

Dovercourt Land, Building & Savings Company, Limited

Not only is there a demand for houses in Toronto. The call is constant for factories, churches, office and bank buildings, and country homes. Active building operations of various kinds are giving Toronto an enviable record and reputation. For the six years, including 1913, for instance, the value of the building permits granted in Toronto were \$30,000,000 in excess of those granted in Montreal. Even in the present year, 1914, an admittedly dull period in America, one quarter of the total value of the entire Dominion's building permits is credited to Toronto. Again, we see that this city is growing constantly and rapidly because fortunate circumstances—national, provincial, civic and economic—compel it to do so.

Toronto's growth is unparalleled on the continent. When the city was incorporated in 1834 it had a population of but 9,254. From 1900 to 1911, there was an increase of 81 per cent., and since that decade there has been a steady gain of 35,000 a year. Every four minutes of the business day a newcomer arrives in Toronto.

Last year nearly 40,000 real estate transfers were negotiated in Toronto and suburbs. Each three and a-half minutes of the working day a deal is concluded.

This city will continue to expand. Its area is only 30 square miles. Buffalo covers 42 square miles, Chicago 190, Cleveland 45, and Montreal and Detroit 40 square miles.

The City of Toronto is brick-built, there being a striking absence of the frame or wooden