

# Real Estate and Building--News and Opportunities

## IMPOSSIBLE TO BUY BLOCK AT YONGE-COLLEGE

### But Murray-Kay May Have Got Entrance on Yonge Street for a Store at Rear—Eaton's Have Every Block Nearly Tied Up.

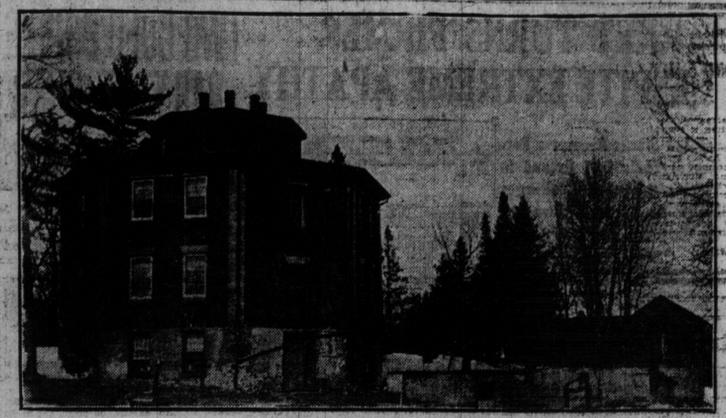
From a source very close to the vendors of the Ardagh property on Yonge-st., just below College, The Sunday World learns that the Murray-Kay Company were the purchasers. This could not be verified, but attending circumstances point to such a fact. For instance, the ninety feet of Yonge-st. frontage just south of the Ardagh property, which is next to the corner lot, is held by unknown parties, and rumor has identified them as being closely connected with Murray-Kay interests. Then, despite any denials, agents for the Murray-Kay Company have seriously considered the purchase of the Bishop Strachan School property. The idea is that the company, seeing the impossibility of securing a big block on Yonge near Carlton, will utilize this property as an entrance to their store on the rear of the school land. Right of way could, or possibly has already been secured, over the intervening properties. This is often done on the other side, in fact it is a very usual store and theatre entrance scheme.

Stories that some one is after the Yonge College, Buchanan and Teraville block can be promptly turned down as impossible.

The only person who has any chance to negotiate a deal for the entire block is H. H. Williams, and he is not likely to do it. H. H. Williams admitted that the world had previously learned that he controlled three of the properties on Yonge-street in this particular block. And real estate men who have tried to secure whole blocks, or even long strips of frontage on Yonge-street, have said that Eaton's have got every block signed up by the simple method of buying one or two of the key properties in a block or length of frontage. One real estate man says that he knows of only two blocks of frontage to street frontage in many blocks around Carlton and Yonge that can be got, and that are the Yonge-st. side of considerable depth of the Gloucester and Dundonald-street block, and one other on the west side a few streets down from College.

The Ardagh property at 444-6 Yonge-street was owned by Harry Ardagh, nephew of the late John Irving, well-known as an alderman. The property has a frontage on Yonge-street of 22 feet 6 inches and a depth of 116 feet. The price it brought was \$148,250. The agents of the purchaser said yesterday that they'd sell for \$209,000.

This property will be the corner lot some days. The present corner is owned by the Metropolitan Bank. A proposition was made to the city as late as last Thursday that if the city would expropriate 20 feet of the south side of College-street, near Yonge, for widening the street, the owners of the Carlton-Yonge block, the T. Eaton Co., would give as much or more off the north side of Carlton-street.



### THE LEA DEAL

The old Lea homestead at Leaside, one of the most curious houses in Ontario. It is eight-sided and presents a decidedly unique appearance. One of the first Leas built in that way because he was told he could get more space with fewer bricks. The octagon house will come into possession of the buyers of the Lea farms next September and will probably be demolished at once.

## WESTERN BUILDING INCREASE OFFSETS EASTERN DECLINE

### Unfavorable Weather Conditions in East Reason of Decrease—First Quarter of Year Shows Increase of Eleven Per Cent. Through Country.

Building permits for March show a decline of 14.5 per cent. for fifteen eastern cities, and a 29.9 per cent. increase for seventeen western, as compared with March, 1911. The increase, says The Financial Post, from the west offsets the decrease of the east, the total showing a 1.7 per cent. advance over March of last year. Although the actual increase is much smaller than that shown in February, the total—\$11,685,293—which includes the returns from the thirty-two below-mentioned cities and those reported from seven additional cities whose annual figures are not available—is much in advance of any month this year.

The prediction by a Fort William newspaper, that that city would hold the premier position with regard to percentage increase over all Canadian cities has proven true, the increase being 1806 per cent. Guelph's increase of 189 per cent. heralds the largest building year in its career, this month's figures including permits for several new factories. Winnipeg has the largest actual month's increase, and also the largest amount for this month, moving third, which usually holds first position, into second place in the latter respect.

A large number of decreases are shown in the east. Toronto and Montreal being the chief offenders, and Vancouver in the western division has declined. In the east the decreases may be explained by the unfavorable weather conditions, but the decrease shown by Moose Jaw, Regina, etc., would seem to indicate that in these cities building activity is striking a more normal balance, as the weather conditions there, on the whole, have been favorable.

—BUILDING PERMITS FOR MARCH—

City	1911	1912	Increase or Decrease	P.C.
Montreal, Que.	\$ 691,449	\$1,101,897	\$410,448	59.4
Westmount, Que.	8,000	20,850	12,850	160.6
Guelph, Ont.	101,000	22,000	-79,000	-78.1
Brantford, Ont.	15,000	20,000	5,000	33.3
Ottawa, Ont.	219,200	124,475	-94,725	-43.2
Hamilton, Ont.	151,000	102,000	-49,000	-32.4
Malton, Ont.	12,000	18,000	6,000	50.0
London, Ont.	438,800	250,250	-188,550	-42.9
Kingston, Ont.	75,200	95,280	20,080	26.7
Windsor, Ont.	1,875,700	1,974,700	99,000	5.3
Chatham, Ont.	5,700	5,000	-700	-12.3
Peterborough, Ont.	5,700	6,400	700	12.3
Windsor, Ont.	30,800	30,250	-550	-1.8
Regina, Sask.	1,250,000	1,250,000	0	0
Victoria, B.C.	861,700	375,945	-485,755	-56.4
Edmonton, Alta.	901,222	276,525	-624,697	-69.3
Winnipeg, Man.	1,875,700	2,545,000	669,300	35.7
Port Arthur, Ont.	491,300	25,750	-465,550	-94.8
Port Hope, Ont.	35,500	7,950	-27,550	-77.6
Windsor, Ont.	1,775,700	1,775,700	0	0
Brandon, Man.	72,200	78,900	6,700	9.1
Moose Jaw, Sask.	30,000	108,100	78,100	261.0
New Westminster, B.C.	124,215	74,818	-49,397	-39.8
Nelson, B.C.	66,700	10,000	-56,700	-84.9
Victoria, B.C.	1,250,000	2,147,795	927,795	74.2
North Vancouver, B.C.	2,924	194,098	191,174	6538.8
Vernon, B.C.	33,750	28,542	-5,208	-15.4
Castlegar, B.C.	114,210	114,210	0	0
Medicine Hat, Alta.	104,150	41,480	-62,670	-60.2
Saskatoon, Sask.	197,225	64,317	-132,908	-67.4
Calgary, Alta.	1,088,000	1,724,911	636,911	58.6
Total 15 Eastern	\$2,880,363	\$4,185,251	\$1,304,888	45.3
Total 17 Western	1,893,627	2,823,627	929,999	49.1
Total East and West	\$1,406,015	\$10,298,114	\$11,891,901	117.2

—TABLE OF RANK—

Amount of Building	Amount of Building	Actual Increase	Percentage of Increase
1st Quarter 1912	1st Quarter 1911	1912 over 1911	1912 over 1911
1. Vancouver	Toronto	Winnipeg	Port Arthur
2. Winnipeg	Montreal	Winnipeg	Guelph
3. Calgary	Edmonton	Winnipeg	Edmonton
4. Montreal	Regina	Calgary	Westmount
5. Edmonton	Victoria	Hamilton	Medicine Hat
6. Hamilton	Winnipeg	Saskatoon	Nelson
7. Regina	Edmonton	Ottawa	Edmonton
8. Victoria	Medicine Hat	Medicine Hat	Brantford

## BUY ENTIRE BLOCK ABOVE ARMORIES

### New Inroads on "Ward" Proposed—Jews Believed to Be Seeking New Centre.

Negotiations are now on whereby the government will purchase the block north of the armories, bounded by University-avenue and Chestnut and Arneson-streets as a site for the new drill buildings. The militia department has been contemplating for some time the purchase of this block to relieve the congestion at the present armories. Col. the Hon. Sam Hughes has expressed himself as being in favor of buying this square, and he says he is ready to act as soon as Mayor Geary does his part. Owing to the government's power of expropriation the property could be obtained at close to its true value, irrespective of the increase made by the owners.

The property is in the heart of the Ward. Centre-avenue runs thru it, and the big double block reaches right into the busiest streets of Toronto's foreign quarter. If the government goes ahead and takes in this block it will mean that the Ward will be no longer further west and when the widening and extension of University-street goes thru further inroads will be made in the Ward.

A shrewd group of Jewish speculators have been staking up the situation and have bought house after house in a particular section of the city and in a place that previously was little touched by the Jews.

At the present time while the heart of their business activity is along Arneson-street, less than a third of the Jewish population live in the Ward. There will have to be a new centre in two or three years.

## Dunvegan Heights Forest Hill Road

Highest of the Hill District. Large lots, beautifully located in the most desirable districts. The finest offering from any viewpoint. Substantial profits assured for first purchasers. Maps, prices and descriptive booklet on request to owners.

Dunvegan Heights Land Co. Limited  
25 Queen Street East.  
Main 259.

## REDMOND & BEGGS

Architects and Structural Engineers  
(Late of City Engineer's Dept.)  
ROOMS 311-312 KENNEDY BUILDING, TORONTO.  
Phone A. 174.

## DIVIDEND NOTICES

**THE MEXICAN LIGHT AND POWER COMPANY, LIMITED.**

NOTICE IS HEREBY GIVEN that a dividend has been declared of One Per Cent (1 per cent) on the ordinary shares of the Capital Stock of the Mexican Light and Power Company, Limited, payable on the 15th day of April, 1912, to shareholders of record at the close of business on the 6th day of April, 1912.

The transfer books of the company for the ordinary shares will be closed from 12 o'clock on April 12 to 12 o'clock on April 13, both days inclusive. Dividend cheques for shareholders are payable at par at the Canadian Bank of Commerce, Toronto, Canada; New York City, New York; Mexico City, Mexico; and its branches.

By order of the Board,  
W. E. DAVIDSON, Secretary.  
Toronto, April 2, 1912. Apr. 2, 1912

## MEXICO TRAMWAYS COMPANY

NOTICE IS HEREBY GIVEN that a dividend of one and three-quarters per cent (1 3/4 per cent), being at the rate of 7 per cent per annum, has been declared on the Capital Stock of the Mexico Tramways Company, Limited, ending March 31st, 1912, payable on the 15th day of April, 1912, to shareholders of record at the close of business on the 12th day of April, 1912.

Dividend cheques for shareholders will be payable at par at The Canadian Bank of Commerce, Toronto, Canada; New York City, New York; Mexico City, Mexico; London, England; and its branches.

The holders of Bearer Shares and Warrants, detachable from the Shares, must present their Shares and Warrants with coupon No. 10, and lodge such coupon or coupons at the Canadian Bank of Commerce, Toronto, Montreal, New York City or London, England, on and after the 1st day of April, 1912, in order to be entitled to receive the amount of the dividend.

By order of the Board,  
W. E. DAVIDSON, Secretary.  
Toronto, April 2nd, 1912. Apr. 2, 1912

## DEPT. OF RAILWAYS AND CANALS, CANADA

**SAULT STE. MARIE CANAL NOTICE TO CONTRACTORS**

SEALED TENDERS, addressed to the undersigned and endorsed "Tender for Widening Lower Entrance Channel—Sault Ste. Marie Canal," will be received at this office until 12 o'clock on Friday, May 10th, 1912.

The contract to be entered into will be for the widening and deepening of the channel of the Sault Ste. Marie Canal, Ontario, and at the office of the Engineer in Charge, Sault Ste. Marie, Ont., at which places form of tender may be obtained.

Parties tendering will be required to accept the fair wages schedule prepared and to be prepared by the Department of Labor, which schedule will form part of the contract.

Contractors are requested to bear in mind that tenders will not be considered, unless made strictly in accordance with the printed forms, and in the case of firms unless there are attached the actual schedule of prices of the occupation, and place of residence of each member of the firm.

An accepted bank cheque for the sum of \$2500.00, made payable to the order of the Minister of Railways and Canals, must accompany each tender, which will be forfeited if the party tendering declines entering into the contract for the work at the rates stated in the offer submitted.

The cheque drawn on the bank will be returned to the respective contractors whose tenders are not accepted.

The cheque of the successful tenderer will be held as security, or part payment, for the due fulfillment of the contract to be entered into.

The lowest or any tender not necessarily be accepted.

By order,  
L. K. JONES, Secretary.  
Department of Railways and Canals, Ottawa, April 11th, 1912.

## THE MEXICAN LIGHT AND POWER COMPANY, LIMITED.

NOTICE IS HEREBY GIVEN that a dividend has been declared of three and one-half per cent (3 1/2 per cent), being at the rate of 7 per cent per annum, on the Preference Shares of the Mexican Light and Power Company, Limited, payable May 1, 1912, to shareholders of record at the close of business on the 29th day of April, 1912.

The stock transfer books of the company for the Preference Shares will be closed from April 22 to April 26, 1912, both days inclusive.

Dividend cheques for the shareholders will be payable at par at the Canadian Bank of Commerce, Toronto, Canada; New York City, New York; London, England; Mexico City, Mexico; and its branches.

By order of the Board,  
W. E. DAVIDSON, Secretary.  
Toronto, Canada, April 2, 1912. Apr. 2, 1912

## London Wool Sales.

LONDON, April 12.—A fine selection of 12,281 bales caused strong competition, and firm prices, at the wool auction sales today. Merinos were eagerly taken by the crowd, and good grades sold unchanged to five per cent higher. American boughs few buyers, but good grades were sold. Next week, 82,200 bales will be offered. The sales follow:—

Queensland, 14 to 15 1/2; greasy, 15 to 15 1/2; clean, 15 1/2 to 16; greasy, 16 to 16 1/2; clean, 16 1/2 to 17; greasy, 17 to 17 1/2; clean, 17 1/2 to 18; greasy, 18 to 18 1/2; clean, 18 1/2 to 19; greasy, 19 to 19 1/2; clean, 19 1/2 to 20; greasy, 20 to 20 1/2; clean, 20 1/2 to 21; greasy, 21 to 21 1/2; clean, 21 1/2 to 22; greasy, 22 to 22 1/2; clean, 22 1/2 to 23; greasy, 23 to 23 1/2; clean, 23 1/2 to 24; greasy, 24 to 24 1/2; clean, 24 1/2 to 25; greasy, 25 to 25 1/2; clean, 25 1/2 to 26; greasy, 26 to 26 1/2; clean, 26 1/2 to 27; greasy, 27 to 27 1/2; clean, 27 1/2 to 28; greasy, 28 to 28 1/2; clean, 28 1/2 to 29; greasy, 29 to 29 1/2; clean, 29 1/2 to 30; greasy, 30 to 30 1/2; clean, 30 1/2 to 31; greasy, 31 to 31 1/2; clean, 31 1/2 to 32; greasy, 32 to 32 1/2; clean, 32 1/2 to 33; greasy, 33 to 33 1/2; clean, 33 1/2 to 34; greasy, 34 to 34 1/2; clean, 34 1/2 to 35; greasy, 35 to 35 1/2; clean, 35 1/2 to 36; greasy, 36 to 36 1/2; clean, 36 1/2 to 37; greasy, 37 to 37 1/2; clean, 37 1/2 to 38; greasy, 38 to 38 1/2; clean, 38 1/2 to 39; greasy, 39 to 39 1/2; clean, 39 1/2 to 40; greasy, 40 to 40 1/2; clean, 40 1/2 to 41; greasy, 41 to 41 1/2; clean, 41 1/2 to 42; greasy, 42 to 42 1/2; clean, 42 1/2 to 43; greasy, 43 to 43 1/2; clean, 43 1/2 to 44; greasy, 44 to 44 1/2; clean, 44 1/2 to 45; greasy, 45 to 45 1/2; clean, 45 1/2 to 46; greasy, 46 to 46 1/2; clean, 46 1/2 to 47; greasy, 47 to 47 1/2; clean, 47 1/2 to 48; greasy, 48 to 48 1/2; clean, 48 1/2 to 49; greasy, 49 to 49 1/2; clean, 49 1/2 to 50; greasy, 50 to 50 1/2; clean, 50 1/2 to 51; greasy, 51 to 51 1/2; clean, 51 1/2 to 52; greasy, 52 to 52 1/2; clean, 52 1/2 to 53; greasy, 53 to 53 1/2; clean, 53 1/2 to 54; greasy, 54 to 54 1/2; clean, 54 1/2 to 55; greasy, 55 to 55 1/2; clean, 55 1/2 to 56; greasy, 56 to 56 1/2; clean, 56 1/2 to 57; greasy, 57 to 57 1/2; clean, 57 1/2 to 58; greasy, 58 to 58 1/2; clean, 58 1/2 to 59; greasy, 59 to 59 1/2; clean, 59 1/2 to 60; greasy, 60 to 60 1/2; clean, 60 1/2 to 61; greasy, 61 to 61 1/2; clean, 61 1/2 to 62; greasy, 62 to 62 1/2; clean, 62 1/2 to 63; greasy, 63 to 63 1/2; clean, 63 1/2 to 64; greasy, 64 to 64 1/2; clean, 64 1/2 to 65; greasy, 65 to 65 1/2; clean, 65 1/2 to 66; greasy, 66 to 66 1/2; clean, 66 1/2 to 67; greasy, 67 to 67 1/2; clean, 67 1/2 to 68; greasy, 68 to 68 1/2; clean, 68 1/2 to 69; greasy, 69 to 69 1/2; clean, 69 1/2 to 70; greasy, 70 to 70 1/2; clean, 70 1/2 to 71; greasy, 71 to 71 1/2; clean, 71 1/2 to 72; greasy, 72 to 72 1/2; clean, 72 1/2 to 73; greasy, 73 to 73 1/2; clean, 73 1/2 to 74; greasy, 74 to 74 1/2; clean, 74 1/2 to 75; greasy, 75 to 75 1/2; clean, 75 1/2 to 76; greasy, 76 to 76 1/2; clean, 76 1/2 to 77; greasy, 77 to 77 1/2; clean, 77 1/2 to 78; greasy, 78 to 78 1/2; clean, 78 1/2 to 79; greasy, 79 to 79 1/2; clean, 79 1/2 to 80; greasy, 80 to 80 1/2; clean, 80 1/2 to 81; greasy, 81 to 81 1/2; clean, 81 1/2 to 82; greasy, 82 to 82 1/2; clean, 82 1/2 to 83; greasy, 83 to 83 1/2; clean, 83 1/2 to 84; greasy, 84 to 84 1/2; clean, 84 1/2 to 85; 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