

Toronto Real Estate Market Continues in its Improvement

Vacant Land Becoming Active—Probability of 'Bus Service' to North Toronto Attracting Builders—Houses in Great Demand and Office Space Renting Readily.

During last week there was a decided increase in Toronto property sales, especially in the vacant land department. Few large downtown properties are changing hands, but that section of the market is holding up well in price. Several transactions for central properties some distance from Yonge street have been negotiated, but these mostly involve small parcels. Houses continue to be in demand, and realty agents cannot handle the enquiry. One broker, venturing the opinion that it was possible that a drop in prices would result next winter, because the builders were operating so extensively. He said: "Not only are the homebuilders worrying over the steadily advancing prices of houses, but it has also become a problem to real estate men. Of course, in the effect of the law of supply and demand, but we cannot get away from the fact that a large number of Toronto houses are selling much in excess of their true value. While Toronto is building more houses than any other city in the Dominion, it seems impossible to keep up with the influx of new citizens. Unlike in Montreal and some other Canadian cities, people in Toronto are strongly in favour of private homes, and two and three family dwellings have not been built to any great extent. The several big apartment houses have been erected during the last few years, this has not relieved the situation, for they have been practically all built for existing tenants, who will not pay a high price. Attempts have been made to bring into favor lower priced apartment houses, but they have not met with any great success. It is almost impossible to secure six or seven-roomed dwellings at a reasonable rental, but the demand for leases on larger houses has fallen off a little. Downtown office space continues in good demand, and already a large part of the two new Royal and Dominion Bank skyscrapers, but no matter how many new buildings are put up, the offices seem to rent readily and at increasing prices. At the present time there are few office buildings with more than the normal number of vacancies. The Canadian Pacific Railway is over ninety per cent. rented, and the latest to be finished, the Ryrie building, at Yonge and Shuter streets, is rapidly being tenanted. There are a large number of tenants being forced out of the postoffice block, which is helping to rent space in the newer structures. Considerable attention is being given to vacant land by the investor, which is tending to swell the sales of the land companies. Builders are still buying land, although the impression of a few weeks ago was that this demand had been satisfied. With the probability of a bus service to serve North Toronto, builders have taken on a greater liking for North Toronto for their house building activities.

HEAVY SELLING IN GLEBE MANOR

Over Twelve Hundred Feet
Sold Last Week in North
Toronto Property

Probably the greatest selling of one property this year occurred last week in Glebe Manor, the North Toronto property of the Drovers Land, Building and Savings Co. Altogether, over 1200 feet of frontage was sold, ranging in price from \$40 to \$60 per foot. The Drovers Co. report that since the first of the month over \$30,000 worth of land has been sold in Glebe Manor. A large part of the frontage sold was to builders, who expect starting operations at once. Quite a large number of permits for houses in this property have been taken out within the last few weeks, most of the dwellings costing in the neighborhood of \$4000.

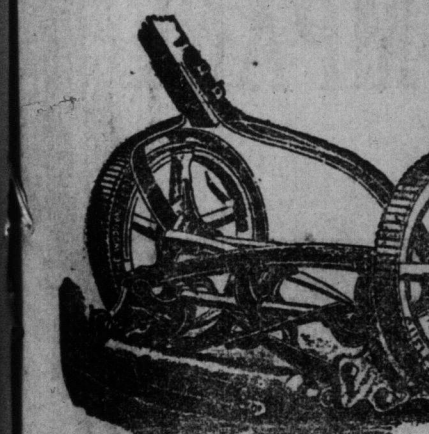
In Lawrence Park, 50 feet on Dawber avenue, near Yonge street, to height \$55 a foot, while in Regent's Park, the east end workmen's proposition, the Drovers Co. sold 200 feet from \$15 to \$22 a foot.

In Strathgovan, 495 feet was purchased by the Aura Lee Club for a new clubhouse and garden. At the south, the club is located on Roxborough street.

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The Neal Treatment has brought health, happiness and prosperity to thousands of high-class men. The great mission and work of the Neal is to reach and save the able, bright and successful man who finds it necessary to take more and more alcoholic liquor or some narcotic drug every day in his efforts to overcome "craving," nervousness and the many serious ailments caused by the use of drink or drugs. The cause of this is the poison of alcohol or drug "stored up" in the system. The Neal antidote neutralizes and eliminates this poison—MAKES YOU WELL AGAIN IN THREE DAYS. Neal Institutes established in 10 principal cities. No hypodermic injections or had after effects. Treatment arranged for at the Home, Hotel or Club for those who prefer. The Toronto Branch is replete with all conveniences for the comfort of patients. Absolute privacy is maintained all times and consultations are strictly confidential. We will be pleased to send booklets and further information to those interested.

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Made and Guaranteed by the Taylor-Forbes Company, Limited, Guelph, Canada. For sale by the Hardware Dealers in Canada. The best known models are "Admiral," "Empress," "Woodruff" and "Star."

CANADA BEHIND IN MUSIC, SAYS MME. CLARA BUTT

"Voice of Less Importance
Than Your Height, or the
Way You
Bow"

MONTREAL, May 23.—Madame Clara Butt, who with Kennerly Rumford arrived on the Imperator in London, after an eighteen months' Australasian-American tour appeared to be unfavorably impressed with the musical progress of Canada. Australia, she declared, had more genuine knowledge of music than Canada, the latter having made hardly any progress in musical matters during the last two years. Toronto, she said, was the only place in the Dominion which possessed a really adequate concert hall.

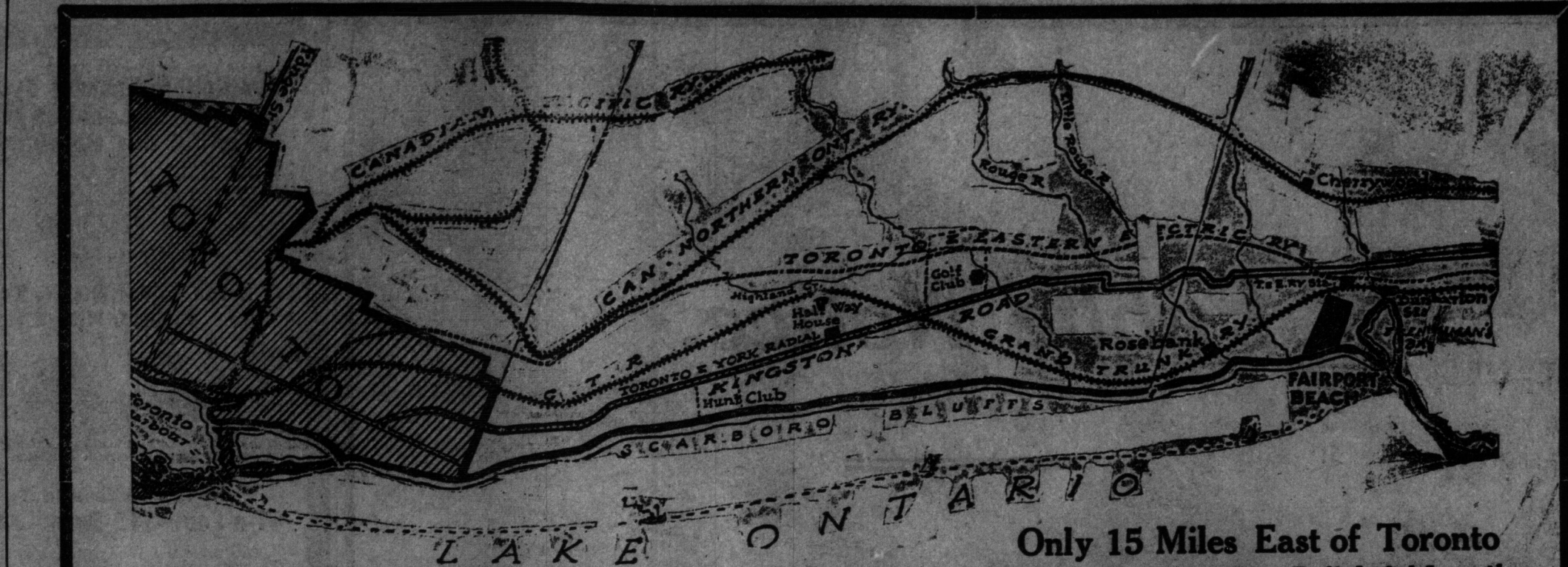
"There is no such thing as a critic in America. Unless you are discovered by 'critics' themselves you are no good. Your voice is of less importance than your height or the way you bow," said Madame Butt.

Mr. Kennerly Rumford said: "Traveling in America is wonderfully comfortable," whereupon Madame Butt added, "But I wish they'd get some new stations in Canada."

RUSSIAN WOMAN SWAM TWO HOURS

Had to Swim Away From Burning Flood of Benzine.

PARIS, May 23.—The story of two hours' swim in the sea at night in danger of being overtaken by a flood of burning benzine, is told by Mrs. Anna Boeme, wife of the captain of the Russian steamer Kometa, which blew up off Algiers and was completely burned, with the loss of fifteen of her company. "My husband put me in a boat after the ship had burst into flames," she said, "but it capsized. I began to swim in the black water, which was lit up by the burning ship. The benzine spread on the sea and formed one vast burning film which the wind drove toward me. For two hours I swam desperately from the comfort of the ship. At last when I was on the point of giving up, I heard a voice shouting in Russian, 'Come here!' It was the chief stoker and some of the men in a boat which was full of water. They hoisted me in it and I sat in water up to my hips for two hours more. I can only hope that my husband is among those who were picked up by passing ships."



Many Prominent Men Here

Many prominent men own fine Summer estates at or near Fairport Beach: Lord Hyde, Lord Somers, Col. Sir H. M. Pellatt, R. J. Fleming, W. H. Moore, Geo. C. Biggar, W. B. Boyd, E. L. Ruddy, W. W. Sloan, and Captain Joliffe. A number have already purchased sites from us and will erect fine Summer homes here. Building operations have already commenced. In five years the development along the lake front east of Toronto will have extended 30 or 40 miles. Even now choice locations are becoming more difficult to obtain.

Fairport Beach

Near Frenchman's Bay

The Property Has Been Laid Out By Landscape Architects

Every estate has a commanding view of Lake Ontario, Frenchman's Bay, and the surrounding country. Work has commenced on a development plan that will make this absolutely the choicest and most picturesque location for summer home.

Write or call at our Offices for Complete Details, Prices, Restrictions, Etc.

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The Most Convenient, Accessible, Delightful Location
For Exclusive Summer Homes

The most remarkable feature about this wonderfully situated property is its nearness to Toronto. Fairport Beach is without doubt the only high-class, restricted, and artistically developed summer location really convenient to the city. Look at the map. Note the many steam and electric car lines running east out of Toronto. The Kingston Road is an excellent motor speedway. The motor run can be made from Fairport to Toronto in about 10 minutes. By Grand Trunk between the city and Dunbarton it takes just 30 minutes. Despite the fact that Toronto has numerous summering places of the finest type, it is almost impossible to find a spot near enough to Toronto to permit the man of the house to come back and forth each day to his business.

Secure One of These Estates—One to Five Acres

The plots are from one to five acres in extent and vary from beautiful hillside property and crescent lots to delightfully located garden estates. If you purpose owning a lake side summer house which you can enjoy every day of the season,

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Kindly send me complete information about Fairport Beach, with prices, restrictions, etc.

Name
Street
City

LARGE SALES OF EAST END LAND

Several Transactions in Rivercourt, Kingsmount, Woodmount and Glenmount

Like the other realty companies, W. N. McEachren & Sons had a good week, selling 540 feet in their east end propositions. Forty feet in Glenmount brought \$1520; 460 feet in Kingsmount at \$40 a foot, totaled \$18,400; 40 feet in Woodmount was sold at \$45 a foot, or \$1800; while 100 feet in the same property brought \$5 a foot, or \$500, and in Rivercourt, McEachren sold 100 feet at \$40 a foot, 50 feet at \$60 a foot and 50 feet at \$52 a foot, totaling \$11,500.

TOO MUCH LEAD AND BENZINE IN PAINTS

Painters Ask Legislature to Prohibit Use of Injurious Adulterants.

Local journeymen painters are asking the provincial health officer and Hon. W. J. Hanna, provincial secretary, to take steps to abolish the excessive use of white lead, benzine and other injurious substances in paints. Occupational diseases amongst painters are said to be abnormal and the men attribute the cause to the use of lead and fumes from benzine. A letter passed by the painters' district council and forwarded to Mr. Hanna set out the case as follows: "Toronto painters' district council, representing more than 900 journeymen painters of the City of Toronto, urge you to take steps to prohibit the use of injurious adulterants in paints applied to general painting and house decorating. The excessive use of benzine as a substitute for turpentine, and inferior lead employed in mixing paints created a stupefying and sickening effect upon the workmen. You can see that these conditions render the position of men working on stages and scaffolds very hazardous. (Signed) "W. A. Hunter, president. "W. C. Murdoch, secretary." It was stated last night that France had already prohibited the use of leads in paints, and that legislation along this line was being promulgated in many legislatures in the United States.

GARDEN, SHIRT SLEEVES, BREAKS SABBATH LAW

GOTHENBURG, Sweden, May 22.—A remarkable action, which is exciting great indignation all over Sweden, has been brought by the commissioner of police against Mr. A. Ahron, a wealthy merchant and land proprietor of Helsingborg, for "breaking the Sabbath and holy days" by working in his garden on Sunday and Monday, and also for wearing only his shirt and trousers.

Two constables who saw him at work during divine service time ordered him to cease work and dress himself properly, but he replied that as his time was fully occupied by his business during the week, Sunday was the only day he had for recreation in his garden.

LEATHER WORKERS ASK FOR INCREASED PAY

Leather workers on horse goods, of Toronto are petitioning Hon. R. W. Crothers, minister of labor. They ask that the minimum wage of 25c per hour for harness makers working on military saddles and harness be raised to 30c, and that a clause to this effect be placed in the specifications of government contracts. The Hon. Sam Hughes, minister of militia, will also be approached, and it is expected the representatives of the Dominion Trade Congress will visit the ministers in connection with the request.

SEVENTY-THREE VACCINATIONS IN A HALF DAY.

For days the lower corridor of the city hall, outside the offices of the medical office of health, has been commandeered as an improvised nursery. Mothers have waited their babies in their arms, while inside these mites are being vaccinated by city health officials. On Saturday 75 vaccinations were made, a record number. Most of the children were Jewish.

COUNCIL TO VISIT DISPOSAL PLANT

Another Sniffing Trip to Be Taken—Special Council Meeting Called

Council is to go on another sniffing trip on Wednesday, but it will not be so lengthy as the one to Atlanta, and very probably more productive of results—so far as smells go. The members intend braving the coast and inspecting the Morley Avenue sewage plant.

How many members will face the ordeal is not yet decided. It depends perhaps on which way the wind is blowing. Also on Thursday, May 28, another special meeting is called.

BANK STATEMENT SHOWS AN EXTRA RESERVE FUND

NEW YORK, May 22.—The statement of the actual condition of clearing house banks and trust companies for the week shows that they hold \$50,555,850 reserve in excess of legal requirements. This is an increase of \$11,249,750 from last week. The statement follows:

Actual condition: Loans, decrease, \$32,015,000; specie, increase \$7,410,000; legal tenders, decrease \$1,598,000; net deposits, decrease \$19,713,000; circulation, decrease, \$345,000; excess lawful reserve \$50,555,850, increase \$11,249,750. Summary of state banks and trust companies in greater New York not included in clearing house statement: Loans and investments, increase, \$1,469,800; gold increase, \$421,500; currency and bank notes, decrease, \$1,019,200; total deposits, increase, \$4,769,600.

LARGE CONTRACTS LET FOR SIDEWALKS

Ten Thousand Feet to Be Laid in Sandown Park, the Kingston Road Property

Contracts have been let for the laying of 10,000 feet of sidewalk in Sandown Park, the Kingston road subdivision of Cecil White & Co. Already house builders have started construction work on this attractive east end property, and several dwellings are well under way. Cecil White & Co. report a good enquiry for land, and from the sales of the last few weeks, which have been for the most part to people intending to erect houses, there should be a good building activity in Sandown Park this season.

Instead of Paying Rent Let Your Rent Buy a Home

You must have realized how unprofitable it is going on paying rent to the landlord. A home of your own means freedom, independence and prosperity that would never come while loaded with the rent burden. Here's the opportunity of release. A small initial outlay puts a home within your grasp.

DECIDE TO SPEND THE HOLIDAY WITH US AT

SANDOWN PARK

We are building homes on SANDOWN PARK from \$2,000 upwards on terms that will not hamper the most moderate wage-earner. A small deposit and the balance as you are now paying in rent is all that is required. This Lake Shore Survey—located on Kingston Road—has cars passing the property at regular intervals, affording direct transportation to the centre of the city inside forty minutes. Each home is detached and built on a lot of not less than 30 feet frontage, with a good depth. Pure fresh air and sunlight are yours in abundance—ample space for growing flowers and vegetables—in fact everything that tends to make life worth while to the family man who wishes to live in the truest sense.

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Please mail folder and full particulars of your Sandown Park proposition, without any obligation whatever on my part.

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