

Real Estate and Building--News and Opportunities

Leases Renewed on Yonge Street Stores

Alive Ballard Will Have 128 for Good—G. Hawley Walker to Enlarge His Store and Alter Exterior.

G. Hawley Walker has renewed his lease of 128 Yonge-street, and has also renewed the lease of Alive Ballard at 128 Yonge-street. Both renewals date from Sept. 1 next.

Mr. Walker will entirely remodel the exterior of the building, which is three stories, pull out the partition between his store and Ballard's tobacco store, and will, as he told The World yesterday, make one of the best retail clothing shops in Toronto out of the place.

Mr. Ballard on Sept. 1 will retire from business. This is in accordance with a promise he made two years ago to the court of revision when he was appealing his assessments. High taxes and high rents have had much to do with his decision.

The owner of the land is Henry Sheard, one time medical health officer. The old lease was made jointly with Mr. Ballard and Mr. Walker.

Duffort Farm On Danforth to Be Subdivided

Toronto Exchange Makes Sale of Part of Old Gooderham Estate—Will Be Cut Into Thirty Foot Lots.

J. M. Norton, president of the Toronto Real Estate Exchange, reports the sale of the Duffort farm on Danforth-avenue, to a syndicate formed by Adam Anderson.

The property is a section of the old Gooderham estate, and is in Scarborough, being part of lot 32, concession 13. About twenty acres altogether are in the purchase, which, it is said, was made at \$1500 an acre.

The purchase will be subdivided at once and offered on easy terms in 30 foot lots. It is not far from the eastern city limits.

WESTERN ONTARIO BUYING IN TORONTO.

Frank McEachren, of Wm. McEachren & Sons, yesterday went to Guelph, London and other western Ontario cities to close up deals involving frontage in their subdivisions.

GROWTH OF THE CITY PLAYGROUND MOVEMENT.

When nineteen cities authorize bond issues for recreation purposes amounting to \$4,000,000, and donations of land have been made in twelve cities aggregating \$118,000 in value, in a single year, the recreation movement begins to assume importance from the taxpayer's standpoint.

Two and three-quarter million dollars were expended last year for playgrounds. According to the year book of the Playground and Recreation Association of America, which is soon to be issued, the playgrounds out of a total of 1542, the average daily attendance during July and August, 1911, was 679,339. In sixty-seven cities, 215 playgrounds were open during the summer. Forty-one of the sixty-seven showed a daily attendance of 25,000.

Forty-six cities reported 218 schoolhouses used as recreation centres, and in forty-seven cities organized efforts were made to promote public athletics thru public school athletic associations.

THE HIGH COST OF LIVING IN FRANCE.

Have, a city of 135,000 inhabitants, 145 miles from Paris, on the seacoast and an important port and railroad centre, is one of the best possible examples of the French provincial town. It would rank in the reduced scale near Portland, Me., Albany, Atlanta, Dayton, Salt Lake and Oakland—that is to say, an average small city thereby representative of its nation. Incomes in Havre are based on the following scale of salaries: Mayor, \$2,500; city engineer, \$1,500; city clerk, \$2,100; school teacher, \$250 to \$350 (plus quarters); stenographer, male, \$600; female, \$500; clerk, \$300 to \$400; chauffeur, \$500 (plus part of food, clothes and commissions); motorman, \$485; day laborer, \$300.

This shows the standard on which life in provincial France as a whole is founded. The salaries are quite characteristic of the past quarter of a century—that period during which the French middle class came to be famous as the greatest money savers in the world.

While salaries are low, meats, dairy products and provision of all sorts are high; much higher, in fact, than in the United States, and fuel double the rates paid for it in this country. Despite the high price of life, it is still possible for the small family in France to live happily, according to its own standard, at a much lower rate than would be paid in the United States for the support of an equal number of individuals. The difference, however, does not come out of the pockets of the people, but is created by comparative luxury, which applies to the similar class in America. The French family of equal station has so far considered all such things as beyond its reach.

How the fact is, however, that there is a strong tendency in France at present for the lower middle class to raise itself into the higher middle class, and this can only be done thru increase of income. Rents run at present from about \$100 for a small flat in an obscure location in a small city to \$10,000 for the class above \$10,000 income limit, a comfortable well equipped house in a provincial town costs \$1,000 to \$1,500 annually, and in such premises general life is now being made of all the most improved heating and sanitary appliances.

There seems to be no doubt whatever that the cause of the present situation in France is simply demand for better and, therefore, more expensive conditions of living. As a matter of fact, the remedies so far suggested by the French themselves practically imply an acceptance of this reason and deal solely with efforts to meet it by increasing the purchasing power of the people. Efforts on this line so far developed include a proposition now in parliament to establish government meat markets in all towns above 5,000 inhabitants, a slight reduction of the tariff on fresh and refrigerated mutton and on salted pig products, with a view to giving some preference to competing foreign meats, thus opening the door to a degree of competition which is expected to somewhat reduce prices, and finally, a generally higher wage scale.

PULLING UP GOLD BY ELECTRICITY.

Discussing in Cassell's Magazine the developments in the use of electrical power in the Transvaal, Rowland Gwynne states that it is unknown as yet to what depth mining operations on the Rand will be carried on in the future. So many different factors enter into the question, such as value of the reefs, working costs, underground temperature, etc., that it is impossible to speak definitely on the point, but it may be anywhere between 6000 and 15,000 feet from the surface.

Continuing, the writer says that ten years ago it seemed as though the ultimate depth capable of being reached would depend entirely upon the ability of the mechanical engineer to design suitable plants to wind ore successfully from great depths, and much speculation prevailed upon the subject.

Since the application of electricity to

\$50.00 EACH Your Chance to Make Good Money on Small Investment

We offer for quick sale choice residential lots in Arambol Park, near the front, a little west of the corporation limits of the City of Toronto, Manitoba, blocks of ten lots or more, away below prices being obtained in same locality at the present time. Reports just received from reliable source state that the street railway franchise has been granted to a wealthy corporation, and it is the intention to build our Victoria Avenue to this property. Now is the time to buy and share in the rise that must take place.

All information, maps, etc., by personal call or letter.

J. CURRY COMPANY, LIMITED BANKERS and BROKERS
24 King Street West, Toronto

CHOOSE A LOT NOW

There is good buying now for any shrewd investor who wishes to secure a lot in

LAWRENCE PARK (NORTH TORONTO)

Prices cannot always remain at present figures. Values are rising all around this beauty spot of the north.

Lots Are \$20 Per Foot Up

Make an appointment or write for our handsome Booklet on Lawrence Park Estates.

Dovercourt Land, Building & Savings Co., Limited
24 Adelaide Street East
Telephone M. 7250

and commissions; motorman, \$485; day laborer, \$300.

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Since the application of electricity to

If You Are Interested in the Purchase of EDMONTON PROPERTY

the coming city of Western Canada, call at our office or write us for descriptive folder, as we make a specialty of Edmonton real estate.

Independent Real Estate Company
116 KING ST. WEST
Phone Main 1696.

GOOD INVESTMENT FOR Young Couple or Traveler

Eight-roomed, detached, solid brick house in High Park district; hardwood floors, hot-water heating, metal roof, weather stripping. Well decorated throughout. Bath room, tiled, and rent pays interest. Owner asks \$6000, with \$1700 cash. Includes blinds and electric fixtures. No reasonable offer refused. Furniture also for sale. BOX 32, WORLD.

WALMER HILL

Near St. Clair Avenue and Avenue Road. \$25 per foot and upwards.

R. B. HALEY & CO.
Temple Bldg.

Choice Block for Subdivision

Giving 3,400 feet frontage. Good location on a main thoroughfare every foot high and dry; first-class setting; prospective owner chance for a syndicate or someone to build on the site. Will bargain with the purchaser to sell twenty lots within a month from the date of purchase.

OWNER
1109 Temple Bldg.
Cor. Bay and Richmond Sts.

INVESTORS, ATTENTION

A "buy" on Richmond Street; very central. Also choice places on Bay, Adelaide, Temperance, Victoria and Queen.

ENGLISH, LIMITED, 50 Victoria St.

PUBLIC NOTICE

EXTENSION OF VICTOR AVENUE

Public notice is hereby given that the Council of the Corporation of the City of Toronto proposes, after the expiration of one month from the date of this notice, to pass a by-law to

EXTEND VICTOR AVENUE

In the City of Toronto, across the reserve strip lying immediately to the east thereof, and shown on Registered Plan No. 714.

The said by-law and plan showing the land to be affected may be seen at my office in the City Hall.

W. A. LITTLEJOHN, City Clerk.

City Hall, Toronto, February 28th, 1912.

THE LAW SOCIETY OF UPPER CANADA—NOTICE.

The Benchers of the Law Society of Upper Canada, being about to appoint a Secretary and Sub-Treasurer, invite applications for the position to be made in writing, and to be left with the Secretary of the Society at Osgoode Hall, or before Thursday, the 28th February, 1912. The salary attached to the position is \$200 per annum.

The duties to be performed are contained in the rules of the Society, which may be seen at the Secretary's Office, Osgoode Hall.

DUNCAN DONALD, Secretary.

Osgoode Hall, 18th February, 1912.

winding purposes became an accomplished fact that difficulty seems to have well nigh altogether disappeared, and the ultimate depth to which mining operations can be taken on the Rand appears to be governed more by the value of the reefs as they grow in depth than by any other factor.

At all events, engineers on the Rand now regard the deep-winding problem with every complacency, feeling sure that by the adoption of the new method they will be able to wind the ore from any depth mining engineers can successfully extract it.

FARMS FOR SALE.

FARM FOR SALE in the Township of York, about five miles from the city limits, beautifully situated on the River Don, 20 acres more or less, a mile and a half east of Yonge-street, land mostly clear and under cultivation, but some good timber, good buildings, good soil, good water, particularly suitable for a city man desiring a country place. Poultry, ducks, geese, etc. See 15 Richmond Street East, Toronto.

OFFICES FOR RENT.

BEAUTIFUL suite of nine offices in Board of Trade Building to let on very reasonable terms. Apply 20 Scott street.

HOUSES FOR SALE.

SIX-ROOM house, on 60 Dece street, w. c. inside, sink in kitchen; gas; a snap for quick sale; make me an offer. J. H. Petrick, Clarke P.O. Ont.

BUSINESS CHANCES.

CLEANING and pressing store for sale. Suits, coats, dresses, etc. 200 Park street.

EXCELLENT chance for a young man with small capital and reasonable business ability, willing to work; could make \$1000 per month with very little risk. Apply personally, Nicholas Garland, 34 King Street, Toronto, Ont.

LEGAL CARDS.

CURRY, O'CONNOR, WALLACE & Macdonald, 20 Queen Street East.

FRANK W. MACLEAN, Barrister, Solicitor, Notary Public, 24 Victoria street. Private funds to loan. Phone M. 204.

KENNETH F. MACKENZIE, Barrister and Solicitor, 2 Toronto street, Toronto.

PATENTS AND LEGAL.

FETHERSTONHAUGH & CO., the old established firm, Fred S. Fetherstonhaugh, K.C. M.E., Chief Counsel and Expert. Head Office, Royal Bank Building, 100 King Street, Toronto. Branches: Montreal, Ottawa, Winnipeg, Vancouver, Washington.

PATENTS.

HERBERT J. DENNISON, formerly of Fetherstonhaugh, Dennison & Co., 100 King Street, W. Toronto. Registered Patent Attorney, Ottawa, Washington. Write for information.

ARCHITECTS.

CHAS. F. WAGNER, architect, 13 Toronto street, M. 1061.

GEORGE W. GOULDING, Architect, Temple Building, Toronto, Main 400.

GALVANIZED IRON WORKS.

O.R.L. Works, C. Ormsby, Mgr. Main 2671.

MARRIAGE LICENSES.

GEO. E. HOLT, Issuer, Wanless Building, 400 Yonge street, Toronto; witnesses not necessary; wedding rings, etc. Wednesdays for sale, 64 Queen West. Tel. Col. 535. Appointments made.

MEDICAL.

DR. DEAN, Specialist, Diseases of Men, 50 College street.

MARIATT MEDICINE CO.—Remove small stones within 24 hours, without pain. 10 Victoria street, Main 671.

LAVALL, Chas.—Pills for ladies, 81 World office.

MASSAGE.

MME. LOUISE, electrical treatment, 384 Yonge street, Phone.

MADAM MCKANE, Massage, Vapor, Medicinal Baths, 439 Yonge street.

MASSAGE—Baths, superheated hair removal. Mrs. Colburn, 755 Yonge street.

MASSAGE—Mrs. Mattie gives treatment. 150 Bloor street, near York.

MME. MURRAY, Massage, Baths, Vaporatory and Special Treatments for Rheumatism, 68 Bathurst.

SWEDISH Baths, Mrs. Arnold Ives, 41 Wellesley, Phone M. 732.

HERBALISTS.

O. F. ALVER'S Nerve Tonic—Pure herb, at cards, various diseases, nervous, Distress, Neuritis; builds up the nerves and blood. Office 16 Bay-street, Toronto.

INCUBATORS.

INCUBATORS, Brooders, Poultry Supplies. Model Incubator Company, 136 River-street, Toronto.

DENTISTRY.

BRIDGE and crown specialist; good set of teeth five dollars. Cast gold fillings at cost, various lines or repairs. Telephone Riggs, Temple Building 247.

DR. KNIGHT, specialist painless tooth extraction exclusively. 250 Yonge street, over Sellers-Dough.

PALMISTRY.

MRS. HOWELL, 48 Church street, Phone Main 555.

HATTERS.

LADIES' hats cleaned and remodelled. 17 Richmond street East.

DRINK HABIT.

THE Gatlin three-day treatment is an acknowledged success. Institute, 43 Jarvis St. Toronto. Phone N. 482.

WINDOW CLEANING.

TORONTO WINDOW CLEANING CO., Limited, 230 Yonge-street.

ART.

J. W. L. FORSTER, Portrait Painting, Rooms 34 West King street, Toronto.

HORSES AND CARRIAGES.

FOR SALE—1 year old, registered Oriskany mare in foal, or exchange for good work horse. 39 Bee Street, Toronto.

FALL OF THE AX.

Four employees in the custom's building, corner of Front and Yonge-streets, got notice yesterday morning to quit. Old age is given as the cause for their notification of retirement, but some of the more excitable. Grits fear that every man jack of them are going to get relieved of office before long. The four men will be let out at the end of the month, but their salaries will be paid until July.

HELP WANTED.

A LIMITED number of situations vacant in banking institution for junior clerks, from 16 to 18 years old, good opportunity for promotion to bright young men. Apply, giving full particulars and references, to Box 12, World.

FIRST-CLASS accountant wanted—Must be thoroughly experienced, with good testimonials and good record. Apply, stating age, particulars of experience and salary required, to Box No. 72, World.

FIRST-CLASS sign painter, wall and bulletin men; highest wages and steady work; no house figures. Globe Sign Works (Limited), Calgary, Alta.

GET READY for a better position—We fit you at home. We teach commercial work, shorthand, matriculation, teachers' courses, beginner's course, engineering, mechanical drawing, etc. Apply, giving full particulars and references, to Box 12, World.

WANTED—A few first-class tool-makers; also one first-class planer and shaper work and highest wages. Box 47, Oshawa.

WANTED—A few first-class cornice and sheet metal workers; highest wages. Box 47, Oshawa.

AGENTS WANTED.

WE HAVE an unusual premium proposition—Every person will be interested. No outlay necessary. Apply E.C. Co. Limited, 23 Albert street, Ont.

SALESMEN WANTED.

SALESMAN—Wanted to sell real estate. Splendid contract. Permanent position. Excellent chance of advancement. McKendrick-Nicholson & Co., Bay street.

ARTICLES FOR SALE.

FIVE-PASSENGER White Steamer, in splendid running order, well equipped; cost \$4000 new; will sell for \$1500 cash; may be seen and demonstrated at my place, 35 Jameson street, Phone Parkdale 138.

FIRE-PROOF SAFE—Also new cash register; a bargain. Box 29, World.

MACHINE TOOLS, shop fittings, small tools, pulleys, belts, office desks, bookcases, letter files, etc., being sold for cash to reasonable purchaser. 30 Queen street East.

FOR SALE—One Golding jobbing press, "Pearl." Foot power. Size inside frame, 7 in. 3 in. Superintendent's office, Toronto.

OLD MANURE and Loam for lawns and gardens. J. Nelson, 105 Jarvis-street.

POTATOES FOR SALE—200 bags Irish Cobbler; 100 bags Early Harvesters. Apply John MacLean, Elder's Mill, P.O. Box 204.

VISITING cards printed to order; latest styles; fifty cents per hundred. Barnard, 8 Dundas.

ARTICLES WANTED.

HIGHEST cash prices paid for second-hand Bicycles, Bicycle Munson, 245 Yonge-street.

ONTARIO veteran grants located and unlocated, purchased at the highest price paid. Mulholland & Co., Toronto.

FOR SALE.

AUTO PARTS—Never used; complete rear axle, transmission and differential, 2 1/2 x 3 wheel, motor frame, main guards and sub-frame, steering post and wheel, \$100. 41 Elmer avenue.

THREE-SEATED FORD car for sale, in perfect condition. 35 Jarvis street.

VETERAN LOTS WANTED.

WANTED—Hundred Ontario Veterans' lots. Kindly state price. Box 12, World.

EDUCATIONAL.

REMINGTON Business College, corner College and Spadina; day school and night school; thorough courses; individual instruction; positions assured.

SHORTHAND, bookkeeping, general improvement, civil service, matriculation, charted accountancy, taught individually at our day and night schools. Get our catalogue. Dominion Business College, Brunswick and College.

B. A. Principal.

CARPENTERS AND JOINERS.

ARTHUR FISHER, Carpenter, Metal Weather Strips, 114 Church Street, Toronto.

RICHARD G. KIRBY, carpenter, contractor, jobbing, 53 Yonge-st.

BUILDERS' MATERIAL.

LIME, CEMENT, ETC.—Crushed Stone at cost, various lines or repairs. Telephone Riggs, Temple Building 247.

DR. KNIGHT, specialist painless tooth extraction exclusively. 250 Yonge street, over Sellers-Dough.

HOUSE MOVING.

HOUSE MOVING and Relating done. J. Nelson, 105 Jarvis-street.

ROOFING.

GALVANIZED IRON Skylights, Metal Roofs, Chimneys, Etc. DUNLOP & BROS., 124 Adelaide-st. West.

FLORISTS.

NEAL—Headquarters for floral wreaths, etc. 181 Queen West, College 228, 11 Queen East, Main 215. Night and Sunday phone, Main 224.

PAIK, Florist—Artistic floral tributes, decorations. Park 228.

WM. HILL, Established 1881. Floral designs and stamps. Phone 704.

RUBBER STAMPS.

W. EVERETT IRONS, Rubber Stamps, 100 Yonge-street.

TOBACCO AND CIGARS.

ALIVE BOLLARD, Wholesale and Retail Tobacconist, 125 Yonge-st. Phone Main 444.

SIGNS.

WINDOW LETTERS and SIGNS, J.E. Richardson & Co., 147 Church-street, Toronto.

BUTCHERS.

THE ONTARIO MARKET, 423 Queen West, John Gabel, College 806.

LIVE BIRDS.

HOPPE'S BIRD STORE, 109 Queen street West. Phone Main 608.

TENDERS.

FOR

New Police Station on Claremont Street

Tenders for the trades mentioned below in connection with the above building will be received by the undersigned, up to noon on

TUESDAY, 27TH FEBRUARY, 1912.

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

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 "Tender for New Police Station on Claremont Street." The usual conditions relating to tenders as prescribed by City By-law must be strictly complied with. Tenders may not be entertained