Owners Asking Far More For Their Properties Than They Agreed to Take a Few Months Ago - Work May Have to Be Abandoned on That Account.

The assessment department intend to recommend to the city council that the extension of Victoria-street be dropped. The reason is that property-holders on the south of the extension are asking prohibitive prices for their land. The proposed extension is from Gerad-street to Carlton-street. The project passed thru all the stages of the council, and the assessment department was ordered to proceed with the securing of property preliminary to the actual construction of the new roadway. The department has found that prices have jumped decidedly since the scheme was first mooted, in fact, the present prices are more than ninety per cent. more than the estimates.

Properties that could have been bought for \$200 a foot before extension was talked of are now placed at \$800 and \$1000 a foot. If there is no extension of Victoria-street, then these lands will go back to their first value.

The one saving feature of the situation is that most of the property-holders a year ago gave sixty-day options to the original promoters of the extension at a half and in some cases, a third of what they now are asking. Most of the land needed for the extension was secured on option at \$300 a foot by the promoters, and the work should have been taken up then. However, these options show up the property holders in a rather bad light, Assessped. The reason is that property-hold-

these options show up the property holders in a rather bad light. Assessment Commissioner Forman says the city is being held up.

The highest price ever secured for land at the north end of Victoria-st. in any realty sale was got recently for an excellent lot near Gould-street, it selling at \$600 a foot.

City Engineer Rust will ask for a car line on the extension if it goes thru.

## Widening of St. Clair and Danforth Aves.

The city has expropriated twenty feet of the blacksmith shop at the north east corner of Don Mills-road and Dan-forth-avenue. Beyond this very little has been actually accomplished toward the widening of Danforth?avenue. Most of the property-holders have been negotiated with, but only a half dozen

or so are finally closed up.
On St. Clair-avenue the assessment department has finished securing the necessary property to widen the street from Dufferin-street westward. Be-tween there and Vaughan-road about half the property-holders have been arranged with but east of that practi-cally none have been settled.

### New Apartments

C. E. Proctor has obtained a permit for a \$40,000 two-storey, brick apart-ment house at 31-33 Melbourne-aveneu, Parkdale.

Weismuller and MacKenzie Bros. have been granted a permit for a threestorey apartment house on West Queen street, near Close-avenue, to cost \$75,-

W. R. Phillips & Co. have been granted a permit for a \$20,000 ware-house, three-storeys and basement, at the northwest corner of Richmond and

# Joins Nesbitt & Co.

F. J. BURTON JOINS.

has always paid particular attention to Toronto properties, but with the ad- ly from 50 Yonge-street to the larger vent of Mr. Burton will extend their quarters. The change was made imoperations to western realty.

Everything the city can give you and much the city cannot give, you get in

# PARK

(NORTH TORONTO)

The beautiful Private Residential Park, not surpassed in charm by any other in Canada.

## Lots Are \$20 Per Foot Up

Send for booklet.

Dovercourt Land, **Building & Savings** Co., Limited

24 Adelaide Street East Telephone M. 7280

# FOR SALE

The Campbell House Property, Napanee

SALE NECESSARY IN ORDER TO CLOSE UP ESTATE of E.A. McNeill

For Particulars Apply-

Trusts & Guarantee 48-45 King St. West, Toronto Executors, or G.F. Ruttan, K.C., Napance

### Hotel National Peterboro FOR SALE

Best fitted up Hotel in the City First-Class Business Sale Necessary in order to close up Estate

-For Full Particulars Apply-THE Trusts & Guarantee

COMPANY, LTD. 43-45 King St. West, Toronto Administrators of Estate of M. J. Denison

C. P. R. Land Moves, The Canadian Pacific Railway Lands Fred J. Burton, formerly of F. C. Company has rented the ground floor Lowes & Co of Calgary, has joined the Building. The Pacific Realty Company has always paid particles. This firm The Lands Company will move shortly from 50 Yonge-street to the larger perative by increased business.

> WELLAND I WELLAND

# SAFE AS THE BANK

Is an investment made in Real Estate in a growing town.

The fastest growing town in Eastern Canada is the Great Manufac-

Dominion to offer the manufacturer. They include:

Electric Power at \$12.00 per H. P. Natural Gas at 30c per M. The Welland Canal.

Seven Railroads. The town has secured 25 factories in the past five years, and has

We offer and recommend a few choice lots adjoining the manufacturing section of the town-in Welland South-at from \$5.00 per foot up as the best real estate investment on the market to-day.

CANADIAN GENERAL SECURITIES CORPORATION, Limited TORONTO

87 and 89 King St. East. IGHLY ATTRACTIVE UNRE-

SERVED AUCTION SALE Rare Old Black Walnut

Household Furniture

Handsome Baby Grand Heintzman Pianoforte, mahogany case (valued at \$1,100); Pianola with music (cost \$375); 3 Drawing-room Suites; 3 Dining-room Suites; 5 large English Plate Mirrors; Pier Glass; large Oil Painting (signed), "The Blacksmith" (valued at \$800); Gasaliers; Bookcases; Brussels Carpets; Overmantel; Curtains and Draperies; Hall Hat Stand; Valuable Pictures; French Clocks; Bedroom Sets; Brass Bedsteads; E. and B. Bedsteads; Dressers and Stands; Canopy Top Brass Bedstead; Garden Vases, Verandah Settees and Chairs; Chiffonders: Marble Top and other

dah Settees and Chairs; Chinoniers; Marble Top and other Tables; Couches; Chairs and Easy Chairs; Gas Ranges; Ranges, etc., etc., with a host of other Valuable Furnishings On Tuesday, Feb. 27th At the Large Residence No. 442 Wellington St. West

(Near Portland St.) Sale at 11 o'clock sharp. CHAS. M. HENDERSON & CO. Auctioneers. Tel. Main 2358.

# Suckling & Co.

"Opening Spring Trade Sales

Wednesday and Thursday, Feb. 28th and 29th

White Musin Waists, Children's White Musin Dresses, Colored Dresses, WHITEWEAR—Pettlocats, Drawers, Corset Covers, Night Gowns.
Ladies' House Dresses, Dressing Jackets, Black and Colored Underskirts.
CASES Women's and Misses' Cotton Hosiery, Men's Cashmere and Merino

Very special, 'stopped in transitu'

45 ORIGINAL PIECES Blue and Black
Worsteds, Fancy Worsteds, Cheviots
and Vicunas, imported for a Clothing
Manufacturer now insolvent, will be offered at 11 o'clock am. Wednesday,
without reserve. Goods on view Mon-

wear, Shirts and Drawers; Men's Merino Shirts and Drawers.

2 Cases Table Linens, Covers, Tray Choths, Doylies, Napkins, Damasks, etc. Sale commences 10 o'clock a.m. Wednesday, Feb. 28. REGULAR TERMS

## Auction Sale of Most Desirable Leasehold Property

ON ADELAIDE STREET NEAR YONGE STREET

TENDERS



New Police Station on

Claremont Street

TUESDAY, 27TH FEBRUARY, 1912.

A Mason Work, etc.

1. Mason Work, etc.
2. Painting and Glasing.

Plans and specifications may be seen and forms of tender and all information obtained at the office of the City Architect, Toronto.

Envelopes containing tenders must be plainly marked on the outside as to contents. The usual conditions relating to tendering as prescribed by City By-law must be strictly compiled with tenders may not be entertained.

Tenders shall submit with their tenders, the names of two personal sureties or the bond of a Guarantee Company.

G. R. GEARY (Mayor), City. Hall, Toronto, February 15th, 1912.



There will be offered for sale by public auction on Saturday the 9th day of March, 1912, at 12 o'clock noon, at C. M. Henderson's Auction Rooms, 87 and 89 King Street east, Toronto, by virtue of a power' of sale containes di a certain mortgage of leasehold property, which will be produced at the sale, the following property:

Part of Lot No. 3 on the morth side of Adelaide Street, in the City of Toronto, and being described as follows:
Commencing at a point 159 feet measured westerly from the westerly limit of Yonge Street; thence westerly along the northerly parallel with Yonge Street so northerly parallel with Yonge Street to northerly parallel with Yonge Street to the place of beginning.

The following improvements are said to be on the progerty. A four-storey stone and brick benildings and four three-storey brick buildings containing stores and offices, and being Nos. 14, 18, 20, 22 and 24 Adelaide Street west, Toronto.

The term of the lease is 21, years from the 6th day of October, 1908, with the usual provisions for renewal or purchase of the buildings when lease expression of the Parillament of the locate in the surface of the buildings when lease expression of the Dominion of Canada.

Notice is hereby given that at the office is hereby given that at the present session of the Parillament of the Incorporation of the Loval of the Incorporation of the Incorporat

Edward J. Daly, Ottawa Agent.

ESTATE NOTICES.

ADMINISTRATRIX NOTICE TO CRED-itors. auction rooms, 72 Carlton Street. Toronto (subject to the assent of the said congregation) the lands and premises on Nelson Street, in the City of Toronto, known as St. Andrew's Church Institute property, and being composed of those parts of the westerly 25 feet of Lot VII. according to Plan D 78 registered in the Registry Office for the City of Toronto, and the easterly 25 feet of Lot F, according to Plan D 5 registered in the Registry Office for the City of Toronto, which may be more particularly described as follows: Commencing at a point on the northerly limit of Nelson Street distant from the intersection of the easterly limit of Nelson Street distant from the intersection of the easterly limit of Nelson Street 50 feet, more or less, to a point distant 25 feet measured easterly from the southwest angle of said Lot VII. thence north in a course parallel to John Street \$4 feet to a point, thence westerly in a course parallel to John Street \$4 feet to a point, thence wosterly on a course parallel to John Street \$4 feet to a point, thence southerly on a course parallel to John Street aforsaid \$4 feet to the place of beginning, with the benefit of and subject to agreement dated 12th August. 1890, and registered as No. 7487 M. On the said lands is situate the brick building which has been used by the said Congregation for some years for institutional work.

The property will he offered subject to a reserve bid and the vendors will reserve the right to occupy the said lands and premises and to use the said building for the said institutional work.

The property will he offered subject to a reserve bid and the vendors will reserve the fire insurance premiums to that date and the taxes on the said lands and premises for the year 1912.

TERMIS OF SALE—1A deposit of \$60.00 of the purchase money to be paid at the time of sale, and the balance of the purchase money to be paid at the time of sale, and the balance of the purchase money to be paid at the time of sale, and the balance of the purchase money to be paid at th

GEORGE BELL,
Vendors' Solicitor, 4 Wellington Street
Bast, Toronto.
Dated 31st January, 1912. 6666

Dated 31st January, 1912. 6666

ADMINISTRATRIX NOTICE.—IN THE Matter of William Stewart of the City of Toronto, in the County of York, Retired Farmer, Deceased.

Notice is hereby given pursuant to Section 55 of the Trustee Act, Chap. 26. Statutes of Ontario, 1911, that all persons having claims against the estate of William Stewart, late of the City of Toronto, in the County of York, retired farmer, who died on or about the 11th day of December, 1911, at the City of Toronto, intestate, are required to send them by post, prepaid, or delivered to the undersigned solicitors for the administratrix, on or before the 16th day of March, 1912, with their full names and addresses, and full particulars of their claims and securities, if any, held by them.

And take notice that after the raid

their claims and securities, if any, held by them.

And take notice that after the said 16th day of March, 1912, the said administratrix will proceed to distribute the assets of the estate among the parties entitled thereto, having regard only to the claims of which she shall then have had notice, and the said administratrix shall not be liable for the assets, or any part thereof, to any person or persons of whose claim notice was not received by her on or before the said date.

Dated at Toronto, this 17th day of February, A.D. 1912.

HRIGE, GARVEY & CO.,
Home Life Bidg., Toronto, Solicitors for Pricilla Stewart, Administratrix.

668

Farm Finance a Big Problem.

Agricultural credit and better facilities for employment of capital in agriculture is one of the greatest problems with which we have to deal. Any legislation looking toward the relief of our monetary situation which would aid agricultural interests, should receive better consideration than in the past. The feeling of every one outside of certain banking circles is that this reserve association should be controlled by a real representation of the different interests of the country, sectionally and industrially, and one by represented.

It is very difficult for a young man of ability and energy to command sufficient capital.

Usually this results in the young man going into some other line of work where he can accumulate savings, more rapidly, with a large chance of his never going back to the farm.

This problem, which faces the young farmer, contains the "nubbins" of the woll and a material for belting, the harbor of Athens, still gillter in the wather, and is recommended as an electric insulator and a material for belting, which faces the young farmer, contains the "nubbins" of the whole matter from a practical stand-point.

ESTATE NOTICES.

Of Most

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The record for point-to-point ballooning in England was recently broken by C. F. Pollock. A distance of two hun-minutes under eleven hours.

EST/IE NOTICES

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new hor there's surroun Kingsm Gerrard prices attractiv



\$50.00 E

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We offer for quick say front, a little west of a in blocks of ten lots with a the present time the street railway from the buy and share in the All information, maps,

J. CURRY CO 24 Kin

wall & Sons to Carry

tion of Big Building

out Canada. MONTREAL, Feb. 23.argest deal ever put thru in circles in Canada v ere to-day, when J. N. K.C., announced the deta tion with the organizat Lyall & Sons Construction with a capital of \$4,300,00 The new company comenee because of the trem work throut Canada, large capital will be able the construction of but

the construction of builtaneously in all parts of ing 1912, the company we contracts amounting to approximately \$5.000,000 Ottawa, Regina, Moose and Winnipeg.

The new company has well known contracting ried on for over thirty yet by the firm of Messrs. P. together with the extensi Droperties award by the

The company will have \$1,250,000 of twenty year to six per cent bonds, \$1,33 cent. preferred stock, an common stock. The pur business acquired has be the issue of preferred stocks, there being no callon whatsoever. The proby the sale of the companion paid into the treasury pany, and will provide fur pany, and will provide for capital to cope with the creasing demand for a services. No change in ment of the company is and this will be carried past, by Mr. Peter Lyall Mr. William Lyall and M. On the Director

The board of directors.
Messrs. Peter Lyall, W.
Trail O. Lyall, will includ
shields, K.C., director of nationale du Canada; He kay, director of Bank of H. Wyndham Beauclerk National Bridge Co. The statement of the fi I, 1911, to Jan. 31, 1912, sh ings amounting to \$234,548 which, after providing fo terest and payment of a dividends, will show a scent. on the total compy

new company.
Building Under Among the buildings need by the new company ed by the new company a that are now in existence and include the Transpoing, Montreal; Domini n Ing, Montreal; Grand Ottawa; Saskatchewan buildings, Regina; harbor real; new technical institutal; and Grey Nuns' He sina.

Belgian War Ministe BRUSSELS, Feb. 22.-minister of war, resigned mier de Froqueville will portfolio temperarily and cession for pushing hi ganization scheme.