

Real Estate and Building--News and Opportunities

INTENSIFYING CONGESTION

But Civic Authorities Are Making No Effort to Remedy Conditions That They May Make Worse.

There is a general and widespread feeling around the city hall that apartment houses constitute a menace to the city, and that they must be rigidly restricted as to construction. Legislation to this end has been threatening for some time and several schemes have been proposed, but the most far reaching measure, and one that promises to end apartment building if passed, was brought up in the fire and light committee meeting yesterday and approved and sent on to Monday's council meeting. It was that future apartment houses must have for each suite five hundred square feet of yard area.

The most popular sized apartment in Toronto just now is the six suite structure. It is easy to build and requires a limited amount of capital, besides being easily maintained. For this size apartment the builder will have to buy, if this measure is passed, besides the land for the structure, 3000 extra square feet. And when land for this purpose costs all the way from 75¢ a foot to five and six hundred it means that rents will soar so high that people cannot pay them. Exit the apartment if this proposal is carried.

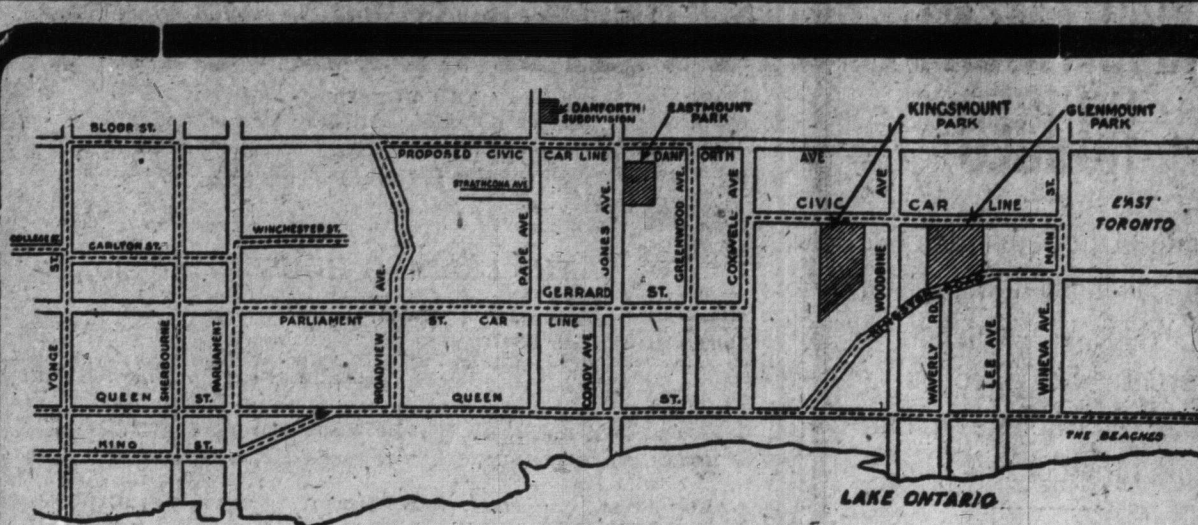
And with the passing of the apartment will be intensified just the very evils that some of the city fathers are afraid of, the evils of congestion. The people cannot spread out the way the council would have them. Settlement has got so far past the car lines now that the civic roads under construction will materially help only a small portion of those who must walk miles for a car. By the end of the summer conditions as to car service will be even worse than they are now despite the operation of the new roads along Gerrard, Danforth and St. Clair. The districts these lines will serve will be all filled up and the difficulties of congestion will be apparent as ever.

Now the city fathers are thinking of legislation against more apartments without taking any steps to remedy the conditions that have caused such an extraordinary number that have been built and are building now and will be built if permitted.

Toronto is essentially a home city, that is its great civic spirit. The one-familial house idea has been one of the most potent factors in giving Toronto the prominence it occupies. Its home-city ideals have brought the attention and admiration of everyone, and are the envy of other municipalities.

Citizens say that the apartments are driving away this home-life. They are afraid of them for that reason. They have some foundation for their fears. But they do not realize that if Toronto had a broad civic policy of advancement, that if the transportation questions were handled in a way befitting a city of Toronto's size, there would be no congestion and no apartment houses.

If the city council abolishes apartment houses and by its action intensifies congestion it should exert some energy in efforts to relieve that congestion.



City Plan of Our Properties.

Our Subdivisions Are Well Within the City Limits

KINGSMOUNT PARK GLENMOUNT PARK EASTMOUNT PARK WAVERLEY ROAD DANFORTH GARDENS

The Gerrard-Street-Civic-Car-Line is an assured fact. The steel is now laid past Kingsmount and Glenmount Parks. Here is your last opportunity to invest in a large subdivision situated within the city limits. Lots in these properties will more than double as soon as the cars are in operation.

Don't Delay. Buy Before the Cars Run. Buy To-day in . . .

KINGSMOUNT or GLENMOUNT PARK

(On the Gerrard-Street-Civic-Car-Line)

W. N. McEACHREN & SONS

63 Victoria St., Toronto. LIMITED

\$2 Per Foot Increase

Be sure and read all of this announcement. Besides its business value, it has new value. We are going to increase the price of all remaining frontage in Walmer Hill on April 1st two dollars per foot, for three very important reasons:

- (1) More building than ever, we anticipated is going to take place in Walmer Hill right away. Tuesday one of Toronto's most prominent architects bought 104 feet on Burton Road, Walmer Hill, for a \$10,000 home, to be started within four weeks. Two residences costing \$10,000 and \$20,000 are already under way, and plans are completed for another pair, to cost \$10,000 and \$8,000 respectively. Yet prices for lots a stone's throw away are only \$335. \$25 will be the price if any of these lots are left April 1st.
- (2) Another large piece of land right near Walmer Hill has just been annexed to the city, and the City Council sees the necessity of taking in this valuable section in the very near future. It is sure to come in, and it is your chance to make a good profit. Land four blocks from Walmer Hill is selling at \$100 per foot. Why should we not increase Walmer Hill lots \$2 per foot? Therefore we do not hesitate in making this \$2 per foot increase. Walmer Hill is a restricted subdivision in a restricted district. It is beyond sight, smoke or sound of factories or railroads; yet it is about three and one-eighth miles from the City Hall and right near the St. Clair car line. We are half sold out; but the remaining half is the closest in, highest, driest half, from which you get a beautiful view of Lake Ontario from the Humber to the Don, a magnificent, sweeping view of the most glorious landscape to the north, east and west; clear, pure, fresh air from the north, free from city contamination, and decidedly healthful. Besides, you approach Walmer Hill via Queen's Park, Avenue Road, Spadina Road and Poplar Plains Road—delightful approaches, delightful surroundings. See it before April 1st. Telephone Main 412 and we will send you plans, prices, full particulars and a motor to take you there if you ask for it. But get particulars now. Just 'phone or drop us a card.
- (3) The centre of the city is rapidly moving northward. With a new C. P. R. and C. N. R. Union Station at the end of Yonge Street car line and the world's largest store at College and Yonge Streets, Walmer Hill will be the handiest location obtainable for exclusively high-class residences. In a year our \$40 frontage will undoubtedly be worth from \$60 up. Therefore we do not hesitate in making this \$2 per foot increase. Walmer Hill is a restricted subdivision in a restricted district. It is beyond sight, smoke or sound of factories or railroads; yet it is about three and one-eighth miles from the City Hall and right near the St. Clair car line. We are half sold out; but the remaining half is the closest in, highest, driest half, from which you get a beautiful view of Lake Ontario from the Humber to the Don, a magnificent, sweeping view of the most glorious landscape to the north, east and west; clear, pure, fresh air from the north, free from city contamination, and decidedly healthful. Besides, you approach Walmer Hill via Queen's Park, Avenue Road, Spadina Road and Poplar Plains Road—delightful approaches, delightful surroundings. See it before April 1st. Telephone Main 412 and we will send you plans, prices, full particulars and a motor to take you there if you ask for it. But get particulars now. Just 'phone or drop us a card.

R. B. HALEY & CO., Temple Building

WELLAND REAL ESTATE

IN A FAST GROWING TOWN IS THE BEST INVESTMENT ON EARTH

THE FASTEST GROWING TOWN IN CANADA TO-DAY IS

WELLAND

WELLAND has 25 Manufacturing Plants.
WELLAND has 7 Railroads.
WELLAND has the Welland Canal.
WELLAND has Natural Gas at 30¢ per M.
WELLAND has Electric Power at \$12.00 per H.P.
WELLAND needs 500 Houses Built.
WELLAND needs 1,000 Men.

We own and offer, as the best speculative investment in Canada, a few choice lots in WELLAND SOUTH, the only restricted subdivision, adjoining the manufacturing district of Welland, at from \$50.00 per foot up.

For full particulars send

NAME

ADDRESS

to

CANADIAN GENERAL SECURITIES CORPORATION, Limited

39 Scott Street, TORONTO

WELLAND WELLAND

PORT MANN, BRITISH COLUMBIA

For lots in the new terminal of the Canadian Northern Railway, write us at once for plans and prices.

Maritime Trust Co. Limited
225 Hastings St. East
VANCOUVER, - B. C.

Yonge St. Real Estate Bargain
Between Carlton and Bloor Streets.
30 x 127 feet to a lane. We believe this property will double in value in a short time. Full particulars on request.
ENGLISH, LIMITED, 50 Victoria St.
ed7f

Subdivision For Sale
In live, progressive, manufacturing town in Ontario, splendidly situated; lots laid out and planned. Profits of 150 per cent. can be realized.
BOX 44, WORLD

SECURITIES LIMITED, KENT BUILDING
Phone Main 6571
\$12,000 foot—Mowatt Street.
\$25,000 foot—Gordon Street, one block from Yonge.
\$33,000 foot—Glencairn, very deep and choice lot.
\$60,000—House in Rosedale.
MARKET GARDENS FOR SALE.
WE WILL BUY CITY LOTS.
ed7f

REDMOND & BEGGS
Architects and Structural Engineers
(Late of City Architect's Dept.)
ROOMS 311-312 KENT BUILDING, TORONTO
Phone A. 176. ed

ART
J. W. L. FORSTER, Portrait Painting
Rooms 24 West King Street, Toronto.

Lawrence Park

By all odds the most refined, restricted and select suburb near Toronto. Its character is plainly seen by the residences already erected. You should see this property. Take Glen Grove and Lawrence Park car. It stops at the Estate. Phone for appointment or write for our Handsome Booklet.

Lots Are \$20 Per Foot Up.

Dovercourt Land, Building & Savings Company, Limited
24 ADELAIDE ST. EAST
Telephone Main 7899

Crescent Roofing Co.
Slate, Tile and Gravel Roofs. Repairs receive prompt attention. Estimated on all kinds of roofing.
W. H. ADAMS, Manager.
Phone Junct. 904. ed7 84 Shanly St.

FARM WANTED

A Large Farm Between Bronte, Waterdown and Hamilton.

Address, D. C., Box 33, World Office TORONTO

OFFICES TO LET

Large suite of nine offices, newly finished in mahogany, inverted lighting, excellently laid out for sales organization; in Board of Trade Building.
RENT: \$90.00 per Month
Apply for key at 30 Scott Street, or phone Adelaide 26. ed

PALMISTRY

MRS. HOWELL, 416 Church Street, Phone Main 9775. 247f

DENTISTRY

BRIDGE and crown specialists. A set of teeth for five dollars (\$5.00), gas for painless extraction. Painless gold fillings, not hammered in. Riggs, Temple Building, Toronto. 247

DR. KNIGHT specializes painless tooth extraction exclusively. 250 Yonge Street, over Sella-Gough. 247f

HATTERS
GENTS HATS cleaned and remodeled. 17 Richmond Street East. 247f

INCUBATORS
INCUBATORS, Brooders, Poultry Supplies. Model Incubator Company, 198 River Street, Toronto. 247f

FARMS FOR SALE

144 ACRE FARM, with buildings, adjoins village; only 2 hours from Toronto, by Canadian Pacific; good buy at thirty-eight hundred; half cash. Canada Land & Building Co., 15 Toronto St. ed

REAL ESTATE

EDMONTON is the fastest-growing city in Canada. Tuxedo Park is the latest-selling subdivision in Edmonton. Opportunity for making big money fast. We are paying representatives as much as \$500 weekly in commissions. We want a high-pressure broker to represent us in this city. Wire or write us if you are a professional man, 38 Franklin & Co., 68 East Jasper Avenue, Edmonton, Alta. ed

BUSINESS CHANCES

CLEANING and pressing store for sale. Low rent, good dwelling, 100% Parliament Street. 247f

FOR SALE—Blacksmith and Woodshop and tools and stock, dwelling house and stable and hen pen, and half acre land, at C.P.R. Station. Apply to Douglas, Pontypool. 47

FOR SALE—Four-roomed frame cottage, 11 Woodlee-road. Apply on premises. 247f

OFFICES TO RENT

FOR RENT—Handsome furnished suite of offices, telephones, large vault, air-conditioning, elevator service, etc. Immediate possession if necessary. Reasonable rent. Lease from six months to five years. Phone Main 8940, or call suite 12-13, Reliance Building, 86 King East. 247f

HOUSES TO RENT

88—ON Scarleat road, near Lambton; 5 rooms, house, with acre of land; also six-roomed house with acre of ground. B. Suitable for poultry raising. More ground if required. Apply F. J. Canning, Weston. 47f

LOST

LOST—Tuesday morning, black and brass tail lamp from automobile. Reward, World Office. ed7f

PERSONAL

LADY, quite alone, furnished house, small income, would meet refined elderly gentleman; desirous making permanent home. Box 46, World. 247f

NOTICE OF REMOVAL

NOTICE OF REMOVAL—Dr. G. S. Stewart has removed from 299 Sherbourne Street to 1200 Queen Street East. Hiram Thompson's former office. 247f

TYPEWRITING AND COPYING

TYPEWRITING AND COPYING—Ada A. Noble, public stenographer. Star Building, Main 2085. ed7f

LEGAL CARDS

CURRY, O'CONNOR, WALLACE & Macdonald, 25 Queen Street East. 247f

FRANK W. MACLEAN, Barrister, Solicitor, Notary Public, 34 Victoria Street. Private funds to loan. Phone M. 294. 47f

KENNETH J. MACKENZIE, Barrister and Solicitor, 3 Toronto Street, Toronto. 47f

PATENTS

HERBERT J. DENNISON, formerly of Fetherstonhaugh, Dennison & Co., Star Building, 18 King St. W., Toronto. Registered Patent Attorney, Ottawa, Washington. Write for information. ed7f

PATENTS AND LEGAL

FETHERSTONHAUGH & CO., the old established firm. Fred. E. Fetherstonhaugh, K.C., M.E., Chief Counsel and Expert. Head Office, Royal Bank Building, 10 East King Street, Toronto. Branches: Montreal, Ottawa, Winnipeg, Vancouver, Washington. ed7f

PATENTS FOR SALE

FOR SALE, cheap, valuable patents for refining graphite, investment. J. J. Latimer, 54 Gladstone Avenue. 47f

ARCHITECTS

CHAS. F. WAGNER, architect, 15 Toronto Street, M. 1261. ed7f

DAVID E. SMITH, Architect, 71 Victoria Street, Toronto. Ont. ed7f

GEORGE W. GOUNLOCK, Architect, Temple Building, Toronto. Main 6502. ed7f

MEDICAL

DR. DEAN, Specialist, Diseases of Men, No. 5 College Street. ed7f

DR. SHEPHERD, Specialist, 18 Gloucester Street, near Yonge, private diseases, male, female, heart, lungs, stomach, impotency, nervous debility, hemorrhoids. Hours 1 to 9 p.m. 47f

DR. STEVENSON, Specialist, private diseases of men, 171 King East. ed7f

MASSAGE

MASSAGE—Baths, superheated hair treatment. Mrs. Colbran, 75 Yonge. 47f

MASSAGE—Mrs. Mattie gives treatment, 15 Bloor East, near Yonge. Phone. 47f

MME. MURRAY, Massage, Bath, V. M. bratory and Special Treatments for Rheumatism, 606 Bathurst. ed7f

MADAM McKANE, Massage, Vapor, Medicated Baths, 424 Yonge Street. 47f

SWEDISH BATHS, Mrs. Arnold, 174 W. Wesley, Phone N. 2725. ed7f

HELP WANTED

ADVERTISING solicitor wanted—Toronto man with some experience. Apply to Mr. Somerville, World Office. ed7f

BOX sawyers, good wages, steady work. The Firstbrook Box Company, Limited, Toronto. ed7f

BOX MAKERS, used to nailing machines; good wages, steady work. The Firstbrook Box Company, Ltd., Toronto. ed7f

COOK—Thoroughly experienced woman cook wanted at once; good wages. Apply to Davis, Hotel Bedford, Oshawa, Ont. 47f

GET READY for a better position—We fit you at home. We teach commercial work, shorthand, matriculation, teachers' courses, business courses, bookkeeping, mechanical drawing, journalism, civil service, etc. Write Canadian Correspondence College, Limited, Dept. V, Toronto, Canada. ed7f

REPRESENTATIVE wanted in each locality to mail circulars for cut-rate savings time will easily earn \$20 weekly. Anyone can do the work. Outfit furnished. Write for particulars to W. W. Garvin & Co., 307 Telephone Bldg., Toronto, Ont. ed7f

SMART YOUTH wanted. Apply Foreign World Mailing Dept. 47f

WANTED—Representative for well-known specialty house, calling on grocers and druggists in west and of Canada. Man having covered the ground preferred. Only those who can show results need apply. Box 35, World. 47f

WANTED—Cook and house maid, both experienced; good wages. Reference required. Box 42, World. 247f

WANTED—An experienced man, capable of running well-drilling machine. Apply B. Hufman, Humber, P.O. 47f

AGENTS WANTED

AGENTS WANTED—To sell capital stock of the Saginaw Life Assurance Company of Canada. Liberal commission. Write for particulars to W. W. Garvin & Co., 307 Telephone Bldg., Toronto, Ont. ed7f

ARTICLES FOR SALE

A GOOD square piano; good condition. Bargain. 11 Westminster Avenue, Toronto. ed7f

CASH Register, heavy nickel-plate, all accessories, registers one cent to twenty dollars; 5-year absolute guarantee. A snap, \$45. Box 680, Oshawa. 47f

FIRE-PROOF SAFE—Also new cash register; a bargain. Box 35, World. 47f

FOR SALE—Bargain pig, 15 months old, sure worker. Apply Turner, Lot 30, East York. 47f

OLD MANURE and Loam for towns and gardens. Nelson, 106 Jarvis Street. 47f

VISITING cards printed to order; latest styles. Bicycles, Bicycles, Bicycles, 121 Dundas. 47f

ARTICLES WANTED

HIGHEST cash prices paid for second-hand bicycles. Bicycles, Bicycles, Bicycles, 121 Dundas. 47f

ONTARIO veteran grants located and unlocated, purchased. Highest cash price paid. Mulholland & Co., Toronto. 47f

WANTED—Continental Life Insurance Company stocks. Box 46, World. 47f

VETERAN LOTS WANTED

WANTED—Hundred Ontario Veterans lots. Kindly state price. Box 47, Brantford. 47f

EDUCATIONAL

G. School, Toronto. Specialists in stenography. ed7f

REMINGTON Business College, corner College and Spadina; day school and night school; thorough courses; individual instruction; positions assured. Catalogue free. ed7f

SHORTHAND, bookkeeping, general improvement, civil service, matriculation, etc. at our day and night schools. Get our catalogue. Dominion Business College, Brunswick and College. J. V. Mitchell, A. A. Principals. ed7f

FLORISTS

NEAL—Headquarters for floral wreaths, 164 Queen West; College 278; 11 Queen East, Main 578. Night and Sunday phone. Main 578. 47f

PARK, Florist—Artistic floral tributes, decorations. Park 2325. ed7f

WINDOW CLEANING

TORONTO WINDOW CLEANING CO., Limited, 230 Yonge Street. ed7f

SIGNS

WINDOW LETTERS AND SIGNS, J. B. Richardson & Co., 161 Church Street, Toronto. ed7f

RUBBER STAMPS

W. EVERETT IRONS, Rubber Stamps, 115 Bay St., Toronto. 47f

TOBACCO AND CIGARS

ALIVE BOLLARD, Wholesale and Retail Tobacconist, 125 Yonge St. ed7f

CARPENTERS AND JOINERS

ARTHUR FISHER, Carpenter, Metal Weather Strips, 114 Church Street, Telephone. 47f

RICHARD G. KIRBY, carpenter, contractor, jobbing, 233 Yonge St. ed7f

HOUSE MOVING

HOUSE MOVING and Raising done. J. Nelson, 106 Jarvis Street. ed7f

ROOFING

GALVANIZED IRON Skylights, Metal Ceilings, Cornices, Etc. DOUGLAS BROS., 121 Adelaide St. West. ed7f

BUILDERS' MATERIALS

LIME, CEMENT, ETC.—Crushed Stone at cars, yards, bins or delivered; best quality, lowest prices. Prompt service. The Contractors' Supply Co., Ltd. Tel. M. 469, M. 424, Park 214, Coll. 172. ed7f

LIVE BIRDS

HOPPE'S BIRD STORE, 109 Queen Street West, Phone Main 4909. ed7f

GALVANIZED IRON WORKS

O. L. Works, C. Ormsby, Mgr. Main 2871. 47f

PICTURE FRAMING

ARTISTIC picture framing, best work, prices reasonable. Geddes, 41 Spadina. 47f

DRINK HABIT

THE Gatlin three-day treatment is a acknowledged success. Institute, 88 Jarvis St., Toronto. Phone N. 428. ed7f

UPTURN FEAT

Wheat Closed a for Day—Croatian Influence Sentiment.

CHICAGO, Mar. 27.—Seedling of a to-day to check a pletion of stocks Atlantic. The old firm at 1-30 to 1-30.

Corn finished with 5-80, oats up 1-30, wheat by 1-30 to 2-30.

The Jim River, Iowa was the 2-30, the tidings were earlier than began.

of wheat than he predicted. Advices that practically all of them part of the Minnesota, and would not be late.

Those wheat, gained to the 2-30, the old firm at 1-30 to 1-30.

ed 215,000 bushels pared with 20,000, ing the correspond.

In addition, there ing orders in the stance attribute off in the store.

Liverpool. The from these com. ed fully matu.

to mild weather and to cash with greater 1000s and M.

ranged from 1.0 the close \$1.03 3- over 24 hours.

Corn and Oats sold at a season and close the day's top 10 well supported.

larger sort. M. appeared on the close of add cher and Mexic.

import duty. Co. er 3-30, May fluct 7-1-20, closing 8- to 7-1-20.

Oats, like corn, virtually the be ing the season, taking by long demand, as we cover part. Outside

were 53 7-80 and 1-80 to 1-40 ne 54 1-40.

Active buying sides put pr prices for thus buy, who materi ally und at the last go

pensive by 150 products had 17 1-20.