

REAL ESTATE AND BUILDING

PREPARING TO TAKE
P. O. SITE AT ONCE

Property Owners Receive Notices Asking Particulars—Immediate Reply Desired.

"It is quite likely that the government will take over the property for postoffice extension site in a very few months, but until we can send them in a report on the properties, nothing will be decided," said Mr. Thurston, of Thurston and Boyd, who, acting for the Dominion Government, have sent out notices to all owners affected. The notices ask for immediate response and are as follows:

"On behalf of His Majesty the King, represented by the honorable the minister of public works for the Dominion of Canada, we beg to give you notice of the expropriation for the public works of Canada of the property appearing to be owned by you.

"And we are further instructed to ask you under the provisions of section 25 of the Expropriation Act, to furnish to us for the said, the honorable the minister of public works, a true statement showing: (a) The particulars of your estate and interest and of the estate or interest of anyone as owner or part owner of said lands; (b) Particulars of every charge, lien or encumbrance to which the said lands are subject; (c) Particulars of any claim made by any person, firm or corporation, in respect of any estate or interest in said lands, including particulars of all leases and tenants with their names, addresses and full particulars of the tenancies and leases both written and verbal.

"Your immediate reply will be appreciated.

LIBRARY CORNER
AT PRIVATE SALE

Board Did Not Accept Any of the Few Bids Submitted for Church St. Land.

There were so few tenders for the purchase of the Church street branch public library property that the public library board did not accept any of those submitted. The property will now very probably be offered for sale privately.

The property is in two parcels. Where the library building stands there is a frontage on Church street of 91 feet and a frontage on Adelaide street of 156 feet. This is assessed at \$500 per foot, the assessed value of the land and buildings being \$95,500. The selling value is \$190,000.

On the south side of Adelaide street and opposite the first parcel is the other parcel, having a frontage of 68 feet and a depth of 91 feet. This is assessed at \$200 a foot, and the assessed value of the land and buildings is \$12,600.

Proceeds of sale of these two parcels are to be applied to the erection of a new library and of an addition to the central library on College street. The first branches to be built will be at Harcourt, the Beaches, East Toronto and High Park. Afterward branches will be built at Deer Park and North Toronto. No more money from the Carnegie fund is available to Toronto.

BISHOP STRACHAN
SCHOOL BUYS LAND

Lawrence Baldwin, et al, have transferred to the Bishop Strachan School Board land on Russell Hill road and a consideration of \$20,000. The property adjoins that bought by the school in 1911, and the terms of the transfer are that it is to be used for school purposes.

EGLINTON AVENUE
FRONTAGE IS SOLD

Toronto Investments Limited has just closed a deal by which it acquires from the Dunvegan Heights Land Company, Limited, all their Eglinton avenue frontage. The property starts at Forest Hill road and Bathurst street and runs westward on the north side of Eglinton avenue in a solid block about 1400 feet. While the purchasers would not state the exact amount of money involved in the deal, it is understood to be about \$68,000. It has been bought for a syndicate. The deal was negotiated by N. G. Bellinger.

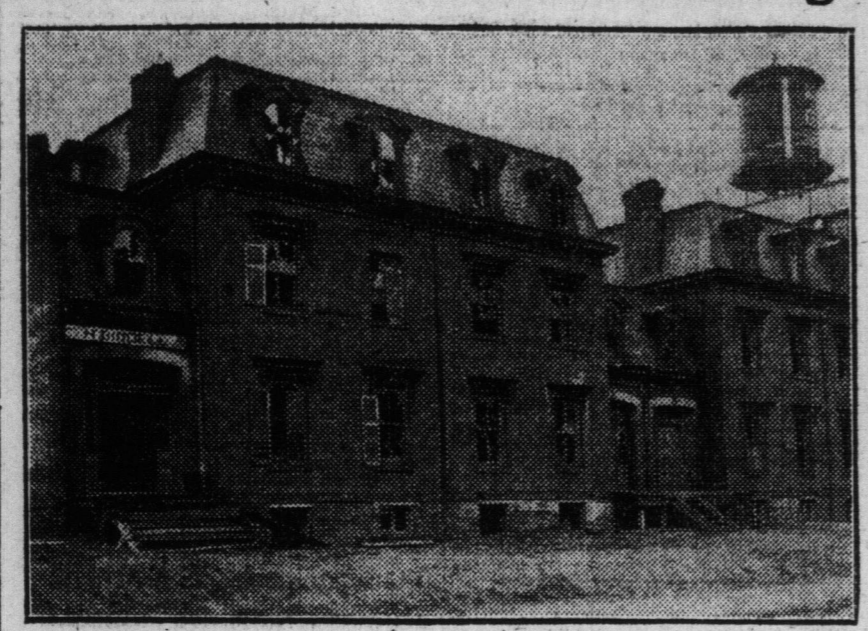
NORTH YONGE SALES

The following are some Yonge street sales of vacant land negotiated by Grady and Green: On the west side of Yonge street near Eglinton avenue, a fifty-foot lot having a depth of 140 feet, was sold for \$10,000 or \$200 per foot.

KINGSTON ROAD SALES.

At the opening sale of a new subdivision property on the Kingston road east of the Hunt Club's land, on Saturday, Armstrong & Co., real estate agents, disposed of \$48,000 worth of property. The subdivision is known as Yaballa Park and 1600 feet frontage was sold.

Last of Old College Buildings



OLD UPPER CANADA COLLEGE SCHOOLS ON PEARL STREET, WEST OF BINGO STREET, BEING TORN DOWN TO MAKE WAY FOR A BIG WAREHOUSE FOR A CLEVELAND FIRM

LAND MARKET IS
IN HEALTHY SHAPE

Building Property Sales Made April a Very Busy Month.

"The money situation has had little effect on business in building land, April has been one of our best months," said W. S. Dinick, president of the Dominion Land Company, yesterday. "There appears to be plenty of money available for legitimate constructive work and for private enterprise as denoted by the amount of land bought by builders, and by individuals who will finance the erection of homes for personal occupation. To date we have sold \$76,000 worth of lots in Strathgowan, which was first placed on the market two weeks ago. The fact that these lots sell from \$3000 up, at prices that shut out the speculators, denotes healthy confidence. In Lawrence Park, of which Strathgowan is the southern annex, April sales have reached \$90,000, approximately \$250,000 since the first of the year. Many of these are re-sales, where the first purchaser has secured equity and profit on the cash payment. It is a sort of building race between Lawrence Park and Glebe Manor, fewer houses are going up in the former, but the average cost is higher than in the Glebe. The Glebe property is pretty well sold, exceeding \$800,000 in sales. Builders or people with building ambitions are about the only buyers. This is a condition characteristic of the land market at the moment. Speculative tendencies are prominent in their absence, but there is a magnificent buying power abroad for building frontage. The demand ranges thru all classes of land, as the April sale of our Regent's Park, a working-man's proposition in the east end, seems to indicate, out of 296 lots offered five weeks ago, 204, or 10,200 feet, are gone, at \$15 a foot.

The outlook for building land is very good. There is nothing overfervent about the market, it is a steady, healthy, very business like demand. I do not anticipate any marked lull during the summer," concluded Mr. Dinick.

DEFUNCT BRICK CO.'S
PROPERTIES SOLD

E. R. C. Clarkson, acting for the Defunct Brick Co., a company that became involved three years ago, has transferred to Mrs. Helen S. Harris property north of Weston, held by the defunct concern.

The consideration is \$30,000. The lands are parts of lots eight and nine, concession five, west of Yonge street, and are nine acres, with 1050 feet on the C. P. R. tracks, and 32 acres about 234 feet on the tracks. There is also frontage on Oak street.

THISTLETOWN FARM
CHANGE OWNERS

A \$45,000 farm deal two miles north of Thistletown has been recorded. It includes 100 acres, the east half of lot 1 in the 7th concession of Vaughan Township and 85 acres in lot 25 in the 7th concession west of Yonge, York Township.

HUMBER LAND SOLD
TO MARKET GARDENER

Twelve acres on the east side of the Humber river at the southwest corner of Weston and Albion roads have been sold by Thos. Griffith to Samuel McCutcheon, gardener, at \$14,352. The land is a mile above Weston.

C. N. R. BUYS A STRIP.

The C. N. R. has purchased for its right of way 3.44 acres adjoining the T. & N. P. transmission line, a strip 60 feet by 2603 feet, extending west from Longton avenue. The vendors were Andrew A. Adams and Sarah A. Rogers; price, \$5500.

NO JEWISH CEMETERY

With the covenant that the property is not to be used for a Jewish cemetery within 20 years, Helen Elliott has transferred to Walter J. Snell lots 3 and 4 in Scarborough on the Danforth road at \$9000.

KEELE STREET TRANSFER.

John M. Warren has sold to John G. Brown, builder, five acres at the north-east corner of Keele street and Eglinton avenue, with 811 feet frontage on the latter street.

GOOD ROADS MOVEMENT
MOVES RATHER SLOWLY

Counties Waiting to See if Government Intends to Increase Grant.

One of the reasons becoming apparent why the province as a whole is not taking up the good roads plan of the government with marked alacrity is that following the announcement in the house that good things were planned for Old Ontario, the counties are waiting to see if more than the customary one-third will be allowed them in their work. The fact that five millions were promised for expenditure strengthens the idea that more help will be given to different localities, and the formation of the good roads commission, which will have the matter in charge, is awaited.

TENANTS VACATING
UNION BANK SITE

Must Get Out in Three Weeks—Plans for Big Addition Are Not Ready.

The Union Bank are going to go ahead almost at once on the erection of the new building next to their present head office, at the corner of King and Bay streets. The World learned yesterday that orders had been given the tenants of the old Colonial building to leave within the next three weeks.

DOMINION BRANCH
AT YONGE-ST. CLAIR

Fine Cut Stone From King and Yonge Will Be Utilized.

The work of raising the old Dominion Bank building is nearing completion. Great care is being exercised by the men who are tearing the building down not to injure the fine cut stone-work of the building. This is reckoned by some authorities to be one of the best examples of cut stone architecture on the continent. It was at first planned to use it again in the new head office building at the corner of Yonge street and St. Clair avenue.

SCARBORO FARM
TO BE SUBDIVIDED

Geo. Taylor Property Bought by Crown Realty Limited, Who Sold Later to Land Men.

A purchase for subdivision of 83 acres on the Danforth road, a mile above the Half Way House, has been made. A month ago George Taylor, farmer, sold the property, which is the north part of lot 26, concession C, Scarborough, to the Crown Realty, Limited. This company later turned it over to subdividers at a price reported to be \$500 an acre. The company now holds a mortgage of \$27,000 on the land.

FOUR ACRES, SCARBORO

Aldie H. Dault has sold four acres, part of lot 38, in concession A, Scarborough, Jas. A. Everetts for \$12,500.

ANNETTE STREET SALE.

Jacob Casselman has transferred, at \$7000, 40 feet on the north side of Annette street, lot No. 2, to William J. McCullough.

EVELYN AVENUE SALE.

Samuel Bennett has sold to John J. McDonough lots 21 and 22, on the west side of Evelyn avenue, outside the city, at \$7600.

HORSE SHOW
OPENS TONIGHT
At Armouries
CONTINUES ALL WEEK

Reserve Seat Plan on Sale at Tyrrell's, 95 King St. East.

SINGLE FARE ON ALL RAILWAYS

ATLANTIC CITY HOTELS.

THE Marlborough
"Blenheim"
ATLANTIC CITY, N. J.
APRIL

The most attractive month of Atlantic's Great Spring Season is this year free from the Easter interruption, and is in consequence particularly attractive. JOSIAH WHITE & SONS COMPANY

Labrador
Medical Mission

Contributions of clothing, etc., will be received during the week beginning May 5, and should be sent to "Labrador Medical Mission, care of University Library, Toronto University."

THOMAS FLYER
FOR SALE

Can be demonstrated today. Seven-passenger. Owner found it too large and exchanged for 5-passenger. Suit real estate firm. PRICE \$600.00.

Russell Motor Car Co., Ltd.
100 RICHMOND ST. WEST, TORONTO.
Phone M. 2072.SOME HOTELMEN
A BIT WORRIED

Do Not Know What Course to Pursue Under New Laws.

ASSENT IS NOT GIVEN
And Legislature Will Not Meet Till Licenses Are Renewed.

The unexpected interruption caused by the Proudfoot charges at the close of the session and the postponement of the royal assent to the Liquor License Act amendments is causing some little worry among hotelkeepers as to the course they should pursue. The license year begins on May 1, and under ordinary conditions the amendments would come into force on that date. From previous experience, however, it will be at least several days later before the lieutenant-governor will be able to pass on them after the house of commons has given its assent to the amendments. The delay in the issuance of the license until the assent of the crown is granted.

It is probable that another clause may yet be added to the bill by which the authority would be granted to bring the new rules into force at the time, and following this the new licenses for the coming year would be issued on that understanding, so that present indications point to the restriction of the bottle trade of hotels, the shortening of the hours of sale in the morning, and the elevation of the fees becoming operative at once.

MAIL BUILDING IS
BEING REMODELED

Bay Street Changes—Reports of Sale Are Not Confirmed.

A report that he had secured an option, expiring next Saturday, at \$12,000 a foot for the 50 feet of the Mail Building's King street frontage was denied yesterday by W. Wilcocks Baldwin, member of one of the two branches of the property holding Baldwin family.

MILLINER LEASES.

One of King street's high-class milliners will move further west to occupy one of the stores at 164 and 166 West King street, now being remodelled. It is reported that The Mail will place its offices in the Bay street section.

HAMILTON
STEAMERS
NEW DOCK

Bay and York Sts. Commencing May 1st, Steamer "Macassar" heretofore leaving from Yonge Street Dock, will leave from Inland Lines Dock, as noted above, daily (except Sunday) at 5:00 p.m. Ticket office, 46 Yonge Street, or at New Dock. 23456

PASSENGER TRAFFIC
HAMBURG-AMERICAN

London—Paris—Hamburg. Pres. Lincoln May 3, 3 p.m. "Westward" May 10, 5 p.m. "Patricia" May 17, 5 p.m. "America" May 24, 5 p.m. "Hamburg" direct, second cabin only. Ticket office at Boulton's, 12111-12113, 12115, 12117, 12119, 12121, 12123, 12125, 12127, 12129, 12131, 12133, 12135, 12137, 12139, 12141, 12143, 12145, 12147, 12149, 12151, 12153, 12155, 12157, 12159, 12161, 12163, 12165, 12167, 12169, 12171, 12173, 12175, 12177, 12179, 12181, 12183, 12185, 12187, 12189, 12191, 12193, 12195, 12197, 12199, 12201, 12203, 12205, 12207, 12209, 12211, 12213, 12215, 12217, 12219, 12221, 12223, 12225, 12227, 12229, 12231, 12233, 12235, 12237, 12239, 12241, 12243, 12245, 12247, 12249, 12251, 12253, 12255, 12257, 12259, 12261, 12263, 12265, 12267, 12269, 12271, 12273, 12275, 12277, 12279, 12281, 12283, 12285, 12287, 12289, 12291, 12293, 12295, 12297, 12299, 12301, 12303, 12305, 12307, 12309, 12311, 12313, 12315, 12317, 12319, 12321, 12323, 12325, 12327, 12329, 12331, 12333, 12335, 12337, 12339, 12341, 12343, 12345, 12347, 12349, 12351, 12353, 12355, 12357, 12359, 12361, 12363, 12365, 12367, 12369, 12371, 12373, 12375, 12377, 12379, 12381, 12383, 12385, 12387, 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