

"WE SELL NOTHING WE CANNOT RECOMMEND"

DANFORTH-WOODBINE PARK

Sales Have Been Phenomenal in Spite of the Weather Conditions
Because Investors--Large Real Estate Dealers and Builders See in it
a Property of Great Merit and an Investment That Will Pay Big Returns

WE CONTINUE OUR SPECIAL OFFER TO-MORROW

A Good Proposition--Easy Terms--And an Assured Quick Profit

BUY THIS WAY
\$10 DOWN
AND \$10 A MONTH

\$15 to \$30 a
Foot **NO TAXES**
THIS YEAR

OR BUY THIS WAY
\$50 DOWN
AND \$5 A MONTH

DANFORTH - WOODBINE PARK is located south of Danforth Avenue and north of Gerrard Street—just west of Woodbine Avenue—3 minutes' walk from the Gerrard Street car line--between two civic car lines--Gerrard Street line now in course of construction and the Danforth Avenue line, on which construction will commence in a very short time—not a half hour ride from the City Hall.

DANFORTH - WOODBINE PARK will remain a reasonably-restricted property—no subdivision inside the city limits offers so desirable locality for the man of moderate income in which to build a home—its high and dry and transportation facilities could not be better—all city improvements are available--sewers--water--gas and electric light are expected to be in actual service inside of nine months--and it's easy guessing that the man who invests now can within that same period just about double his money.

BRANCH OFFICE
CORNER OF GERRARD AND GREENWOOD
AVENUE
Open every Evening till 7 o'clock.

AUTOMOBILES
AT YOUR SERVICE ALL SATURDAY AFTERNOON
Representatives on the Property to give you all information.

TAKE CAR TO CORNER OF GERRARD AND GREENWOOD, where our Automobiles will meet you to drive you over the property—Tanner & Gates' Office on northeast corner.

TANNER & GATES

REAL ESTATE BROKERS 46 VICTORIA STREET
PHONES MAIN 5893-5894

ANOTHER RETAIL CORNER ARISING ON DUFFERIN ST.

Stores, Banks and Residences Being Built Up Fast in St. Clair Section, Despite Muddy Roads, Which Have Made Teaming in of Material Difficult and Slow.

The pioneers of Porcupine had scarcely more difficulty in getting material in to erect buildings than the house and store builders in the St. Clair-Dufferin street district are encountering. Roads that have been almost impassable since the snow left them, hub deep in mud and to which the city has made no effort toward improvement, have delayed construction operations, but despite this handicap a regular building boom is in progress. The corner of the two main streets will soon take on the appearance of Davenport and Bloor and Davenport and College. The Dominion Bank is beginning excavations for a branch bank at the southeast corner, across the way the Wm. Davies Co. are starting masonry work, and five other streets will be doing business early in the summer.

Residences are going up fast also, within the difficulty of getting material the job because of the roads has held up things. In Northcliffe Park, where a \$5000 restriction is in force, part of the houses have been taken out, and 20 more are planned. All three streets similar house building.

Six weeks' delay for the city architect's department in getting plans passed, then more delay in getting water, coupled with the poor condition of the roads, are making it hard for house builders, but the way things are going ahead it would seem that the building district will have added a great many prospective passengers to the civic car line, on which work is being slowly forced ahead.

Large Rooming House at Beach?

Rumors that a big rooming-house to relieve the now year round congested condition of the beaches is to be built on the southwest corner of Pir and Beach avenues are not denied by the owner of the land, J. L. Chambers of the Peterkin Building. He said yesterday that a proposition of that kind was under way, but whether it would go thru was a question. The land is not yet sold.

The lot, which is 105 by 168 feet, is about the only large and suitable piece of land for an apartment house, for which permission to build would probably be secured, or for a high-class rooming house, available at the beaches.

WILL COST \$100,000.

New Machine Shop for Russell Motor Car Co. Will Employ 200 More Men.

The Russell Motor Car Co. will break ground within a week at West Toronto for an addition to their plant, consisting of a four-story machine shop, 170 feet long by 50 feet wide, equipped with the very latest machinery for automobile manufacture. The cost of the building will be approximately \$100,000. This increase to the plant of the company will result in the employment of about 200 more skilled workmen, and bring the total number of employees to considerably over 1200.

It is an interesting fact to note that most of the employees are mature workmen, heads of families, and based upon the average of five to a family, the Russell plant now virtually supports in excess of 6000 people.

The pay roll varies from \$15,000 a month upward, according to the season. The output of the Russell factory has increased nearly 80 per cent. over last year.

The company has just completed and occupied the handsome new office building which has been in course of construction for some months.

Single Fare for King's Birthday.

Vis Grand Trunk Railway System. Return tickets will be issued at single fare for round trip (with minimum rate 25c) between all stations in Canada, also to Niagara Falls and Buffalo, N.Y., Detroit and Port Huron, Mich. Good going May 31, June 1, 2 and 3, valid returning until June 5, 1912. Secure tickets at city ticket office, northwest corner King and Yonge streets. Phone Main 4299.

Student capacity is to be recorded at Oxford University, in the new anthropometric laboratory of Prof. Burne. Cranium and body are to be measured, with strength and acuteness of vision, and the changes in all undergraduates are to be published.

Subdivision Act of Little Good to City

That the recent legislation giving the Ontario Railway Board and the city jurisdiction over subdivisions in a five-mile radius will prove of little benefit to the city, wrote Assessment Commissioner Fyerman to the board of control yesterday.

To prepare a plan of the outskirts that would show where streets should run, and the topography of the territory in detail, would take three years. Until this plan was prepared subdivision surveys could only be passed upon and criticized in a haphazard manner. The mayor remarked that the subdivisions might be made to conform with the suburban plans and attitudes that already exist.

Mr. Fyerman also suggested that a separate committee, to take care of subdivision plans, be formed. It would lessen the time and work now needed to get a subdivision survey thru the city hall. At present 21 days' time, which the railway board asks as notice, is often exceeded by the time necessary to have the survey sanctioned by the city. Plans now pass for approval thru the assessment department, solicitor's and city clerk's offices, parks department, the board of control, the works committee and the city council.

STOLE GOLF BALLS.

A crowd of Toronto caddies, young boys ranging from 11 to 14 years, came up in the juvenile court yesterday morning charged with stealing golf balls. Evidence showed that the club members encouraged the lads, in that they would buy from them balls for from 10 to 15 cents, whereas the club price for the same balls was 50c. The boys were each fined \$2 and must report to Commissioner Starr each week for the next six weeks. All the boys have been taken back on condition that they behave themselves in future.

United Charities Conference of Canada and the United States.

The 28th annual meeting of the National Conference of Charities and Correction of Canada and the United States will be held in Cleveland, Ohio, June 12-15; the Association of City Relief Officials at the same time, while the National Conference on the Education of Dependent, Truant, Backward and Delinquent Children will be held on June 10, 11 and 12, and National Probation Association commencing on Tuesday morning, June 11.

Programs of these meetings may be obtained by writing to Dr. A. M. Rosebrugh, 76 Prince Arthur Avenue, Toronto.

TOBACCO MERGER IS NOW DENIED

Not a Word of Truth in the Story, Says H. B. Witton of the Tuckett Company.

A strong denial comes from Hamilton regarding the alleged merging of the interests of the Tuckett Company with those of the Macdonald concern in Montreal.

"Not a word of truth in the story," asserted H. B. Witton, vice-president of the Tuckett Company.

It seems that the big Hamilton concern are about to absorb the interest which the Tuckett details has heretofore held in the Tuckett Company; and this transaction gave rise to the baseless rumors that were printed yesterday.

As soon as the report was brought to the attention of the officers of the company, strong statements of refutation were issued; and these denials have since been corroborated by Sir Wm. C. Macdonald, head of the other big company that was said to be involved in the deal.

The realization of the Tuckett interests in the Tuckett Company will mean no change whatever in the management of the Hamilton concern.

PRaise FOR Hierarchy

Montreal Methodist Conference Pleaded at Efforts Aiding Temperance.

KINGSTON, May 30.—(Special.)—The Montreal Methodist Conference in session to-day, adopted a pastoral address read by Rev. J. Douglas Richardson, Perth. The Boman Catholic hierarchy were congratulated for noble work in the temperance cause.

Referring to politics, it was stated to be an utterly false doctrine that politics are essentially harmful to religion.

On church union question, it was noted that Presbyterians were not all in favor of union, but it was necessary to devise some means of closer and more effective co-operation of denominations.

The salary question was brought to the front in a recommendation that a tax of one per cent. be made on all ministers who received \$325 and over, this money to be placed in a fund to help men who are on poorer paying circuits. It is known that some of the members are not in favor of it and it is likely to bring a lively debate.

In the Centre of the Best Residential District

The fashionable residential centre is steadily moving northwest. It is passing St. Clair avenue and reaching to Eglinton avenue, which district will no doubt be soon incorporated in the city. Values have been advancing in this section, but they are not yet one-half as high as they are going to be soon. If you want a home or a speculation, in lots that have a strategic situation, you should make an immediate purchase of lots in

KENDAL HILL

These lots are level; they are near the fashionable and high-priced section on Forest Hill road; they are directly north of and in the line of march of building from the "Millionaires on the Hill." Now is the time to buy, as property all around is selling for higher prices than we are asking, and our prices must advance, in time, too. Get your order in this week.

Attractive Location, High Restrictions, Low Prices, Convenient Terms

We will motor you to see the property, and will accept an appointment at any hour you make and will call for you at your residence or your business office.

Our Telephone Number is "Main 7280."

Dovercourt Land, Building and Savings Company, Limited,

24 Adelaide Street East Tel. Main 7280
W. S. DINNICK, President.