OU

MUNRO str

COXWELL rooms, lot 2

WILTON a

HASTINGS

BOULTBEE

RAINSFOR

GILLESPIE

LAUGHTON rick, seven i

HAMPTON

NTERI

Queen Ea

CRAWFORD

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Propertie

ONES AVE

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CONDUIT

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KEELE ST

Park, detach

JOHN STR

lot, make

FERNDALE

HURON STR

BRUNSWICK

KENDALL

ting, hardwoodk stairs, lot 24

k, 8 rooms, hash, good let.

le location, ick, 8 rooms ar

floors and arranged.

WALLACE

brick, 6 lar s, 2 flats, lot nal lot of 50 e for four hor is a hargain.

RONCESVAL

d, well built, ning with back stairs, he loors; lot twenty letails at office.

00-GEOFFREY

up-to-date residen valles at this price.

1400—GALLEY aver rooms, all improve cesvalles.

house, six rooms planned.

bath, stone foundating; a driveway; a tear; a capital plathis is a bargain to

ght-roomed house Full details a

-DUNDAS and

ty; six rooms, ne rented; good inves

PER FOOT-H

nd fifty lots, nor

RONCESVALL feet, good depth, to tial snap for a

REAL ESTATE AND CONSTRUCTION NEWS

SYNOD HOLDINGS A HANDICAP ON **EASTWARD MOVE**

Downtown Values Would Market Shows Much Improve-Spread Along King Street Much Faster if Church Would Help.

Downtown Toronto is now ready to move eastward. Along King street the movement should find its first ex-next few months, there are signs of pression. But there are obstacles in a swinging back to normal, after a One, and the chief, is the Church of England's holdings near Church street. The synod blocks the extension of the King Edward Hotel; the enlargement of the hotel would not the enlargement of the hotel would not the feeling among realty agents. The only be a good thing for the city but improved sentimental tone is made it would be a substantial factor in strengthening real estate all along King east, where civic holdings are ness should naturally engender an atleased to the Catto's. It is generally ment. understood that this land would be by, and, while money remains scarce, acquired clear by the hotel if the synod less and less of the evil effects of its would permit of its sale or lease. The lands committee that has charge of the church holdings is in favor of such a transaction, realizing the benefit that transaction, realizing the benefit that would derived, but the synod, a body composed of general church representatives, many of them from out of town and not acquainted with the injustice being done the city as well as their own property interests, voted five years ago against the using of church property for purposes that would mean the dispesing of liquor. The special committee entrusted with the care of the church's immense the care of the church's immense holdings are powerless to move against the w.shes of the church body altho in any dealings not coming within the area of special resolutions their decis-

One Good Lease Turned Down. An instance of where a lease could have been made on terms exceedingly advantageous to the synod as well as to surrounding property, and yet where the opportunity had to be passed by, arche in a transaction arranged with one of the prominent city clubs for a lease of Church street land on a rent that rose to \$3,000 a foot, in the fourteenth year of the 21 year term. The club would have erected a costly building that would have helped all surrounding property. And most of it is the churches.

Real estate agents and property owners are distinctly opposed to the church's method of holding land. Wherever there is synod property there are poor buildings drawing incomes that act as breaks upon the entire neighborhood. Church holdings, trust estates and to some extent city leaseholds, are considered synonymous with the dead land. Long leases are given that for years, stand in the way of natural growth. Realty interests have seriously thought of demanding legislation that would not allow the synod or other trusts to hold property against needed improvements. The hotel extension that is checked is a strong case for them

City Property Presented. In defence the men in charge of the synod's city property say that the land is held for the benefit of the rectors and that they must not dispose of it; their whole duty lies in getting the revenue that is divided among the various rectorships, and they must al-ways be amenable to the synod's wishes.

This property down town was given them years ago by private parties in bequests or contributions, in days when the church in Canada was not quite, so financially capable. Their glebe lands are in a difficient position. They were direct crown grants and always subject to what the government may se fit to order. The church pro-may see fit to order. The church proonly vacant holdings of any considerable extent or value, are being disposed of as rapidity as possible. The leases given when the land was useless save for market gardening are being retired immed ately they expire, and the properties cleared for sale and subsequent subdivision. The state-ment is made that the synod will dispose of its acreage holdings whenever it is felt that further ownership would impede city progress. Nearly a half million dollars worth have been sold this spring. A million dollars worth is ready for subdivision and sale, but leases on it preclude offering it. One bright point is that these leaseholds, on which the holder pays taxes, are being eaten up with taxes, and the land, now too valuable for gardening, will be returned by tired holders clear of encumbrance. And then the synod will immediately sell. Another half million dollars worth, or more, of land a mile north of Danforth avenue is owned by the synod but is still some months beyond building needs.

Worth Four Millions. No one has estimated the value of the Church of England's holdings at present market values. The property of which the rectors are beneficiario s probably worth four million dollars From it is received annually \$24,29 rents. The securities investments of the rectors' funds, totalling \$704,000, draw in dividends \$33,979. It is therefore seen that the income from the lands is not at all commensurate with the present worth of the holdings, and is strong evidence of the contention that church lands with their poor unsightly buildings, are harmful in their

proxinity to private holdings.

The Toronto Rectory Fund is not the only Anglican body holding recesstate apart from church sites. Little Trin ty Church on east King street has several pieces of property in a district from which the medical health officer gets many overcrowding complaints. The lands are leased on long terms, and with the charge in the character of the neighborhood foreign. ers with their propensity for gather ing many in a room occupy houses or Little Trinity ground. Trinity Square that enables it to keep up its work now mostly institutional, from its real estate. Where the Strand Theatre is situated on Yonge street is part of its property. St. Paul's on Bloor street has small holdings, and St. John's at York Mills is also a slight holder of real estate. Christ's Church of Mimice once held most of the land on the wes

BETTER FEELING PREVAILS IN REAL **ESTATE CIRCLES**

ment — Big Central Deals Have Very Strengthening Effect.

While it is impossible to predict with any degree of accuracy the prob-able course of real estate within the period of unsettlement. The past week brought forth many indications of an improved market; more large transac-tions being announced than in any similar period for a considerable time back, and there was noticeably a bet-The church owns the land titude unfavorable to property move-

The financial clouds are fast sailing

Property just north of the water-front, and to the east of Yonge street, is expected to show improvement, as soon as the harbor dockage and via-duct work is started. All this propof freight and haulage charges that is expected to follow the completion of the building of wharf accommodation. One realty agent who has studied the situation looks for the biggest improvement in prices around Sher-bourne street, where the wharves will be closest to King street, and where prices are in such a position that there is plenty of room for advancement.

in the expenditure of the millions for harbor development, industrial sites, years, viaduct and terminals. When the work viaduct and terminals. When the work is done, no inland city in the world will have a better harbor, and few ocean cities. We will have railway facilities unapproached in excellence, and we will be very modern in our abolition of all level crossings. All these things are bound to count. They give us an advantage over other cit. give us an advantage over other cities. They assure continued growth at the present rate. With constant increase, there is steady activity in real state, without the fear of stagnation, something that besets realty investors in cities not so well favored as

Taken altogether, real estate in Toronto is having a year of wonderful strengthening. If the people decide and for that they want to control the transportation system, our transit difficulties will well toward being ended. Toronto will be able to stretch out and grow and suburban living will be possible. We will probably finish the year by deciding on a radial terminal downtown, and tubes to rush in suburban traffic. With these outward factors adding firmness to the real estate. tors adding firmness to the real estate position, we have the inside changes that have promoted healthy condi-tions. Reckless speculation has been nipped; there has been a short period of quietness during which prices have been readjusted wits some regard for revenue production; and the market is moving to the condition where the people willing to buy will have fair opportunities. Owners still have a very high idea of the value of their real estate, but, as many agents state, are less unwilling to make the concessions that

element of speculation was absent went thru during the week. One was the purchase of the northwest corner of King and Toronto streets from Sir Henry Pellatt at close to \$300,-000. A Toronto trust company was the buyer. When the inside announcement is made it will be found that a fine building will go up on this site The other deal showed that English money has not lost interest in sound Toronto investments, the warehouse of Brown Bros. on Wellington street, near Bay, selling for \$200,000 to old country people.

be closest to King street, and where prices are in such a position that there is plenty of room for advancement.

Real estate generally, in common with the city, will benefit by the carrying out of the viaduct agreement and the construction of new railway terminals and improved dock facilities. There is great display of faith

Speculative builders are gradually dropping out of the business. high land and money prices not being made up for by the demand for houses. Their place is being taken by companies. Who will engage in the work on an extensive scale. McEachrens have started a hundred houses in Woodmount Park, one of their subdivisions north of Danforth, and John B. and William Harris are forming a building company to take over 7000 feet of land south of Danforth and to build 250 to 300 houses. These propositions are not in the least philanthropic. The men behind them plan to make money, but the projects should do much to relieve the scarcity of low-priced accommodation for workpeople, and for that reason have aroused interest.

The city council causes much worry and trouble to builders who get permits for apartment houses and garages, only to have them revoked after work is under way when neighbors bring lobbying tactics to bear. One builder who is putting up a garage on the rear of a lot near Jarvis and Wellesley street secured his building permit in the usual way, had it taken away when neighbors raised objections, fought for his permit, and got it, and now has lost it again. But he has proceeded with his building in the absence of a writ stopping the work. All the trouble in this proceeded with his building in the absence of a writ stopping the work. All the trouble in this instance is said to have been caused by a woman whose own premises are not above reproach.

ABATTOIR PLANS LIKED BY PROVINCE

The plans of the Toronto municipal abattoir have been officially approved by the provincial board of health. Dr. Hastings, M.H.O., with several of the sanitary experts of the city, spent an hour with the board Saturday morning and at the conclusion the plans presented were approved unanimously. Every detail of the construction was entered into, and the general scheme and scientific known in

Failing an opportunity to confer with the board before, Dr. Hastings presented a tentative outline of the sanitary arrangements and actual pro-cedure with the construction was al-

'The plans look very good," was the comment of Dr. McCullough to The World, after the deputation had left.

A special file will be submitted for the lengthy perusal of the provincial

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Price to the position of city architect architect that seventeen votes will the power is given him he would report an appointment is possible organize the department to the satisfaction of the civic administration. promotion of assistant city architect terested in the appointment of a city

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To Those Who Buy First

Let him who hopes to make money in real estate be early in his selection. We have just opened up the newest and best of all suburban districts near the factory section. We are selling lots at a low price.

HAMPSTEAD GARDENS

This is a short distance only from the Grand Trunk Railway in Weston, along which new factories are continuall yspringing up. The Canadian Kodak Company have just purchased 25 acres not far from Hampstead Gardens. This means that hundreds of employes must seek new homes, and Hampstead Gardens is a most likely and attractive place for them. There are scores of other factories there, growing larger, employing more hands, who need more homes. Can't you see the bright prospect ahead for Hampstead Gardens? Investment in this property will make money for those who

Workmen, Buy Land and Build Your Homes. Buy it Where You Know Values Will Increase. Buy Your Lots in Hamp tead Gardens.

> \$12 to \$20 Per Foot \$20 Down, \$10 Monthly

Tell us where to meet you Tuesday (Domin ion Day), July 1, and we will motor you out to see the property. Write or telephone for an appointment, and we will call for you. Parties motored to see this property any day at their convenience, morning or after-

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