

TORONTO REAL ESTATE

Scheme for Establishing New Residential Paradise

Close Community of Wealthy Business Men Will Build in Exclusive Neighborhood—New and Picturesque Idea.

The most unique scheme ever attempted in Canada of establishing an exclusive and fashionable residential district is being promulgated by the syndicate of prominent business men who so quietly stepped in and bought up 15 acres of property known as Wyckwood Park last May.

Contrary to the general impression, the corporation did not secure the land for speculative purposes. Very few of the lots will be sold outside of members of the syndicate, who have picked out the pretty spot for their own private community.

Love or money couldn't buy a lot within the exclusive circle. The prospective purchaser must meet the approval of, or be invited by, the limited corporation or he won't get a look in. To guard against intrusion, a one-foot restrictive zone has been established around the territory.

Operations have already begun toward improving and developing the plot and it is expected that by fall two magnificent dwellings will be in the course of construction.

In the first place, the promoters have established such stringent rules as will necessitate the erection of nothing but fairly elaborate houses, so as to secure an exclusive and high-class residential neighborhood.

The plot lies on top of the hill a hundred yards or so west of Bathurst street, and south of Adelaide street, and takes in the pretty spot originally known as Wyckwood Park, which is cut up by shallow winding ravines and dotted with natural springs of sparkling fresh water.

The corporation, with few exceptions, will not mar nor alter the natural design of the grove. In rare instances logs will be filled in, but the general idea is to avoid such alterations and to have the houses face, without any pretence at regularity, on these two

tuous gullies around which gravel boulevards and drives are to be made. Numerous culverts are included in the design to admit of continuous wind-drives.

The trees are not to be sacrificed except where absolutely necessary to make room for the erection of a house, and the place will retain its rural and park-like aspect and the little labyrinthine village will nestle from the very beginning, like it had been planted at the time of the creation.

Sentiment seems to have been the only guide which the corporation has followed. No outhouses, except stables and rustic arbors, will be tolerated, and these must first be approved. No terrace, flower garden or alteration of any kind will be permitted except upon being sanctioned by the executive. The general board in preparing the place will look to all the beautifications. The springs are to be cleaned out and stoned up and sheltered with canopies.

Some day the large pond which was registered in the Matthews estate may undergo some changes. It cannot be legally disturbed for a number of years.

The restrictive zone positively prevents any intrusion from the north by way of Alcona-avenue, the intention being to enter from the south via Dovercourt-road, where a large stone gateway will be erected. The roadway up the hill will be graded and possibly hedged.

For water, sewage and lighting facilities, the company is not worrying. Already a gas main has been projected from the Junction line. The springs will supply water in plenty and pressure will be obtained by the installation of large windmills and tanks. Provision can be made for drainage into the city sewers.

A prominent member of the corporation predicts that the whole district on top of the hill from Avenue road will be the most fashionable residential section in Toronto. He has been turned over in that locality and says there is a great significance in the fact that such large estates as Sir Henry Pellett's, Nordheimer's, Wells', W. J. Gage's, Sweeney's and Turner's, which are all in a line below St. Clair-avenue, are being held in complete parcels.

shipping room, corner King and Fraser-avenue, \$11,000.
V. Hunter, pair semi-detached houses, 204 Havelock-street, \$5,000.
R. Fawcett, brick-veneered residence, 648 Brock-avenue, \$2,000.
Amusement device for Travis Circle Sewing Co. of New York, at Exhibition grounds, \$6,000.

George E. Shaw, brick dwelling, 135 St. George-street, \$10,000.
Finnish Society, 3-story brick club rooms, 214 Adelaide-street.
Estate of E. C. Tuckett, 3 brick dwellings, at Junction, \$6,900.
P. J. Smith, 3 attached brick dwellings, 40 Roswell-avenue, \$7,000.
Geo. Westcott, brick dwelling, 111 Lansdowne-avenue, \$4,500.

Mrs. D. H. Croft, brick dwelling, Barton-avenue, \$3,000.
Fred Victor Mission, 4 storey addition.
W. Atkinson, pair semi-detached brick, Huron-st., \$6,000.
Geo. E. Kay, brick dwelling, Shaw-st., \$2,200.
J. W. Milne, brick dwelling, Palmerston-avenue, \$5,500.

Mrs. Holmes, pair semi-detached brick houses, 175-180 Albany-avenue, \$15,000.
F. S. Baker, brick dwelling, 185 Balmoral-avenue, \$4,500.
W. W. Hiltz, 5 detached brick veneered dwellings, corner Carlaw-avenue and Dingwall-st., \$5,000.
A. R. Boyle, brick house, Beatrice-st., \$3,500.

J. Mackerron, pair semi-detached dwellings and stable, corner Huron and Cecil-st., \$10,000.
C. Humdall, brick dwelling and garage, Admiral-road, \$5,000.
James Glenville, brick dwelling, 31 Isabella-st., \$5,500.
Grip, altered, alteration to warehouse, 47 Temperance-street, \$3,000.

Chas. Jolliffe, pair semi-detached brick houses, 175 Havelock-st., \$6,000.
J. Lancaster, pair veneered and roughcast houses, 188 Emerson-avenue, \$2,500.
Scott and Strickland, pair semi-detached brick houses, St. Helena-avenue, \$2,500.

W. J. C. McCrew and R. Armstrong, pair veneered and roughcast dwellings, 123 Simpson-avenue, \$3,000.
Daniel Ryan, pair semi-detached brick houses, Ossington-avenue, \$3,500.
T. P. Whittam & Son, veneered and roughcast dwellings, Booth-avenue, \$2,400.
S. A. Welsch, two pair semi-detached brick dwellings, Marguerite-st., near Bloor, \$10,000.

J. J. White, 3 attached brick dwellings, 166 Garden-avenue, \$7,000.
Wilkins & Co., pair semi-detached brick dwellings, Dupont-st., near Spadina, \$5,000.
N. J. Cannon, brick dwelling, 383 Marguerite-st., \$3,600.

Allan W. Pike, brick dwelling, Hepburn-street, near Dovercourt, \$3,500.
T. P. Whittam & Son, brick veneered front and roughcast house, 129 Sumach, \$2,000.
Thomas E. Hughes, pair semi-detached brick houses, 273 Beatrice-st., \$6,000.

Wilkins & Co., pair semi-detached brick houses, Dupont-st., near Spadina, \$10,000.
H. G. Langley, brick dwelling, Markham-st., near Lennox, \$4,000.
S. S. Hallman, pair semi-detached veneered and roughcast houses, 146 Kensington-place, to E. Karpman, near Van Horne-st., \$2,000.

J. McGinnis, veneered and roughcast dwelling, Dupont-street, near Chester, \$1,750.
E. & J. Flannagan report the following real estate sales during the past week:
Seven brick houses in one block on Vivian-street, to M. Riman, for \$10,000; three-story brick store, No. 191 West Queen-street, to James Douglas, for \$11,200; three stores, Nos. 144-46-48 1-2 York-street, with frontage of 37 feet, to Joseph Donnelly, for \$9,500; brick house, 106 Claremont-street, to R. Raffaele, \$2,300; roughcast house, No. 12 Kensington-place, to L. Feldman, \$1,900; No. 14 Kensington-place, to E. Karpman, \$1,900; No. 30 Kensington-place, to J. Hackspek, No. 13 Lynd-avenue, new solid brick house, to W. K. Tompkins, at \$2,600.

RICE, KIDNEY & CO.

OFFER

BUSINESS MEN AND INVESTORS

Some Extra Values, as Follows:

\$32,750 for an up-to-date Building, suitable for warehouse or factory, right in the centre of Toronto.

\$45,000 will secure a corner on King west, having a frontage of 104 feet and very central. The land is worth the money we ask, so you get the buildings for nothing.

\$38,000 takes a large building with over 100 feet vacant land attached, railway siding to property. This could be converted into a large manufacturing place.

FACTORY AND WAREHOUSE SITES

BAY STREET, a choice location, having nearly 100 feet frontage.

KING WEST, near Simcoe, a property that is hard to beat. Special price on application.

QUEEN WEST, a corner lot worth fifty per cent. more than we offer it at.

EASTERN AV., a factory site that we are almost giving away.

QUEEN EAST, another factory or warehouse site with railway siding at a price that will surprise.

RICE, KIDNEY & CO.,

THE NEW REAL ESTATE MART,

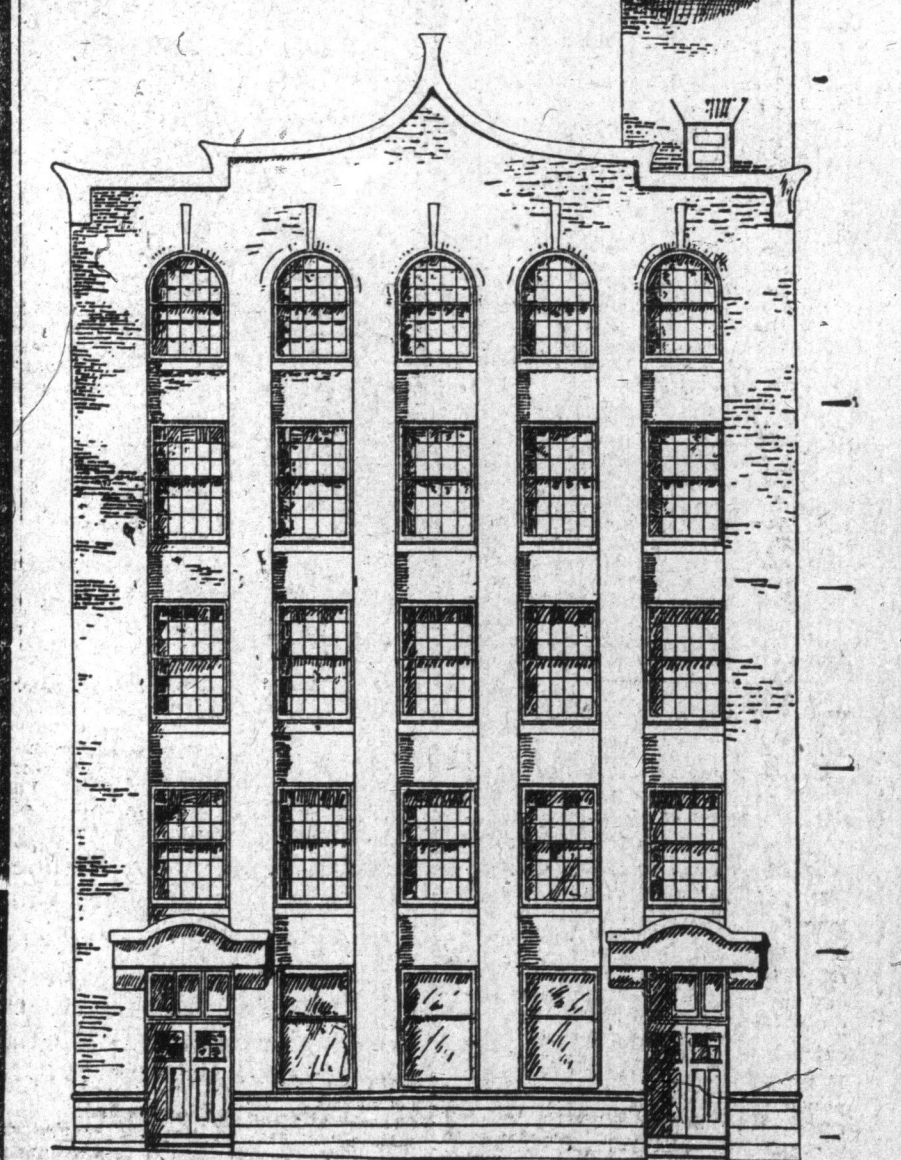
16 VICTORIA ST., - - TORONTO

PHONE MAIN 1345

Parliament Street School Replaced by Big Factory

New Five-Storey Warehouse Which Forms One of a Series to Be Built by American Firm.

Within four or five weeks work will begin on the construction of the new five-storey brick warehouse of the Aluminum Crown and Stopper Co., which is to replace the old Parliament street School. The building itself will cost \$200,000 and occupy a space 50 x 135 feet. It will be erected at the rear of the big lot, with the office end fronting on Parliament-street. This is done to allow for expansion and the firm contemplates putting up a series of



ELEVATION ON PARLIAMENT ST. H. SIMPSON, Architect.

large structures in the near future. The building will be of the slow burning mill construction type, with metal window frames and sash, and woven wire glass. The staircases and elevator shaft are to be enclosed with brick walls, the openings of which will be protected by heavy fireproof doors, which close automatically in case of a blaze. A sprinkler system for fire protection is also included in the plans. The structure will be faced on all sides with red brick, surmounting a foundation of concrete. The top is regular in outline except for high gables on either end. All the parapets are to be faced with stone coping. Stone trimmings will also adorn the main entrance. The brick enclosure of the elevator shaft is to be carried up 20 feet above the roof and will form a support for a 15,000 gallon sprinkler tank. Electricity will drive the machinery, but a boiler will be installed for steam heating purposes. This building will almost treble the present capacity of the local plant, which has its headquarters at Brooklyn, N.Y.

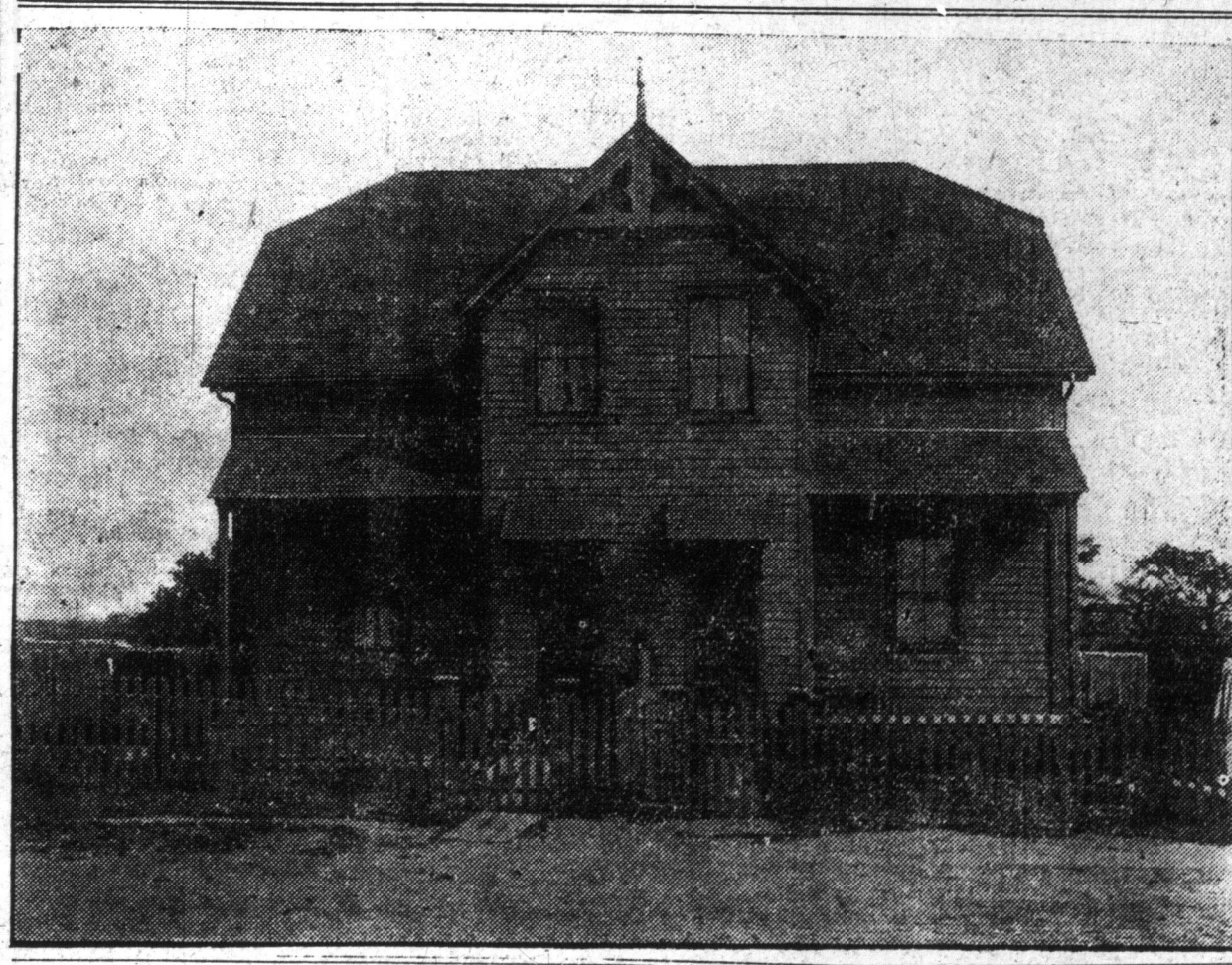
The Johnston property, comprising 50 feet on the north side of Wallace-avenue, near Dufferin-street, has also been recently sold for building purposes.

Changes Time Has Made In the City Districts

Toronto, with its steadily increasing population, is rapidly assuming metropolitan characteristics. Not only is this noticeable in our crowded thoroughfares, but a certain distinctive individuality seems to pervade sections of the city—residential and business. The advance of the residential and fashionable quarters to the north, northwest and northeast portions of the city has long since ceased to cause comment. It is an ancient fact in the early days of the city that the residential section was bounded on the north by Carlton and College-streets, on the east by Sherbourne, on the west by Spadina and on the south by Wilton-avenue and St. Patrick-street, with "The Ward" wedged between. Then in the 80's and 90's the choice residential section was bounded on the north by the Avenue Road district, on the east by the old business streets like Yonge, King, Queen and west, and that section of the city "over the Don" have made phenomenal progress during the last decade. The only section of the city that is deteriorating architecturally and commercially is located between the Allan Gardens and the Queen's Park, are now boarding houses or so-called apartments or flats. Especially noticeable is this in the section near the gardens, such as Pembroke-street, Homewood-avenue and all that portion of the city between the Queen, Sherbourne and Carlton and Wilton-avenue.

While this transformation is going on daily in the residential section of the city it is equally as marked in the wholesale district. With one single exception all the wholesale drygoods and millinery houses are now located west of Yonge-street and south of King. East of Yonge and along Wellington, east to Church, is now almost entirely given up to banks, insurance, brokers and financial offices, while Front-street east still retains the wholesale grocery and liquor houses, yet the invasion of that section has begun by the location of storage and financial offices in that locality. King-street west is now one long row of factories, even out to Parkdale, while the south end of Spadina-avenue and the once select Wellington-place and Clarence-square have recently been laid under tribute to the onward march of business. Bay and Victoria-streets, south of Queen, have been transformed from residence to business, but York and Church are still in a transition state. Lombard-street, once the notorious Stanley street, has been completely revolutionized from a string of hovels to brick warehouses and factories. East Richmond is a business section to York-street. Business is also reaching out along West Adelaide-street to the oldtimers. Business has already moved to Church is changing, and West Richmond is a business section to York-street. Business is also reaching out along West Adelaide-street to the oldtimers. Business has already moved to Church is changing, and West Richmond is a business section to York-street.

FOR SALE



A SPLENDID OPPORTUNITY FOR A GOOD HOME

\$1300 EACH

Gerrard St., East Toronto, one block from Kingston Road cars; contain 7 large, bright rooms; stone foundation; furnace, sink in kitchen, cistern, newly decorated and painted; lot 62x179; now rented \$144 yearly. We confidently recommend these as extra good value. Terms and particulars at

H. H. WILLIAMS & CO., HEADQUARTERS FOR REAL ESTATE.
26 VICTORIA ST., TORONTO.

NOT SO MANY HOUSES VACATED FOR SUMMER

Chilly Weather Has Kept Folks at Home Instead of Going to Resorts.

This season there is not the usual demand for furnished houses when the large growth of the population is taken into consideration.

Of course the preliminary cold weather which characterized the advent of summer has a lot to do with it. People who have heretofore gone away early in the summer and have rented their houses hitherto are staying at home now, anticipating only a short summer season.

Nevertheless there is a demand for furnished houses while the owners hardly think it worth the trouble of renting them for a couple of months and would sooner bar the doors and notify the nearest police station to have the men on the beat keep on the watchful eye.

Many of the people from the south who have been used to coming here for a summer stay became weather-beaten even at the beginning of June. The summer resorts relying on transients will boom for a month or so and will be almost overcrowded, but the furnished house proposition has received a hard knock thru the meteorological office.

MUST DELIVER THE GOODS OR CAN'T RAISE MORTGAGES

Altho things have quieted down considerably in the real estate business within the past two weeks, the brokers consider the season fairly brisk for this time of the year.

A calm is usually looked for in June, July and August on account, it is said, so many people being away from home for the summer months.

A prominent real estate man says that loan companies and mortgageors have almost positively shut down on second mortgages and that small purchasers are finding it difficult even to secure a first mortgage unless velvet securities are offered.

BUILDING PERMITS.

The following is a list of the more important building permits issued at city architect's office during the past week:

D. Spence, semi-detached brick dwelling, 107 Scollard-street, \$5,000.
James Sullivan, one pair semi-detached brick dwellings, Wallace-avenue, \$4,000.

F. Longworth and B. Johnston, roughcast house, Van Horne-street, \$1,800.
Alexander McKay, one pair semi-detached brick houses, Ossington-avenue, near Hepburn-street, \$5,000.

Mrs. S. Derrett, brick dwelling on Dufferin-street, near Hallam-street, \$2,800.
G. H. Webb, pair semi-detached houses, 48 and 50 Lynd-avenue, \$4,000.
Royal Bank, 6-storey office building, 64-62 King east, \$200,000.

Joseph Greenwood, one pair semi-detached dwellings, 371 and 373 Brock-avenue, \$5,000.
W. W. Hiltz, pair semi-detached houses, 10 and 22 Hogarth-avenue, \$5,000.
H. H. Thompson, pair semi-detached houses, 113 Marlborough-avenue, \$5,000.

Toronto Carpet Co., one-storey brick

HENRY F. SWALM
Carpenter, Builder and Valuator
199 Sherbourne St., Toronto