

REAL ESTATE AND BUILDING

CONFERENCE ON COLLEGE ST. LAND

No Results Accomplished at a Meeting Last Evening—City Should Take Over Street.

The proposed legislation which would permit the university to do away with the existing restrictions placed upon certain College street property inspired a large delegation of members from the University board of governors, the board of control and residents on College street to wait upon the Toronto members and the attorney-general last evening at the close of the session. The introduction of the measure a few weeks ago aroused great interest among the parties who will be affected if any action is taken in the sale of much of the land which is under the control of the university, and it was felt that too much power will be granted to the university unless precautions are taken.

The clause in the old enactment which seems to arouse conflict states that no householder who has property on these avenues, to wit, College street, University avenue and other approaches shall have the right of ingress and egress unless it be acquired by payment to the university. The deputation last night was in the nature of a conference to thrash the matter out and see if something agreeable to all parties might be reached. The ratepayers present were anxious to have the restrictions raised, but did not like to leave it to the university to settle what parties should be thus relieved. Further it was felt by some that the prices which might be demanded would be too large and that a difficulty would be encountered in individual settlements.

One of the ratepayers suggested that the city take over the street through the surrender of the university rights and that it be made a public highway in all senses of the term.

The portion of the street over which the university has control today extends from Yonge street to the proximity of George.

No settlement was arrived at, but a new meeting will be held in the future at which suggestions will be invited and definite proposals made.

Those present included: Messrs. Gooderham, Owens, Crawford, McNaught, Whiteside, the city members Corporation Counsel Geary, and Controllers McCarthy, O'Neill and Foster, and several representatives from the board of governors and the residents, with Z. A. Lash, K.C.

JEWISH GROUP BUY WILLOWDALE FARM

Durham House Property With Yonge St. Frontage Purchased From T. H. Wilson.

A syndicate, composed of Henry L. Cantelon, Solomon Naiman, Lazarus Abramowitz and Abraham Abramowitz, has purchased the Durham House farm on the south side of Finch's side-line, touching on Yonge street and running back almost to Bathurst street, from Thomas H. Wilson. This property, which is at Willowdale, was bought by Mr. Wilson from F. J. Smith about two months ago at \$80,000. The present consideration is not known, but the property is subject to Frederick J. D. Smith mortgage of \$65,000. The farm is 117½ acres and is leased to Henry Bryant from Nov. 14, 1912. It is said to be the intention to subdivide the property.

BLOOR WEST OF HIGH ST. JOSEPH SISTERS PARK VERY ACTIVE BUY YONGE ST. FARM

Frontage on Street Turning Over at Good Prices—Attracting House Builders.

Bloor street, west of High Park, is the next business street to attract the investors' attention. At the present time negotiations are on for a great proportion of this property, from the park to Jane street, and a large number of sales at prices from \$75 to \$125 per foot, have been completed within the last few weeks, leaving very little available land for sale, as a number of the present owners, instead of offering their property for sale, are purchasing adjoining lots.

The city is about to construct sewers in the whole of this district west of Jane and north of Bloor. Being of Jane and north of Bloor. Being of Jane and north of Bloor. Being of Jane and north of Bloor.

Two Hundred Acres in Garden Plots

Stewart Farm, Running From Bathurst to Dufferin, Subdivided by Syndicate.

The property known as the Stewart farm, consisting of 204 acres fronting on Bathurst street, half a mile north of Wilson avenue, directly opposite Armour Heights, and running thru Dufferin street, owned by a syndicate composed of Waterloo County men, has been placed in the hands of M. S. Boehm & Co. for retailing as market gardens. The figure at which this was bought will enable the owners to dispose of it at an average price of \$5 a foot.

Big Store For Cleveland

Cleveland is to have a new department store skyscraper, running from Buckle avenue thru to Prospect avenue, with 200 foot frontage, 480 feet deep, 15 stories high and costing \$3,000,000.

The dimensions are approximately the area of the block from King to Adelaide, Yonge and Victoria streets.

Danforth Ave. Farm Changes Ownership

A deed for eighty-nine acres, parts of lots 29 and 30, concession B, Scarborough, on the south side of Danforth avenue, transferring the property from Arthur J. Reynolds to the Phirov Real Estate and Trading Company for \$34,000, has been registered.

ST. JOSEPH SISTERS BUY YONGE ST. FARM

Two-Hundred Acre Property Purchased For Future Academy Site.

The Sisters of St. Joseph have bought for a future academy site the 200-acre farm first north of Richmond Hill on Yonge street. The property is at stop 32 on the Metropolitan street car line, and was bought from Mrs. Ryan at \$147,000 thru E. V. O'Sullivan. The occupants have the privilege of occupying the land until April, 1914.

The property is the north half of lot 54 and the south half of lot 55, concession I, York. The James Bay line of the C.N.R. runs thru the property.

A Darlington Farm Was Sold

The hundred acres comprising the east half of lot 14, third concession east of Yonge street in York Township, has been transferred from Annie Darlington to Joseph Darlington at \$7000.

Vaughan Farm Sells At Hundred An Acre

The William Wood estate has sold to James Neil of Vaughan the 100-acre farm at \$10,000. It is the west half of lot 15, concession 3, Vaughan.

BRACONDALE HILL PARK

It is beautifully situated on the hill immediately to the north of Davenport road and West of Christie street, commanding a magnificent view of the city and Lake Ontario. Reached by Bathurst street cars. It is an exclusive residential district and the restrictions are being graded and improvements laid at an early date. Lot frontages range from 50 to 125 feet. Opening prices, \$50 to \$125 per foot. For full particulars apply to Stuart R. Combs, Realty Broker, corner Davenport road and Christie street, open Saturday afternoons. 67

N. S. STEEL TO SPEND MILLION.

HALIFAX, April 11.—(Can. Press.)—The North Sydney Herald today is authorized for the statement that the Nova Scotia Steel Co. is to spend over \$1,000,000 in Sydney mines this season. According to The Herald, a coal mine is to be opened in the heart of the town to be electrically operated. It will be one of the most extensive coal mines in Nova Scotia, and the biggest producer in the company's chain, requiring 1500 men to man it.

ATTACK FIRE ALARM BOXES.

LONDON, April 11.—(Can. Press.)—The militant suffragettes started a fresh raid today by attacking the fire alarm boxes in the London street, three of which they destroyed. In each case a card bearing the words, "Votes for Women," was attached to the damaged apparatus.

MELROSE PARK LOTS

All city conveniences, sidewalk, water, sewer, gas, electric light.

\$30 Per Foot 300 Feet Next to Yonge Street.

These lots are specially selected and include two corners.

TELEPHONE MAIN 3654 or PARK 715

BUY WHERE BUILDERS ARE BUILDING

There is a spot just north of the old Belt Line Railway on Yonge Street where 100 new houses are being built. Think of a stretch of level land all surrounded by built-up property and you have a mental picture of Glebe Manor.

Seeing the property, you adjudge it a sound investment. It is.

GLEBE MANOR

Commands a magnificent view east and west. The present building activities and its many advantages for making one's home there make it a unique and attractive investment or home-building proposition.

Every man who sees Glebe Manor says that it is the best buy left in the city today. Make an appointment and our car will take you out to see it.

Dovercourt Land, Building and Savings Company, Limited

W. S. DINNICK, Pres.
24 Adelaide St. East Telephone Main 7280

TANNER & GATES

Realty Brokers, Tanner-Gates Building.
26-28 ADELAIDE ST. WEST MAIN 5893

Properties for Sale.

\$18000—ROXBOROUGH East, beautiful stone and brick residence of 11 large rooms, quartered oak finish and roof, two tiled bathrooms, billiard room, side drive, balcony and sun room; lot 51 x 110; a high-class house; good value at this price.

\$11000—NORTH ROSDALE, near Government House, 10 rooms, detached residence of good design, all up-to-date conveniences, side drive; large lot; splendid outlook; will increase in value.

\$6000—SOLID brick, eight rooms, wide lot, stationary tubs, full size stone cellar, on College street.

\$4750—PARKDALE, solid brick, wide lot, a real bargain.

\$4700—NEW, semi-detached, solid brick, hardwood trim, eight rooms, stationary tubs, full mantels, northwest section; \$1000 cash.

\$4300—NEW, solid brick, seven rooms, two fireplaces, two mantels, stationary tubs, west of Rosedale.

\$4300—SOLID brick, eight rooms, stone cellar, north of College street, nice location, north of College street.

\$4200—DETACHED, solid brick, deep lot, on good street, northwest section.

\$3500—SOLID brick house, semi-detached, seven rooms, oak trim, full size cellar, nice location, in northwest section; balance of \$2350 a year.

\$1500—EACH—Row of three rough-cast houses, six rooms, in west end.

\$800—CASH—Solid brick house, semi-detached, six rooms, all conveniences, east end; balance of \$2500 a year.

\$500—CASH—Solid brick house, semi-detached, six rooms, side entrance, full size cellar, nice location, in northwest section; balance of \$2350 a year.

\$600—CASH—Roughcast house, five rooms, in east end; balance of \$1100 arranged.

Business Properties For Sale.

\$10000—SPADINA, west side, near College, west side; nine storeys, 175 x 100 feet; paying 5 per cent. rent; this property is now under option and can never be bought again; price; closing out estate; easy terms.

\$1000—PER FOOT—York street, near King; two-story brick stores and dwellings; selling at \$4000 per foot; this is the last bargain on this great thoroughfare; within the very near future this street will be transferred to another Bay street; terms to suit purchaser.

\$1000—PER FOOT—Church street, prominent corner, including apartment houses and stores; 50 x 140 feet to a lane; yielding 20 per cent. on investment; sale price, \$30,000; easy terms.

\$900—PER FOOT—Bloor street, east end of Yonge; prominent bank or one tiled; also suitable for retail stores; frontage on two streets; exception this is the greatest transfer of brick property; terms very reasonable.

FOR SALE.

\$2500—\$550 CASH, 6 rooms, in Parkdale.

\$3600—\$900 CASH, 6 rooms, in Parkdale.

\$3500—\$800 CASH, central, 6 rooms, and well decorated. This must be sold or \$4000 worth of the price.

\$2900—\$1500 CASH, central, 8 rooms, rents for \$30.

\$2900—\$550 CASH, 7 rooms, central. Move quick.

\$13500—\$3000, TWIN house in York Loan, rents for \$65 each.

J. BYRON HASTING, 243 Gladstone avenue, corner Dundas. Park 4647

HOUSES FOR SALE.

\$3200—NEW pair solid-brick houses, semi-detached, 6 rooms, all conveniences; \$1000 down, 60 and 62 Pruss avenue. Mountain & Morris, ed7

MACHINERY FOR SALE.

THE A. R. WILLIAMS MACHINERY Co., Limited.

14 AND 7½x12 Underwriters' duplex fire pump.

TWO Stark lathes, 7 in. 18 in. centres, automatic turret head, etc.

2, 3, 4 AND 6 in. pipe machines, new and second-hand.

3000 COIL HEATER, with 50 in. fan.

HILDETH'S patent woodsplitters and wood sawing machines.

TWO freight elevators, 5½ cage, Litch & Turnbull.

72 66 AND 60 in. x 14 in. long, horizontal boilers.

40 AND 50 H.P. locomotive boilers.

THE A. R. WILLIAMS MACHINERY Co., Limited, Toronto, Ont.

TANNER & GATES

Realty Brokers, Tanner-Gates Building
26-28 ADELAIDE ST. WEST MAIN 5893

East End Office, 1275 Gerrard Street East. Beach 1208. 67

Modern Residence With Garage

\$11500—DETACHED, new residence, of the most modern type and equipment. Situated in that beautiful street of the city, between Danforth and Ridout street. House contains 11 rooms and two complete bathrooms (one tiled), consisting of: den, living room, dining room (beamed and paneled), conservatory and sunroom, both heated; two bedrooms, one with exclusive back stairway, shower bath, three lavatories, basement fully equipped in all necessary compartments. The interior finish is all the very finest selected quarter-cut oak. Oak floors throughout. In fact, we challenge any architect or contractor to find on single defect in the house. The owner built it for his own home, but for personal reasons is forced to sell. Brick garage, complete equipment, cement side drive. Terms arranged. Apply 67

John L. Macdonald and Company
606 Standard Bank Building, Exclusive Agents.

WANTED FOR RENT.

HOUSE in Annex—Must have twelve rooms and large lot; suitable for one or more years; possession any time. Box 62, World Office.

GARAGE—I am about to erect for rent a garage, 50 x 100, close to College and Bathurst. Box 64, World.

WANTED TO RENT.

RESIDENCE wanted to rent at early date, better class, detached, in good neighborhood, about ten rooms, two persons, no children. Box 55, World.

FOUND DEAD ON ROAD.

BELLEVEILLE, April 11.—(Special.)—The body of William Reid, a resident of Shannonville Village, was today found on the roadside, he evidently having been dead for some time. Heart trouble and exposure was the cause of death. Reid was unmarried and 45 years of age.

Danforth Birchcliff Heights
DANFORTH FRONTAGES
The Highest Point Among Toronto. On an 86-foot Thoroughfare.
\$10.00 per Foot Up—Easy Terms
The highest priced lots are sold out. We have some fine deep lots from 135 to 150 feet deep—25-foot frontage—at \$100 per foot. THERE IS NO OTHER SUBDIVISION WITHIN THE SAME RADIIUS ON AN IMPROVED LOT AS DANFORTH FOR SALE AT PRICES 50 PER CENT. ABOVE THESE. IT SHOWS AN IMMEDIATE PROFIT. INVESTIGATE THIS AND BUY AT ONCE. COME AND SEE THE PROPERTY TODAY.

FRASER'S REAL ESTATE
215 DANFORTH AVE.
Phone North 8214
College 1404

GEO. C. POPHAM

2237 YONGE, CORNER SHERWOOD. Phone North 5274.

\$13500—TEN ROOMS, detached, hardwood floors and trim, sunroom, separate tiled bath, beamed ceiling, dining room, hall, plate rail and paneled, large dining room and parlor, back and front veranda, back stairs, divided cellar, with plastered ceiling; extra toilet. Lot 50x135. This is one of the most expensive detached houses in Alexandria Gardens and was built for the owner. No expense was spared in making this home thoroughly modern in every detail. The electric wiring is installed in the latest combination system for convenience. The electric fixtures were selected to harmonize with the expensive decorations, all of which go complete with the house, including blinds and curtains. This is unquestionably the best value in the city for the price.

\$8500—TEN ROOMS, detached, hardwood floors and trim on two floors, hot water heating, strictly modern throughout in every detail.

\$8000—NINE ROOMS, hot water heating, hardwood floors, large sunroom, heated.

\$7000—DETACHED, seven rooms, hardwood floors and trim, beamed ceiling, every modern convenience.

\$6500—NINE ROOMS, detached, hardwood floors and trim, hot water heating, sunroom.

\$6000—NINE ROOMS, hardwood floors, trim, sunroom, side drive, 40-foot lot.

\$5500—EIGHT ROOMS bungalow, square plan, nice large rooms, two sunrooms, side drive.

\$4000—SEVEN-ROOMED bungalow, side drive, very attractive home, convenient to Yonge.

\$7200—NINE ROOMS, square plan, plan, nice large rooms, hot water heating, large sunroom, separate.

PARSONS-BOOTH LIMITED

18 KING STREET WEST

\$5500—SPLENDID Location, apartment house site or rooming house, 53 rooms, on a good corner, Jarvis street.

\$7000—GOOD CORNER, on Queen, easy to Spadina, two stores and apartments.

\$3000—MUTUAL street, factory site, in a splendid position, close to Queen.

\$2300—PORTLAND street, factory site, 7x13½. This is in the heart of the factory district.

\$3000—KING street east, factory site, light on all sides. 21 x 100.

\$2900—BLOOR street west, back of section, rental \$100 per month.

\$2700—APARTMENT HOUSE, west end, five-story building, containing seven suites of five-roomed apartments. Rental can be increased by September.

\$5000—APARTMENT house, on Wellesley street, in a first-class section. Should be seen to be appreciated.

FIVE PAIRS of six-roomed, brick, semi-detached houses, all conveniences, or will sell singly. \$2000 each. Cash \$300 on each. This is a gift-aided investor's proposition; rentals \$250 per month.

\$2800—PER FOOT—Business Properties.

\$2800—PER FOOT—Business Properties, including buildings, in the fast growing business section, and can be recommended.

\$1275—PER FOOT—30x50, a good speculative buy, just north of Carlton block.

\$700—PER FOOT—50x100, at this price, a splendid investment. It should prove a valuable investment.

J. H. HAMMILL & Co.

Real Estate, Loans and Insurance.
129 VICTORIA ST. MAIN 2340

\$13000—GLEN GROVE avenue, between Yonge and Anisley Gardens, new, 12 rooms, two bathrooms, four rooms on the ground floor, oak finish, oak paneled and oak floors, lot 50 feet frontage.

\$5500—GLENCAIRN avenue, detached, finished in oak; this is a very attractive bungalow style, and will be ready for occupation about the 15th of April. \$500 or more cash.

\$7000—DELISLE avenue, near Deer roads, hardwood first two floors, decorated throughout, electric fixtures included; \$1000 cash.

\$6250—ROSEDALE, convenient to Yonge street; nine rooms, hot water heating, hardwood floors, well decorated; will consider exchange for well-located vacant land.

\$7500—Three car lines, new, eight rooms, hot water heating, hardwood on two floors; \$750 cash.

\$5000—DUPONT street, near Avenue road; nine rooms; every convenience; well suited to first-class tenants; good investment.

\$4300—CRAWFORD street, near Harbord; eight rooms, hardwood floors, decorated, electric fixtures included; side entrance; deep lot, to a lane; easy terms.

\$3200—HAMILTON street, near Harbord; new, six rooms, solid brick, side entrance, very convenient; lot 20 feet frontage; \$250 cash; this is a first-class investment; rented now for \$200 a year.

J. H. HAMMILL & Co., 129 Victoria street, Main 2340.

For Rent.

\$40—ST. ANNE'S road, eight rooms, water heating, hardwood floors; immediate possession.

\$55—GLEN GROVE avenue, North Toronto; new, ten rooms, two bathrooms; immediate possession.

\$75—GLEN GROVE avenue, new, twelve rooms, two bathrooms; immediate possession.

J. H. HAMMILL & Co., 129 Victoria street, Main 2340.

Lots For Sale.

\$35—50 FEET, Fairview avenue, North Toronto, near Mt. Pleasant avenue.

\$50—150 FEET, Fairview avenue; or cash lots near Yonge.

\$25—ALEXANDRA, Blvd. Glencairn avenue and Glen Grove avenue, west of ravine.

\$45—To Anisley Gardens; 700 feet, or will divide.

\$65—GLENVIEW and Glen Grove avenue, in the high-class Anisley Garden subdivision, overlooking Anisley Castle.

\$75—ANISLEY Gardens, a few choice lots included and well wooded lots for cash homes.

\$50—ALEXANDRA boulevard and Glencairn boulevard, near Yonge.

\$60—GLENCAIRN avenue, close to Yonge street; 185 feet deep; very choice lot.

\$45—BRIAR HILL avenue, near Yonge street; easy terms.

J. H. HAMMILL & Co., 129 Victoria street, Main 2340.

RICHEY-TRIMBLE

OFFICES, "COSGRAVE BUILDING,"
163-7 Yonge Street (Opp. Simpson's), Main 6117

Factory Site Specials.

\$160 FOOT—Carlton avenue, 250 feet deep, siting in.

\$170 FOOT—Belmont street, near Yonge, 50 feet frontage; 108 feet to lane. Good houses, well rented. Terrific street extension will double values.

\$225 FOOT—Richmond, near Spadina avenue, cheapest lot on street.

Yonge Street Specials.

\$2500 FOOT—West side at Grosvenor, substantial buildings.

\$4000 FOOT—College and Buchanan Block, \$500 foot cheaper than adjoining property.

Building Material.

LIME, Cement, Etc.—Crushed Stone at cars, yards, bins or delivered; best quality; lowest price; prompt service. The Contractors' Supply Company, Ltd., 247½ College 1372. ed-7

CARPENTERS AND JOINERS.

ARTHUR FISHER, Carpenter, Store and Office Filings, 114 Church St. Telephone.

RICHARD G. KIRBY, carpenter, contractor, jobbing, 539 Yonge St. ed-7

JOHN MORRIS—Alterations and repairs, 24 Ann St. Telephone. 240

TABLES of all kinds made to order. Carroll, 11 St. Alban's. 246

THE F. G. TERRY CO., Lime, Cement, Mortar, Sewer Pipe, 120½, corner George and Front Sts. M. 2121. 248