating Appliances, abundance of Lavatory accommodation throughout the different portions of the building, also Fire Escapes, etc.

EXTERIOR.

The building is to be constructed fire-proof and has been designed in modern classic architecture; it will be seven (7) stories in height, the three (3) first stories will be constructed of stone with plain substantial line mouldings. The upper four stories will be brick, emphasized with pilasters and ornamented cornices. The Roof Garden or the top flat of the Building will be emphasized on the outside at one end of the building with the pergola timbered roofs and the other end by the enclosed Dining Rooms with tiled roof and projecting bays.

The design of the building is plain in character and attractive in appearance, so that the purpose for which it is intended will be characteristic of the building. While no expense is being spared to make this building complete in all its appointments, there will be no unnecessary elaboration.

Yours Truly,
G. STEVENSON,
Chairman of Committee.

ADVANTAGES

A home for provincial members and their friends while in the City.

First-class accommodation at a reasonable cost,

Large room for committee meetings,

Reading rooms.

Auditorium, which will seat five hundred people.

First-class restaurant—No liquor license.

THE INVESTMENT will draw three per cent. per annum from date of payment. When building is complete will draw five per cent. per annum, and participate in further profits when distributed by directors.

SHARES are offered to any investor at \$5.00 each, fully paid and non-assessable.

The directors will be elected from the Liberal-Conservative shareholders resident in the riding of North Toronto.

REMEMBER this is a paying and safe investment, not a party subscription.

Estimated cost of Building and furnishings, complete..... \$260,000

ESTIMATED ANNUAL RECEIPTS.

Rent from Public Hall,
Stores, Basement, etc. \$17,000
Rent from Bachelor Apartments and Roof Garden. 18,000
\$35,000

ESTIMATED ANNUAL EXPENDITURES.

Interest on \$260,000 at 5 per cent. \$13,000
Expenses—including help, elevator service, lighting, heating, taxes, coal, insurance, telephone, literature, stationery, stamps, etc. 8,000
Unforeseen expenses 2,000 23,000
Surplus \$12,000



NORTH TORONTO LIBERAL-CONSERVATIVE ASSOCIATION TO BE INCORPORATED

ORDER FORM

NORTH TORONTO LIBERAL-CONSERVATIVE ASSOCIATION
TORONTO, ONT.

I hereby subscribe for..... shares of stock of the North Toronto Liberal-Conservative Association (to be incorporated) at Five Dollars each, and enclose herewith find my cheque for \$..... as payment in full.

Name.....

Address.....

Date.....

Subscriptions for five shares or less to be paid in full, over that amount 20 per cent. on application, and quarterly instalments of 20 per cent. payable from date of first payment.
All applications to be made to G. STEVENSON, 20 King Street East.