

Real Estate and Building--News and Opportunities

Railway Board Won't Hold Back Plans

subdivision Selling Not Being Hurt by New Act--Delay In City Hall.

The new act giving the city, thru the Ontario Railway Board, jurisdiction over the land close to its limits, is not working any hardship, to subdivision men. Almost all of them declare that the law is a good one, in that it will provide for a proper layout of the city and prevents unscrupulous people from selling up their property to suit themselves, and in a way that lowers the value of surrounding territory.

The workings of the new act, tho, are rather intricate and the real estate men who want plans passed have turned over to their solicitors to handle.

It is said that the railway board, which can demand twenty-one days' notice of submission of a plan, will pass a subdivision in a day if the city has given its approval. At present the path of a plan thru the city hall is long and involves much labor.

A quicker way could be evolved, according to the assessment commissioners, who suggests that a committee be appointed to attend to sub-division plans alone.

As for the lot selling business being laid back by the new act, there is nothing to that. The number of subdivisions for which approval must be given is small compared to the number on the market.

If contracts have been repudiated by purchasers it is because of a most unusual sort of contract. In the agreement of most realty firms the purchaser reads lot number and plan and the proposed subdivision, or the lot is bought according to the plan in the office of the vendor. This ties the purchaser down, and unless the plan of subdivision is changed, and this seldom happens, the purchaser is bound to take the lot he agrees to buy, or lose the money paid down.

It must be remembered that all the lots sold here around Toronto are sold on agreement, a deed, which can be registered, is not given until the lot is paid for, and in subdivisions lots are seldom bought all cash. Most subdivisions as a matter of precaution have registered their plans as soon as possible.

Little selling of subdivisions, the plans for which have not been passed by the railway board, is going on. The most of the owners of these properties are doing nothing, waiting for the railway board to pass their subdivisions, without legal value against the time, when they can market their subdivisions.

John Guinane, who bought the property adjoining at the west, says he purchased it for himself and is not considering turning it over to anyone. His original intention was to use it as a shoe store, but the hotelman, who has a lease on the building, which does not run out for some time, it is understood, will not consider any proposition to relinquish it.

It is rumored about town that a big scheme that includes these two properties, the Rice Lewis corner and the properties between, is on foot.

West Central Transactions

The Holden Co., Ltd., of Montreal, have purchased the most corner of Peter and Adelaide streets for close to \$35,000. There is a frontage on Adelaide street of 102 feet and on Peter of 72 feet. Three brick buildings now occupy the land.

A show room will be erected at the corner and the rest of the property used for manufacturing.

A local investor, whose name is not given, has purchased the properties at 127, 129, 141 and 143 West Wollaton street. The price paid was \$55,000. The property has a frontage of 80 feet by a depth of 155 feet. The buildings will be improved.

There is some talk of annexing to the Town of North Toronto the Leaside subdivision of 1000 acres, now being held out by the Canadian Northern Railway. The World does not think this the right way of proceeding. The first thing to do is to annex North Toronto to the city and that is now under discussion. North Toronto is an independent municipality which has to thereby deal with its own affairs, and is out of the way then the city can take up any block and annex it, if the property is agreeable and if the owners are prepared to do something in the way of laying out streets, sewers and other essentials.

But let us get North Toronto annexed first.

Simpson at Hamilton. A team of the Robert Simpson Co. C. C. returned to Hamilton and had an evening at Hamilton St. George's on a perfect cricket. The first thing to do is to annex North Toronto to the city and that is now under discussion. North Toronto is an independent municipality which has to thereby deal with its own affairs, and is out of the way then the city can take up any block and annex it, if the property is agreeable and if the owners are prepared to do something in the way of laying out streets, sewers and other essentials.

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But let us get North Toronto annexed first.

FREE EXCURSION by Chartered Boat on SATURDAY, JUNE 15th, to

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WE WANT to show you the immense possibilities of Welland, the greatest manufacturing town in Western Canada.

WE WANT to show you Riverside Park, the closest in sub-division in Welland, and the best property on the market.

WE WANT to show you where you can make a good investment on a little outlay.

WE WANT you to see the standard of property we are selling, and compare Riverside Park with all other Welland properties.

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Main 7140

168 BAY STREET

Main 7141

lived again, the game ending Greene 25 (not out), Black 8 (not out); total, 112 for two wickets.	A. Macintyre, bowled Greene 25	S. Morton, bowled C. Muckelstone 25
The Hamilton team always show good hospitality, and great credit is due to Secretary Stewart and the captain. Scores:	E. Ryerson, bowled Fletcher 25	H. Rich, c. G. Muckelstone, b. W. Muckelstone 25
—R. S. C. C.—	C. Stewart, c. and b. Black 25	G. Muckelstone, b. C. Muckelstone 25
F. Swain, bowled Stewart 25	B. Quibell, bowled Greene 25	W. C. Muckelstone, not out 25
A. Pickersgill, c. Black, b. Stewart 25	C. Robinson, bowled Greene 25	H. Yerman, b. C. Muckelstone 25
F. Saxton, not out 25	R. Haynes, c. and b. Ryerson 25	Extras 25
L. G. Black, c. Wilmer, b. Stewart 25	D. Harrison, bowled Black 25	Total 25
F. Fowler, run out 25	Richmond, not out 25	
F. Tossell, c. Harrison, b. Stewart 25	Extras 25	
F. Fletcher, run out 25	Total 25	
T. S. Gaved, bowled Ryerson 25		
F. F. Flavelle, c. and b. Ryerson 25		
Extras 25		
Total 25		
—Second Innings—		
F. Swain, c. Ryerson, b. Richmond 25		
P. Pickersgill, bowled Stewart 25		
W. C. Greene, not out 25		
L. G. Black, not out 25		
Extras 25		
Total 25		
—Hamilton St. George's—		
S. F. Washington, c. Pickersgill, b. Fletcher 25		
F. C. Wilmer, bowled Greene 25		
F. Black, Jr., bowled Greene 25		
Extras 25		
Total 25		

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63 VICTORIA STREET

HOUSES FOR SALE

John L. Macdonald & Co.'s List
JOHN L. MACDONALD & COMPANY,
13 Adelaide street East, Main 224.

Complete Home With Garage at a Bargain.

WE offer for immediate sale with possession in 30 days, the most complete home, consisting of nine rooms, that we have had for some time and in fact the best bargain we have known for some time. The house is detached, solid brick bath and the nine rooms, linen press and large clothes presses off each bedroom and one to spare. The ground floor consists of large hall with mahogany fire place, with a very large corner clock inserted over the mantel. The hall is also paneled; large dining-room, beamed and paneled; drawing room of unusual size, paneled in figures with gold trimming; large kitchen and pantry. Front and back stairs; enclosed back porch. First floor has living room and den, with fire places in each bedroom and sunroom. Two bedrooms, coal bin, etc. The house is extensively decorated throughout, hardwood floors and trim, hot water heating, large lot with concrete side drive and garage fully equipped. Dry basement with every convenience. Location cannot be surpassed. Price \$200, including expensive fixtures and double set of window shades. Terms reasonable. Exclusive agents.

Bargain in Vicinity of Avenue Road \$3900. A VERY convenient eight-roomed, modern home at a price far below the cost of construction. The house is large, bright and has abundance of ventilation. Basement dry and consists of laundry room, fruit room, furnace room, coal bin, etc. Gas and electric lights; good sized lot to a lane, with plenty of room to drive in either by motor or buggy. The decorations are new and extremely appropriate. The price includes all the electric fixtures and window shades. 15 minutes to downtown. Exclusive agents.

\$2750—ST. CLARENS AVE., close to Bloor street, modern six-roomed solid brick house, furnace, 3-piece bath, lot 22x120; rented now, but possession can be given on one month's notice. Houses of this description in this locality bring at least \$3000. Cash. Exclusive agents.

One Acre in Rosedale. WE OFFER for sale a beautiful building site, unequalled for its trees and view of Rosedale ravine and the city. This is the only available lot in this district to be had. It is surrounded by homes worth from \$40,000 to \$60,000. Size of lot 100x150 feet. Price \$12,000. Exclusive agents.

BUSINESS CHANCES

FOR SALE, in order to wind up estate, the business, including stock, fixtures, dwelling house, for sale in Guelph. Business 200 large houses per week at twelve cents a lot. Wanted also, experienced driver for above business. Apply Dunbar & Dunbar, 14 Douglas street, Guelph, Ontario.

FARMS FOR SALE

FARM—Yonge street, 50 acres, with brick house, electric cars to city; also suburban home, also 20 acres on Yonge street. James & Manning, 20 Scott street.

FARMS WANTED

FARMS wanted for English and Canadian buyers; no charge unless sold. Write to: J. A. Adams, 100 Adelaide street, Toronto.

LOST

LOST—Team of bay mares, since Thursday night, on Mackenzie road, near Kingston road, by but post, by the Lapier, Woburn P.O.

WANTED

A WELL-KNOWN American Automobile Co. manufacturing a high-class, popular-priced car, desires to secure a Toronto agent. Only responsible business men need apply.

For Particulars Write

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

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Slate, Tile and Gravel Roofs. Repairs received prompt attention. Estimates on all kinds of roofing.

W. H. ADAMS, Manager,
Phone Janet. 364, 417 St. Mary St.

WESTERN LANDS

SASKATOON

If you are interested in Real Estate Investment in Saskatchewan, communicate with the Saskatchewan Commission Company, Saskatoon, Sask.

SECURITIES, LIMITED

Will buy, sell and exchange business properties, city lots and farm lands.

PAPERS WANTED

WANTED—Complete Sunday Worlds of April 21, 1912.
Apply
E. EVANS,
World Business Office, edit

PORT McNICOLL

PORT McNICOLL will grow by leaps and bounds this year. Those who invest now at present prices cannot fail to make handsome and quick profits. I have clients that bought Port McNICOLL two months ago, that I have resold this statement, I can furnish you with their names and addresses. Choice building lots from \$25 up, easy payments. These lots will more than double in value while you are making your payments. Write me at once for handsome catalogue, maps and price list. I have been on this property several times, and know what I am offering investors. Every lot guaranteed level, and high and dry. Write to-day for catalogue. G. F. Norman Shields, Port McNICOLL Realty Specialist, 12 Beattie street, College 144. edit

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OFFICES TO RENT

VERY DESIRABLE office in Traders' Bank, with two years' lease, still to run; will transfer lease to or divide office with suitable tenant. Box 32, World Office.

HOUSE FOR SALE

\$1600. BUILT beautiful home in Kleinburg; nice house, lawn, shade trees, good spring water, cisterns, stables, brick hen house, acre and half good land. Mrs. J. Brown, Soda Water Works, Kleinburg.

SUMMER RESORTS

CEDAR WILD opens July 1st. Write for particulars, Harry Sawyer, Millford Bay P.O., Muskoka.

FOR RENT—Olive Island (24 acres)

Lake Rosseau, between Port Sandfield and Gregory P.O., furnished house, large dining room, open fire place, bedrooms, kitchen, pantry, large veranda, boat house, two boats, steamboat wharf, wood and coal shed, telephone. Bell Telephone Building, 16 Adelaide street West, Toronto.

BUILDERS MATERIALS

LIME, CEMENT, ETC.—Crushed stone at cars, yards, bins or delivered; best quality. The Contractors Supply Co., Ltd., 741 St. George, St. Catharines, Ont. edit

HOUSE MOVING

HOUSE MOVING and Relocation done. J. Nelson, 108 Jarvis street.

CARPENTERS AND JOINERS

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GEORGE W. GUNLOCK, Architect, 100 Adelaide street, Toronto.

LEGAL CARDS

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HERBERT J. S. DENNISON, formerly J. S. Denison, 100 Queen street, East.

PATENTS AND LEGAL

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MARRIAGE LICENSES

GEO. E. HOLT, issuer, Wanless Building, 402 Yonge street, Toronto; witnesses not necessary. Wedding Rings.

MEDICAL

DR. DEAN, Specialist, Diseases of Men. No. 5 College street.

DR. SHEPHERD, Specialist, is Glou-

chester street, near York street, private diseases; male, female, heart, lungs, stomach, impotence, nervous debility, hemorrhoids. Hours 1 to 5 p.m.

DR. STEVENSON, Specialist, private

diseases of men. 171 King street.

MASSAGE

MASSAGE—Baths, Superficials, Hair removed. MRS. COLBRAN, 545 Yonge street.

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O. F. ALVER'S Nerve Tonic—Pure herb, safe, sure for Nervous Headache, Distress, Neuritis, bulimia, the nerves and blood. Office 169 Bay street, Toronto.

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THE Gallin three-day treatment is an absolute cure for alcoholism. Institute, 429 Jarvis street, Toronto. Phone N. 424.

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BRIDGE and crown specialists. A set of teeth for five dollars (\$5.00), and partial extraction, 111 Queen street, over the Bank of Montreal.

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WE ARE EXPERTS—Harron's Dry Works, 876 Bathurst street.

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CARRIAGE PAINTER wanted—Good general hand. Bond's Livery, Sheppard street.

DRIVER WANTED for flour and feed company. 385 Dundas.

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TEACHERS WANTED

TEACHER wanted for S.S. No. 15, Vaughan. Apply to Geo. Sutton, 224 Woodbridge.

TORONTO Board of Education—High School teacher wanted to teach art and junior science, specialist in science preferred. Initial salary \$1200 to \$1500, according to experience, with annual increase of \$50. Maximum salary \$2000. Applicants will state the other subjects they are qualified to teach. Applications by testimonials received until June 15th, by the secretary-treasurer, Mr. W. C. Wilkinson, Board of Education, City Hall.

NORMAL teacher for S.S. No. 2, Manvers; salary, \$500. F. F. Porter, Ballyduff.

ARTICLES FOR SALE

A NUMBER ONE Challenge Gordon, 8. 12 inside chase, almost new. Bargain. Apply to Mr. Ball, World Office.

FOR SALE—Windmill, in good condition. 118 Benson avenue, Brantford.

SUIT CASE frames manufactured according to the specifications of Canadian letters patent number 13873 may now be procured from House Brothers Limited, No. 124 Adelaide St. West, Toronto.

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FOR SALE—White Steamer touring car for sale cheap. Russell Motor Car Co., Ltd., West Toronto. Phone June 280.

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PERSONAL

RE JOHN MARRIOTT and Eugene Knight—Information desired regarding the above, who resided at 88 Adelaide street West, or Crookwell avenue, Toronto, in the year 1882; not since heard of. Party giving information will be rewarded. Aylesworth, Wright, Moss & Thompson, Traders' Bank Building, Toronto.

GALVANIZED IRON WORKS

O. R. L. Works, C. Ormsby, Mgr. Main 221.

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