

REAL ESTATE AND BUILDING

Toronto's Greatest Subdivision; Leaside an Extension of Rosedale

City's Finest Residential Section Is Carried On Up Over the Hill. With Boulevards, Diagonals, City Drives, as Well as Medium Class Homesites.

Some promise of the Canadian Northern's plans for the development of the newly incorporated Town of Leaside was given in a conference held yesterday morning between Sir William Mackenzie, Colonel A. D. Davidson and John F. Hanson of Winnipeg, who has secured the first selection of lots covered by his large purchase term.

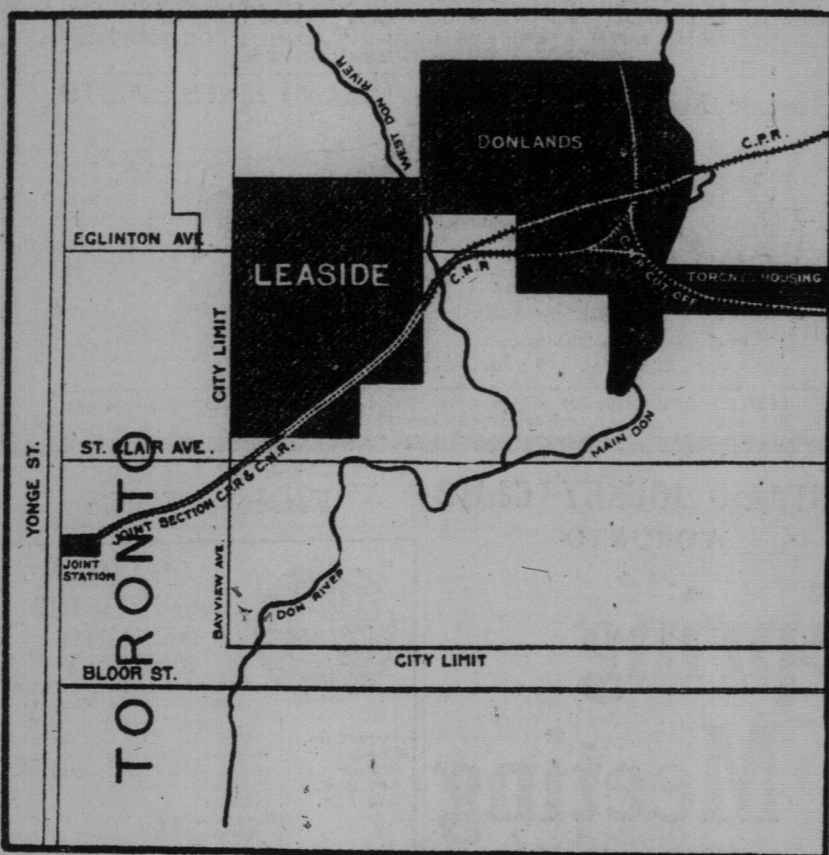
The City of Toronto by the end of the present year, 1913, will have a population of considerably over half a million. It is growing at the rate of between forty and fifty thousand a year, and the growth of each year for the last seven or eight years has always shown an advance on the growth of the previous year.

The City of Toronto is ten miles on Lake Ontario, and includes all the front portion of the Township of York. The division of the Township of York at the front is made up of a range of eight blocks, a mile and a quarter square, starting from Queen street and going north, with a broken front south of Queen street extending down to the water; but taking Queen street as a base the city is ten miles across, made up of a front range of eight blocks intersected by north and south lines of a mile and a quarter apart.

The Northeast Development. The most marvelous development of the city at the present moment is in that portion of the second range and a portion of the third range along the east of Yonge street; and this is partially accounted for by prospects of early construction of the Bloor street and Danforth viaduct, which has already been financed by the city, and which will make Danforth and Bloor streets the greatest east and west street in Toronto.

Improvements on the Way. There will be no waiting for the improvements in the way of water, gas, electric light or street railway service. All these will be of the best and they are all in sight. The one difficulty remaining to be overcome is a bridge connection from Rosedale over the Belt line railway to Bayview avenue and this is already planned and will soon be under construction; and then Rosedale, which is now filled up, will go to the north and farther to the east, and leaving the finest sites on all on the banks of the West Don north of Eglinton avenue. The city will take a portion of the Don valley over as a public park and have a magnificent drive running thru it.

Why Leaside Was Bought. The Leaside subdivision was bought a good deal over a year ago by the Canadian Northern Railway as an essential part of the centralization of Toronto of their system in the Province of Ontario, the main idea being to get big yards and sites for shops and workmen's dwellings at the nearest possible point of the Canadian Pacific crossing up Yonge street. This site was selected because the two companies had agreed upon a joint section alongside the present Canadian Pacific from the Humber at Lambton to the West Don River, which is immediately east of Leaside. It was also agreed that not only all the trackage be joint, but that all the lines over the raised part of way in the city and at least bridges for four tracks over the ravines and the Don valley. And since more important, both lines agreed to have a joint passenger station up north near where the present Canadian Pacific station is located. It is the intention of the Canadian Northern to locate all its passenger business up north at the C. P. crossing and to centre at that point as all the radial lines controlled by Sir William Mackenzie and his associates, which includes the line east of the Kingston road, the Metropolitan, north to Lake Simcoe, and the Weston line, which eventually also a line along the lake front to Hamilton. In other words, the Canadian Northern, with its radial lines, is centring at the



LOCATION OF THE C. N. R. LEASIDE SUBDIVISION

From a map in The Toronto Star.

Canadian Pacific crossing on Yonge street. Bringing All Lines In. Also connected with this is the policy of the company to enter the city both by its Winnipeg service, which will be running within a year or less, and its Montreal service, which will be running this year, and its service from Hamilton and London by the main trunk level instead of by the lake front. The Canadian Pacific up-town crossing of Yonge street is 150 feet above the lake front and the present Don valley, a rise of the 150 feet for every train and costing a lot of money to the company and inconvenience to travel by putting it away from its destination and at the foot of the grades. Every train to Winnipeg and Montreal leaving North Toronto will save 150 feet of a climb and half an hour in time, and will benefit the passenger in the way of fare. To bring in these north and east lines of the C. N. R. to North Toronto involves the construction of two cut-off lines on the upper level, going thru Leaside and Donlands, and taking the present lines out of the Don valley.

The Canadian Northern has wakened up the whole real estate situation in Toronto and in Montreal by seeking newer and better entrances involving, however, large expenditures of money. And they have adopted the modern method of financing these big new enterprises by connecting up with a real estate proposition, not only for themselves but to make the public partners in a first-class residential subdivision. Their Montreal subdivision in Montreal will help to build the end of the tunnel and the big terminals in that city, and they expect their Leaside purchase of 1200 acres to give them, in the same way, not only a big real estate proposition, but also a big passenger station in the city, and factory sites and siding accommodation at the nearest point to their common passenger station in the city, but a big real estate proposition as well. It will give them a thousand acres of the highest class residential property very close to town—in fact, Leaside is nothing but a subdivision carried up on the hill in touch with modern city improvements, parks, beautiful country, diagonal roads and wide streets, and all other modern appointments of an up-to-date subdivision of a progressive city like Toronto.

Should arrangements now rapidly reaching conclusion not fail, the Statler Hotel will go up on the Toronto Properties, Limited, site, on West King street, adjoining the Bank of Toronto. Officials of the holding company are reluctant to talk at the moment, but the denial of the Statler property is given. They prefer, they say, to wait until they can give something definite as to the purpose to which the property will be put. Very good-looking plans for a 17-story hotel, with about 800 rooms on this site, were recently drawn and exhibited. All the property concerned, four 99-year leaseholds and one Bay St. freehold, was yesterday handed over to the Toronto Properties Company through the registry office, meaning the site is now in good shape to assign before operations commence.

Mr. Statler has stated that he will build an hotel in Toronto, starting erection very soon. The invasion of commercialism in College street is shown in the application for a permit for a five-story warehouse made yesterday by the Temple Patterson Co. The building is to be erected at 245 College street, and will be 41 feet by 138, estimated cost \$35,000. A. R. Denison and Stephenson are the architects and H. Needham the builder.

A three-story brick factory is to be erected by the S. G. Thompson Co. at 26 Collier street at a cost of \$7000.

OSHAWA MAN BUYS THE DOMINION HOTEL. Forty-Two Thousand Dollars Being Paid For Queen East House. The Dominion Hotel, at No. 500 E. Queen street, is likely to change ownership in a couple of weeks. Application has been made to the license commissioners for a transfer of license and a meeting has been called for June 12. The Dominion Hotel is owned at present by William Dixon Taylor. Arthur Appleyard is the purchaser, the price of sale being \$42,000. The new owner is from Oshawa, Ontario, where he ran the Queen's Hotel for some years.

NEW POSTOFFICE STARTS NEXT YEAR

Hardly Likely That Big Building Will Be Begun Before Many Months.

The new postoffice, on the Victoria, Adelaide and Lombard streets site, the expropriation of which was exclusively announced in The World some weeks back, will hardly be started this year. Some money, \$750,000, has been arranged for by the government, but from a good source comes the information that the work will not be started until early next year. Plans for the building have yet to be commenced, and then contracts must be arranged for.

In the meantime steps toward acquisition of title are being taken. The settling of values, which involves considerable adjustment of the worth of a great many leases and tenancies, will be a difficult matter, altho the crown's method of taking property by expropriation is the simplest in the country. Already the property owners are asking themselves when the government will take action. For them the matter is not simplified by the fact that they cannot lease any of the land, nor rent it to any but quick-term tenants, whose presence would not be desirable to other people in the section.

QUEEN OF BELGIANS A NERVOUS WRECK

Family Has a Long Record of Domestic Troubles.

Special Cable to The World. BRUSSELS, May 29. (Copyright.)—The Queen of the Belgians has been thrown into melancholia and neurasthenia, due to a repeated stroke she has had to endure because of the several deaths in her family. Her father, Duke Carl Theodore of Bavaria, died last a sister, married about the same time as herself, committed suicide by throwing herself out of a high window after the birth of a baby, her life being made unbearable by domestic troubles. And then came the death of the queen's brother.

In the hope of counteracting the melancholia and other nervous troubles, the king arranged for a trip to Valmont, Switzerland. She has already departed from the capital. He has accompanied her, but will return to Brussels after having seen her properly settled in a chateau near Lucerne, which belonged to his mother, the late Countess of Planders. There she will be treated by a famous Swiss specialist in nervous diseases.

Work as Remedy. The methods of this physician, who lives at Duchy, are somewhat drastic, and he looks for an informant, Queen Elizabeth that what she needs is real work, and will set her to it.

Lady Plunkett (who was Miss Mary Morgan of Philadelphia), the widow of an English ambassador, went to the Swiss doctor for advice and got it in that form. She asked him what sort of work he would recommend, and he stated that as a nurse in his establishment. She laid aside all her smart gowns and jewels, and the prerogatives of her high position, and is now a strong worker.

In Uncongenial Atmosphere. The history of the ducal house of Bavaria, to which Queen Elizabeth belongs, means the outlook of a cure for acute nervous debility. Every effort to get her interested in her royal surroundings has failed, and it is only thru the strongest insistence of the king that she was induced to make a public appearance at the opening of the Ghent Exhibition. She has abandoned hope of congenial surroundings at the Belgian court among the noble women, because she complains that their tendencies are extremely reactionary and the intellectual outlook narrow. They have regarded her democratic tendencies, sympathies and unconventional ideas with distrust.

TOTAL ABSTINENCE APOSTLE ARRIVES

Father of Catch-My-Pal Movement to Start Campaign in Detroit. Special to The Toronto World. NEW YORK, May 27.—The Rev. Robert J. Patterson, a Protestant clergyman of Ballymoyen, Armagh Co., Ireland, who has been called the successor of Father Mathew, the total abstinence apostle of Ireland, arrived from Derry today on the Anchor liner Cameronia.

He is going to introduce the catch-my-pal movement to the United States and Canada. He says more than 150,000 persons have joined it in London. The catch-my-pal movement means that you climb upon the water wagon yourself and then catch hold of your pal and pull him up beside you. When a man takes the pledge to abstain from intoxicants, he must secure another to sign, and he also secures another signer and so on.

The beauty of this movement, which is rapidly drying up Ireland of its booze and driving whiskey purveyors into bankruptcy, is that the unit, the individual, can do a great deal without being unduly inconvenienced. The catch-my-pal society has spread to England, Australia and New Zealand. Mr. Patterson has chosen Detroit as the first field to be won in his American campaign, and then he will come to New York.

CORNWALL MAN KILLED. Was Crushed Between Platform and Freight Car.

CORNWALL, May 27.—(Special.)—Henry Quinnville, aged about forty years, an employee of the Cornwall Electric Street Railway Company, received injuries this afternoon that resulted in his death at the Hotel Dieu Hospital this evening. Quinnville was one of the crew of the motor car which is used for hauling freight. A freight car was being backed into the yards at the St. Lawrence

Location and Improvements Make Assured Values

If there were no other reason, its situation alone would assure the value of Glebe Manor as an investment. The West End of Glebe Manor is on Yonge Street, and the east end is near Leaside, where so much developing is being done, and near the proposed new electric line. These facts are enough to convince any shrewd land buyer that

GLEBE MANOR

has a superior location. It is central—good prospects of immediate settlement 100 new houses, and Local Improvements, Water, Gas, Electric Light and Roadways. There is no other property to compare with it at

\$32 PER FOOT UP

Property miles from Toronto is selling at that figure. These prices now are bargains. Make a selection at once. We will motor you to see the property if you will ring up or call and make an appointment.

Dovercourt Land, Building and Savings Company, Limited

W. S. DINNICK, President. 84 King Street East. Telephone Main 7280

SCARBORO LANDS

are now being appreciated and bought by investors, who know their worth, and can see a substantial increase in values, when certain Electric Railway and Diagonal Road projects are officially announced. Lands in Scarborough, within five miles of the City, will double in value when the developments referred to above are given out. I have several hundred acres in the district at very attractive prices. Full particulars at office.

A. ELDER, 84 King Street East.

ST. CLAIR GARDENS

The Best Investment in and around Toronto—\$10 down and \$10 monthly. Let me show you why. PERCY H. ELLIS, 2 Don Mills Road. Phone Gerrard 3076

LAWRENCE PARK

You would like to live in a beautiful park like LAWRENCE PARK. If you do not know about this aristocratic residential suburb, you should let us show it to you.

HOUSE BARGAIN

\$10,000—A detached, double-fronted residence, delightfully situated in Toronto North. It stands fully fifty feet from the street, having a large lawn with pine trees, mountain ash, lilac bushes, apple, pear, cherry and plum trees, also raspberries, strawberries, red and black currants; a side entrance suitable for auto; chicken and tool house. There is a large parlor, dining-room, sun-room, kitchen, pantry, 14 x 4; all on ground floor, with five bedrooms, bathroom and trunk room upstairs, besides a balcony extending full width of house. A front verandah, 14 x 9; vestibule, 8 x 8; rear verandah, 14 x 6. This is an ideal home for a literary or retired gentleman. Lot 124 x 122. Terms cash. Apply on premises, 75 St. Clements Avenue.

FOUR LOTS in Block 63, South Wellington, for sale at \$100 per lot. Others asking \$250 for adjoining lots.

J. CURRY CO., Limited Manning Arcade Toronto

Apply—Brewery, and in some unaccountable manner his body was crushed between a platform connected with the brewery and the freight car. His injuries were so severe that he died two hours later. He leaves a wife and family.

Canadian Pacific Railway 1.15 p.m. Train, Saturday, May 31.

Take advantage of this opportunity to visit Buffalo with the Hillcrest Athletic Club excursion. Tickets good going on 1.15 p.m. Canadian Pacific Fast Express \$2 for round trip. Good return Saturday, Sunday or Monday. Finest equipment. Tickets at Toronto city office, 16 King street east, Toronto Union Station or Sunnyside.

TO PROMOTE KINGSTON'S GROWTH. KINGSTON, May 29.—(Special.)—Death occurred very suddenly at Sierra Madre, California, of Mrs. MacKerras, aged 69, widow of late Rev. Prof. John H. MacKerras, Queen's University. Two sons survive. Dr. Robert H. and John D., both of California. Citizens will be asked to subscribe \$2,500 to finance the recently formed

Auction Sales

By Chas. M. Henderson & Co.

Important Announcement

Owing to this being the last

PALESTINE EXHIBITION IN CANADA

and in order to save the heavy freight charges to England, it has been decided by

THE MANAGEMENT

to dispose of a large number of their

VALUABLE COLLECTION OF EASTERN ART GOODS

Rare Curios, Models, Oriental Rugs and Tapestries, Damascus Brassware, Olive Wood, Palestine Embroideries, Rare Old Arms, Palestine Pictures with a host of other Valuable Art Objects from Palestine

BY PUBLIC AUCTION Sat. Afternoon, May 31

commencing at 2.30 sharp. AT THE Transportation Building, Exhibition Grounds, COLLECTION NOW ON VIEW.

This offers a rare opportunity to Art Collectors. Descriptive catalogues may be obtained from the Secretary or the Auctioneer. This auction sale will not interfere with the exhibition now going on.

G. J. BYRNELL, General Secretary, Palestine Exhibition. CHAS. M. HENDERSON & CO., Auctioneers.

bureau of industry and information. The city council will make a grant of \$1,000.

GIBSON JURY AGAIN DISAGREES

NEWBURGH, N.Y., May 29.—(Can. Press.)—The jury in the case of Burton W. Gibson, after deliberating for nearly 25 hours, was discharged late this afternoon unable to agree as to his guilt on a charge of murdering Mrs. Rosa Menschik Szabo. At a previous trial the jury was unable to agree.

SALE OF FOUR HOUSES

Four houses on ground, with 75 feet frontage, have been sold by Peter Fraser to Leo Dinovo, fruit dealer, at \$13,000. These properties are Nos. 8, 10, 12, 14 Mallon ave.