

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 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.

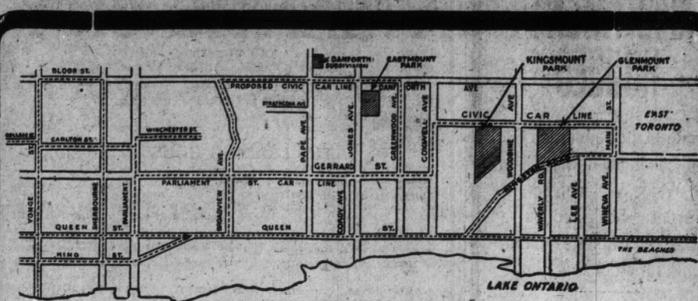
The most popular sized apartment in Toronto just now is the six suite structure. It is easy to build and requires a limited amount of capital, besides being easily maintained. For this size apartment the builder will have to buy, if this measure is passed, besides the land for the structure, 3000 extra 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 legislating 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-family-one-house idea has been one of the most potent factors in giving Toronto the prominent place 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.



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 \$33. \$35 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 should we not increase Walmer Hill lots \$2 per foot?
- (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 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, 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 WELLAND 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 30c 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 plans filed. Profits of 450 per cent. can be realized.
BOX 44, KENT

SECURITIES LIMITED, KENT BUILDING
Phone Main 6571
\$12,000 foot—Mowatt Street.
\$25,000 foot—Gordon Street, one block from Yonge.
\$30,000 foot—Glencairn, very deep and wide.
\$8,000—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. 174. 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 750

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.

FARMS FOR SALE.
144 ACRE FARM, with buildings, adjoining 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

FARM FOR SALE. 100 acres, near Bronte station; good loan, good house and buildings; good orchard. Particulars Box 113, Oakville. ed

REAL ESTATE.
EDMONTON is the fastest-growing city in Canada. Fustad 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 your city. Wire or write us if you are a producer. S. Franklin & Co., 68 East Jasper Avenue, Edmonton, Alta. ed

\$10 PER FOOT in North Toronto, with all improvements guaranteed. Buy now, the north is the place without a doubt. Easy payments. The railway companies have absorbed up a great amount of land for shops and that is going to boom the land up in that district. Land will never be as cheap as it is now, so buy now. A. & J. Macdonald, Room 2, 74 College Street. ed

BUSINESS CHANGES.
CLEANING and pressing store for sale. Low rent, good dwelling, 1064 Parliament Street. Immediate possession if necessary. Reasonable rent. Leave from six months to five years. Phone Main 594, or call suite 12-13, Reliance Building, 86 King East. ed

HOUSES TO RENT.
\$8—ON Scarlet road, near Lambton; 5 roomed house, with acre of land; also six-roomed house with acre of ground. B. Suitable for position. Raising. More ground if required. Apply F. J. Canning, Weston. ed

NOTICE OF REMOVAL.
Dr. G. S. Stewart has removed from 299 Sherbourne Street to 78 Gerrard Street East. Dr. Hiram Thompson's former office.

LEGAL CARDS.
CURRY, O'CONNOR, WALLACE & MACDONALD, 25 Queen Street East.
FRANK W. MACLEAN, Barrister, 50 Hutor, Notary Public, 34 Victoria Street. Private funds to loan. Phone M. 294. ed

PATENTS.
HERBERT J. DENNISON, formerly of Fetherstonhaugh, Dennison & Co., Star Side, 18 King St. W., Toronto. Registered Patent Attorney, Ottawa, Washington. Write for information. ed7

PATENTS AND LEGAL.
FETHERSTONHAUGH & CO., the old established firm. Fred. B. 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. ed

PATENTS FOR SALE.
FOR SALE, cheap, valuable patents for refining graphite; investigate. J. J. Latimer, 54 Gladstone Avenue. ed7

ARCHITECTS.
CHAS. F. WAGNER, architect, 15 Toronto Street, N. W. ed7
DAVID E. SMITH, Architect, 71 Victoria Street, Toronto, Ont. ed7
GEORGE W. GOUTINLOCK, Architect, Temple Building, Toronto, Main 452. ed7

MEDICAL.
DR. DEAN, Specialist, Diseases of Men, No. 5 College Street. ed7
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. ed7
DR. STEVENSON, Specialist, private diseases of men, 171 King East. ed7

MESSAGE.
MESSAGE—Baths, superfluous hair removed. Mrs. Colbran, 75 ed7
MESSAGE—Mrs. Mattie gives treatment in 5 Bloor East, near Yonge. Phone. ed7
MRS. MURRAY, Massage, Baths, V. M. bratory and Special Treatments for Rheumatism, 606 Bathurst. ed7
MRS. LOUISE, electrical treatment, 284 Yonge Street. Phone. ed7
MRS. ADAM MCKANE, Massage, Vapor, Medicated Baths, 424 Yonge Street. ed7
SWEDISH Baths, Mrs. Arnold, 174, 81 Waverley. Phone N. 272. ed7

DENTISTRY.
BRIDGE and crown specialists. A set of teeth for five dollars (\$5.00), gas painless extraction. Painless gold fillings, not hammered in. Riggs, Temple Building, Toronto. 216 ed7
DR. KNIGHT specialises painless tooth extraction exclusively. 200 Yonge Street, over Selera-Gough. ed7

HATTERS.
GENTS' HATS cleaned and remodelled. 17 Richmond Street East. 2467 ed7

INCUBATORS.
INCUBATORS, Brooders, Poultry Supplies. Model Incubator Company, 195 River Street, Toronto. ed7

HELP WANTED.
ADVERTISING solicitor wanted—Toronto man with some experience. Apply to Mr. Somerville, World Office. ed7
BOX SAWERS, good wages, steady work. The Firstbrook Box Company, Limited, Toronto. ed7
BOX MAKERS, used to nailing machines; good wages, steady work. The Firstbrook Box Company, Ltd., Toronto. ed7
COOK—Thoroughly experienced woman cook wanted at once; good wages. Apply Fred Davis, Hotel Bedford, Oshawa, Ont. ed7
GET READY for a better position—Fit you at home. We teach commercial work, shorthand, matriculation, teachers' courses, business' four months, hearing, mechanical drawing, journalism, stenography, etc. Write Canadian Correspondence College, Limited, Dept. 7, Toronto, Canada. ed7
REPRESENTATIVE wanted in each locality to mail circulars for cut-rate savings certificates. Full-time position. Spare time will easily earn \$50 weekly. Anyone can do the work. Outfit furnished. Write for particulars to W. W. Worsler, Ontario Grocery Co., Windsor, Ont. ed7
SMART YOUTH wanted. Apply Foreign World Mailing Dept. ed7

WANTED—Representative for well-known specialty house, calling on grocers and druggists in west and city. Man having covered the ground preferred. Only those who can show results need apply. Box 43, World. ed7

WANTED—Cook and house maid, both experienced; good wages. References required. Box 42, World. ed7

WANTED—An experienced man, capable of running well-drilling machine. Apply B. Hurlman, Humber, P. O. ed7

AGENTS WANTED.
AGENTS WANTED—To sell capital stock of the Savings Life Assurance Company of Canada. Liberal commission. Write for particulars to W. W. Worsler, Ontario Grocery Co., Windsor, Ont. ed7

ARTICLES FOR SALE.
A GOOD square piano; good condition. Bargain. 11 Westminster Avenue, Toronto. ed7
CASH Register, heavy nickel-plate, twenty dollars; 5-year absolute guarantee. A snap, \$45. Box 680, Oshawa. ed7
FIRE-PROOF SAFE—Also new cash register; a bargain. Box 28, World. ed7

FOR SALE—Bear pig, 15 months old, sure worker. Apply Turner, Lot 30, East York. ed7

OLD MANURE and Loam for lawns and gardens. Nelson, 106 Jarvis Street. ed7

VISITING CARDS printed to order; illustrated. Bicycle, per business. Barnard, 25 Dundas. ed7

ARTICLES WANTED.
HIGHEST cash prices paid for second-hand bicycles. Bicycle Museum, 10 Spadina Avenue. ed7
ONTARIO veteran grants located and unlocated, purchased. Highest cash price paid. Mulholland & Co., Toronto. ed7

WANTED—Continental Life Insurance Company stocks. Box 46, World. ed7

VETERAN LOTS WANTED.
WANTED—Hundred Ontario Veteran lots. Kindly state price. Box 47, Brantford. ed7

EDUCATIONAL.
G SCHOOL, Toronto. Specialists in stenography. ed7
DEMINGTON Business College, corner College and Spadina; day school and night school; thorough courses; individual instruction; positions assured. Catalogue free. ed7

SHORTHAND, bookkeeping, general improvement, civil service, matriculation, chartered accountancy, taught individually at our day and night schools. Get our catalogue. Dunning Business College, Brunswick and College. J. V. Mitchell, A. A. Principals. ed7

FLORISTS.
NEAL—Headquarters for floral wreaths, 164 Queen West; College 219; 11 Queen East, Main 278. Night and Sunday phone, Main 574. ed7
DARK, Florist—Artistic floral tributes, decorations. Park 252. ed7

WINDOW CLEANING.
TORONTO WINDOW CLEANING CO. Limited, 230 Yonge Street. ed7

SIGNS.
WINDOW LETTERS and SIGNS, J. B. Richardson & Co., 10, 12 Church Street, Toronto. ed7

RUBBER STAMPS.
W. EVERETT IRONS, Rubber Stamps, 715 Bay St., Toronto. ed7

TOBACCO AND CIGARS.
ALBY BOARD, Wholesale and Retail Tobacconist, 125 Queen Street East, Main 484. ed7

CARPENTERS AND JOINERS.
ARTHUR FISHER, Carpenter, Metal Weather Strips, 114 Church Street, Telephone. ed7
RICHARD G. KIRBY, carpenter, carpenter, tractor, jobbing, 23 Yonge Street. ed7

HOUSE MOVING.
HOUSE MOVING and Raising done. J. Nelson, 106 Jarvis Street. ed7

ROOFING.
GALVANIZED IRON Skylights, Metal Ceilings, Cornices, Etc. DOUGLAS BROS., 121 Adelaide St. West. ed7

BUILDERS' MATERIALS.
LIME, CEMENT, ETC.—Crushed Stone at car, yards, bins or delivered; best quality, lowest prices, prompt service. The Contractors' Supply Co., Ltd. Tel. M. 469. M. 424, Park 214, Coll. 172. ed7

LIVE BIRDS.
HOPPE'S BIRD STORE, 109 Queen Street West. Phone Main 490. ed7

GALVANIZED IRON WORKS.
O. H. Works, C. Ormsby, Mgr. Main 2871. ed7

PICTURE FRAMING.
ARTISTIC picture framing, best work, prices reasonable. Goddard, 41 Spadina. ed7

DRINK HABIT.
THE Gatlin three-day treatment is an acknowledged success. Institute, 28 Jarvis St., Toronto. Phone N. 458. ed7

UPTUR FEAT

Wheat Closed a for Day—Croatian Influence Sentiment.

CHICAGO, Mar 28.—(Special) Wheat closed a for day today, with a slight decline in price. The market was influenced by reports from the Balkans, where the war has been continuing for some time. The price of wheat fell from 1.15 to 1.14 1/2.

Those who had been waiting for a better position in the market, were disappointed. The price of wheat fell from 1.15 to 1.14 1/2. The market was influenced by reports from the Balkans, where the war has been continuing for some time.

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