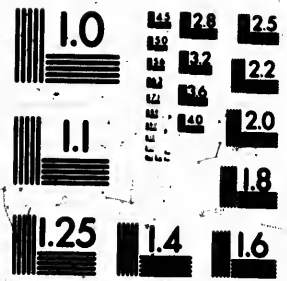


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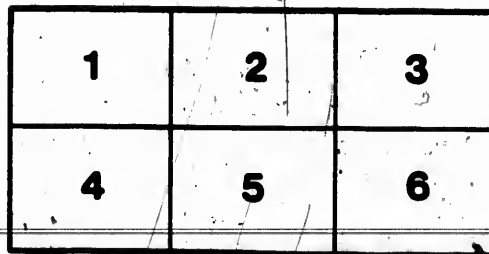
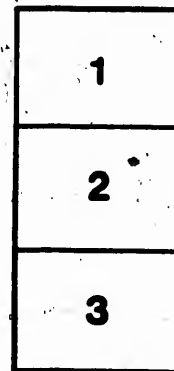
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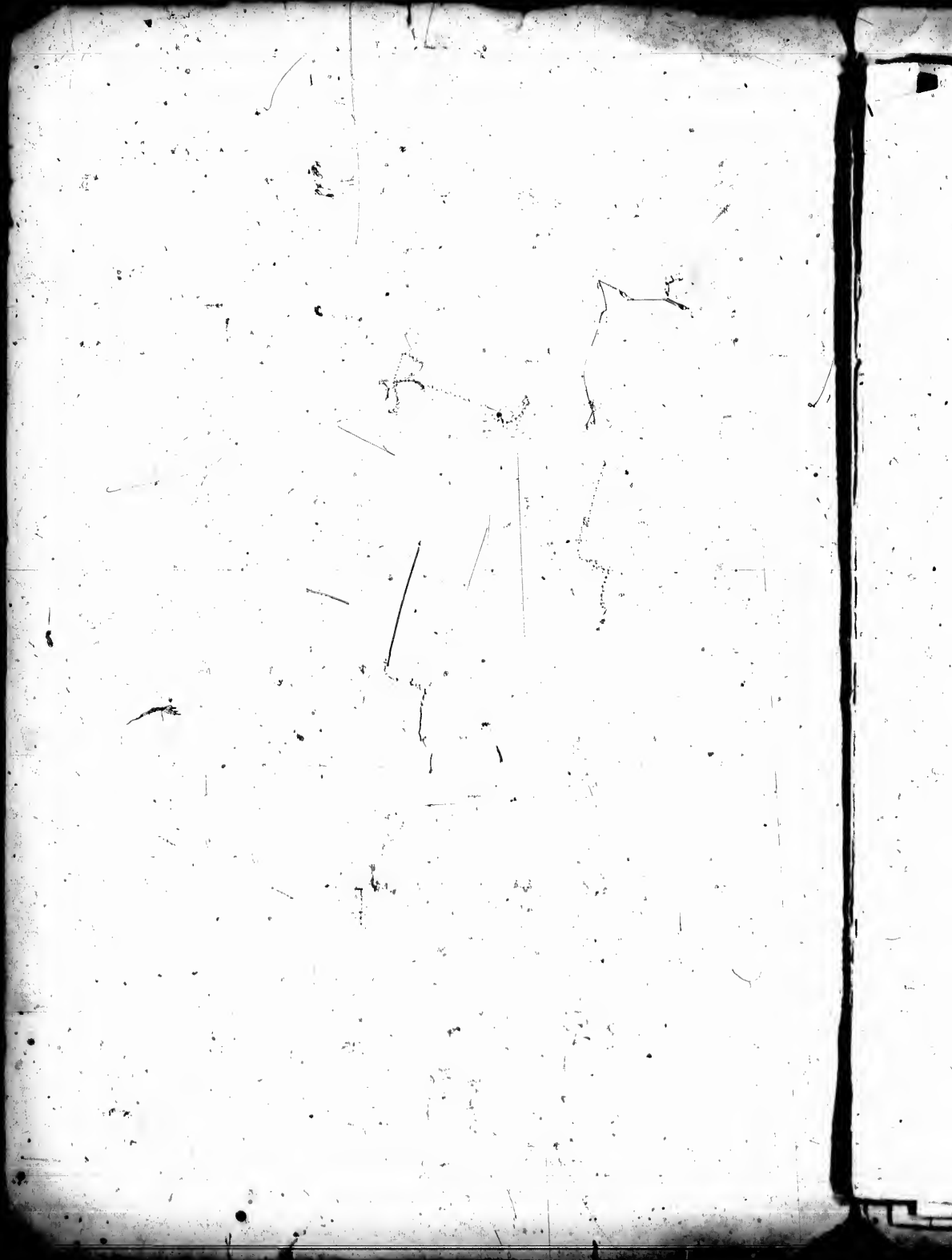
**PARK LOTS**  
FOR

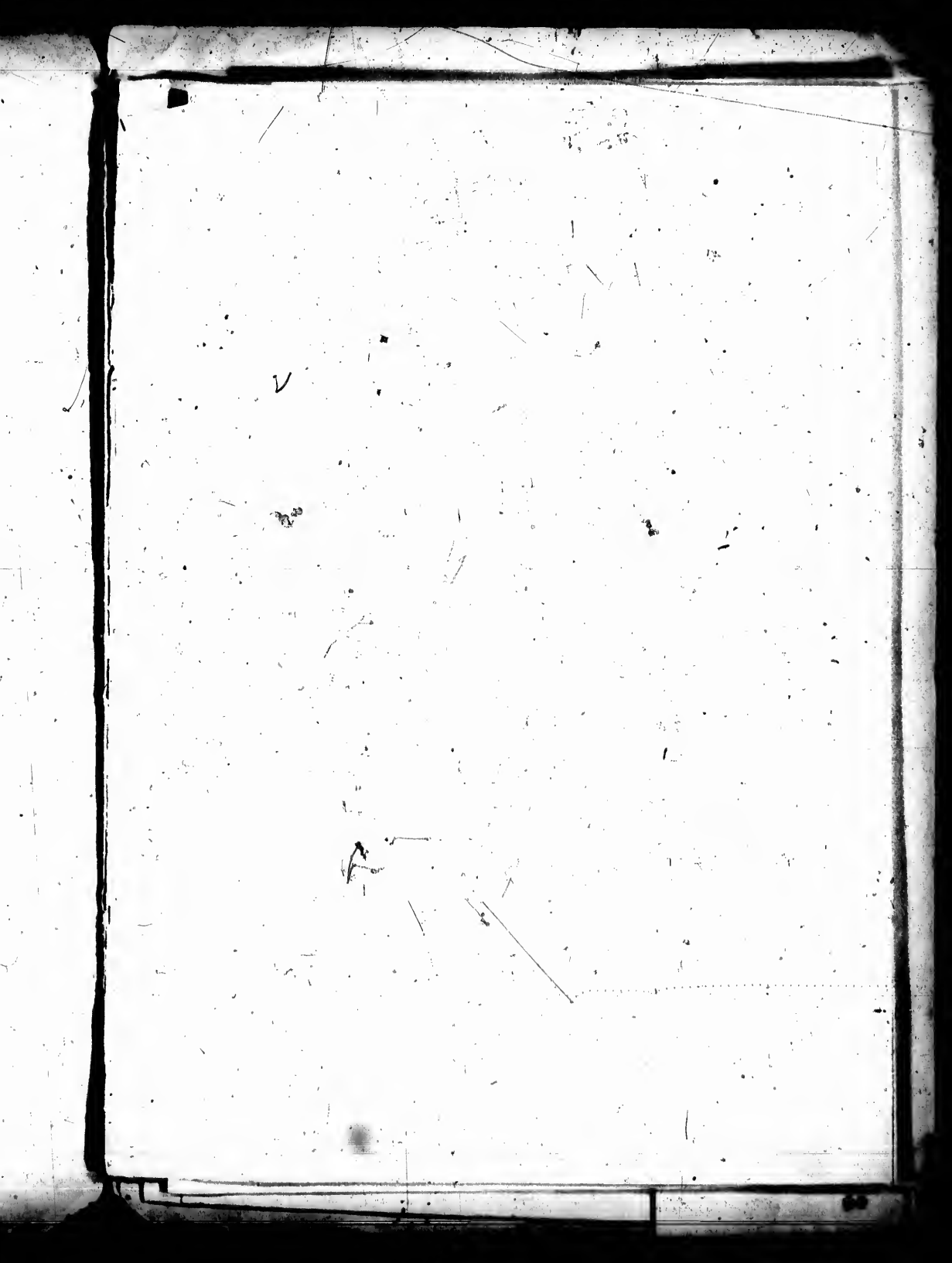
**SUBURBAN GARDENS**  
AND  
**VILLA RESIDENCES**



**BALMORAL AVENUE**  
**WESTON.**









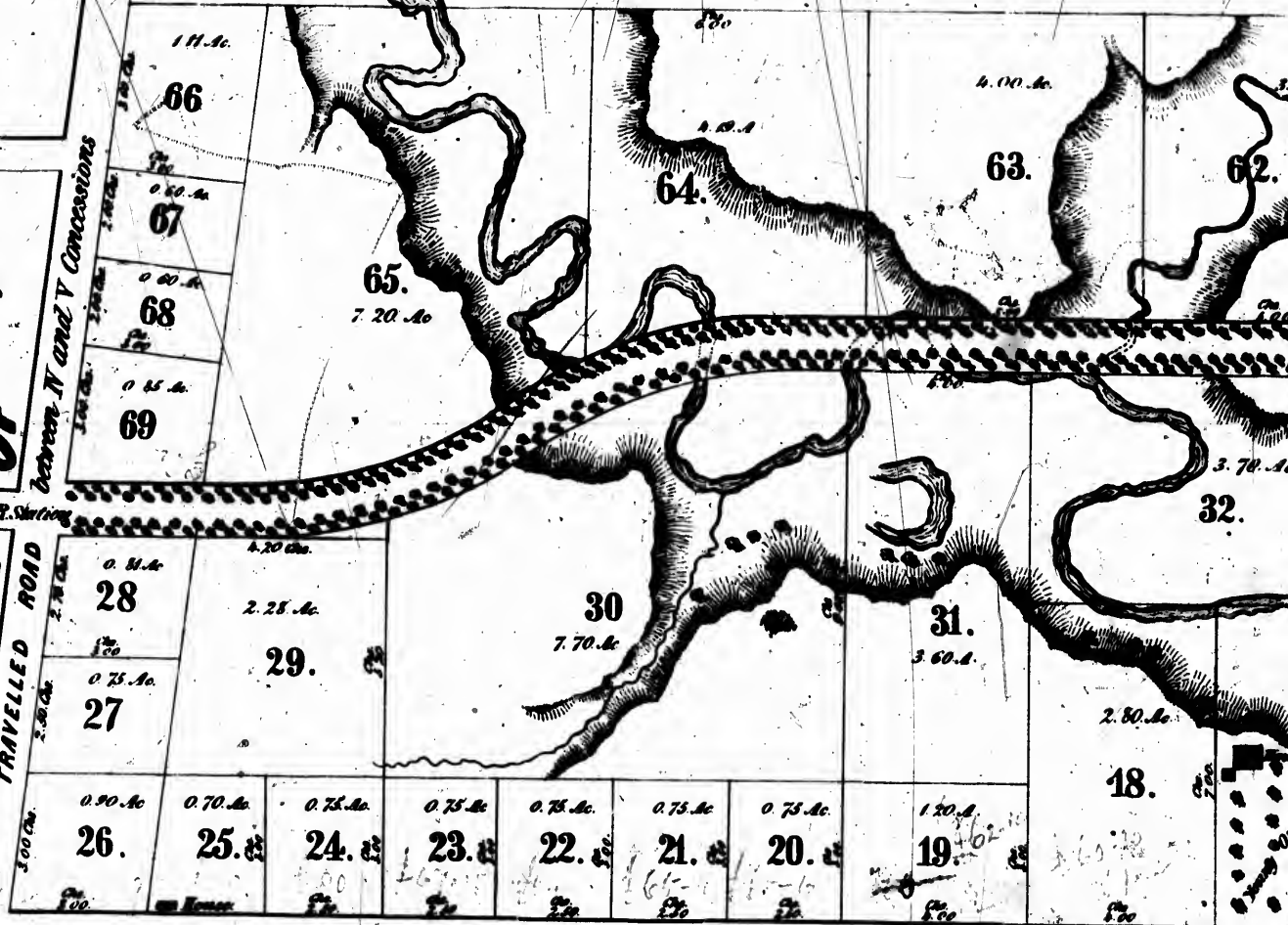
# VILLAGE OF WESTON

Between N and V Concessions

1877 to Grand Trunk R.R. Station

# VILLAGE

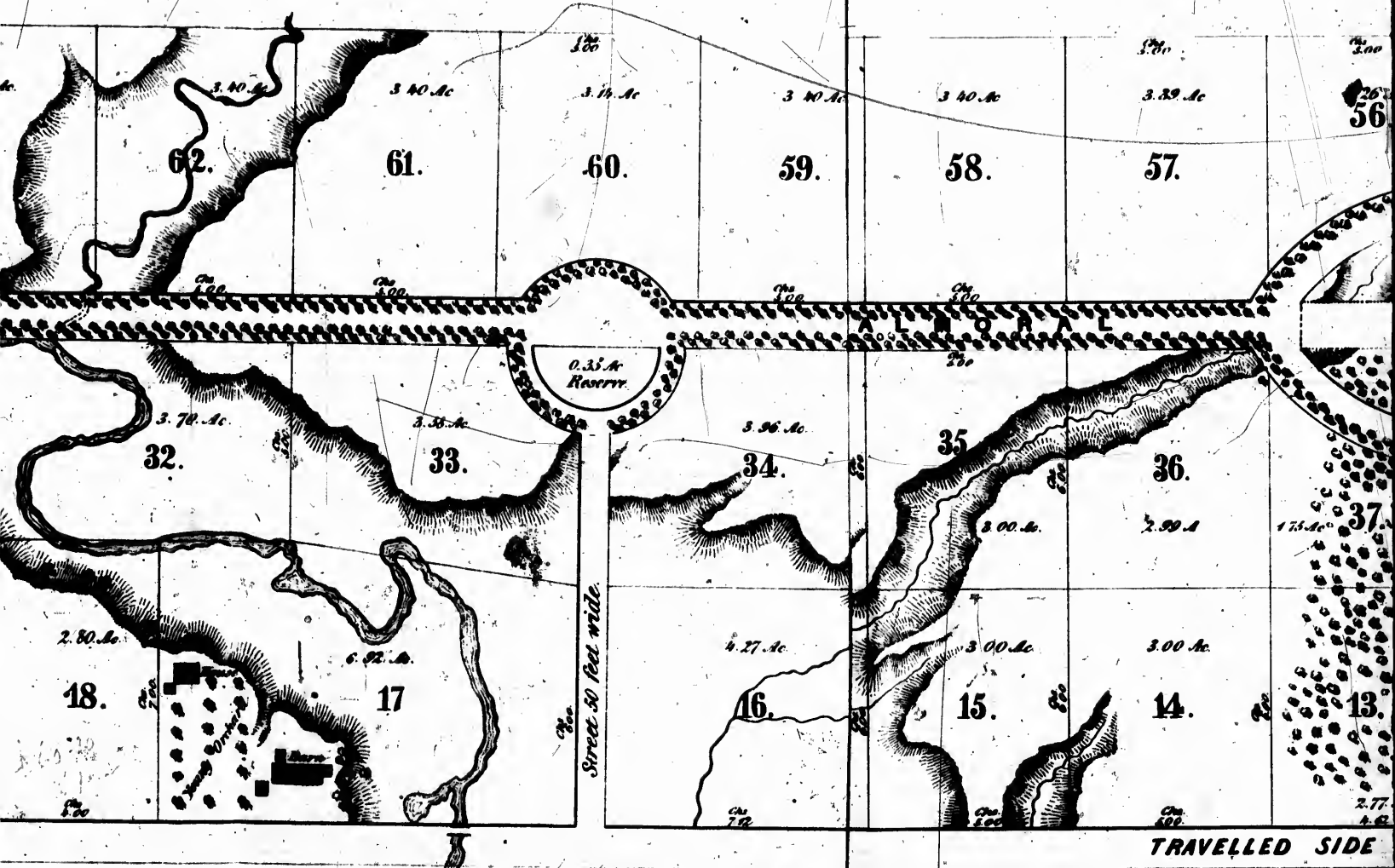
TRAVELLED ROAD

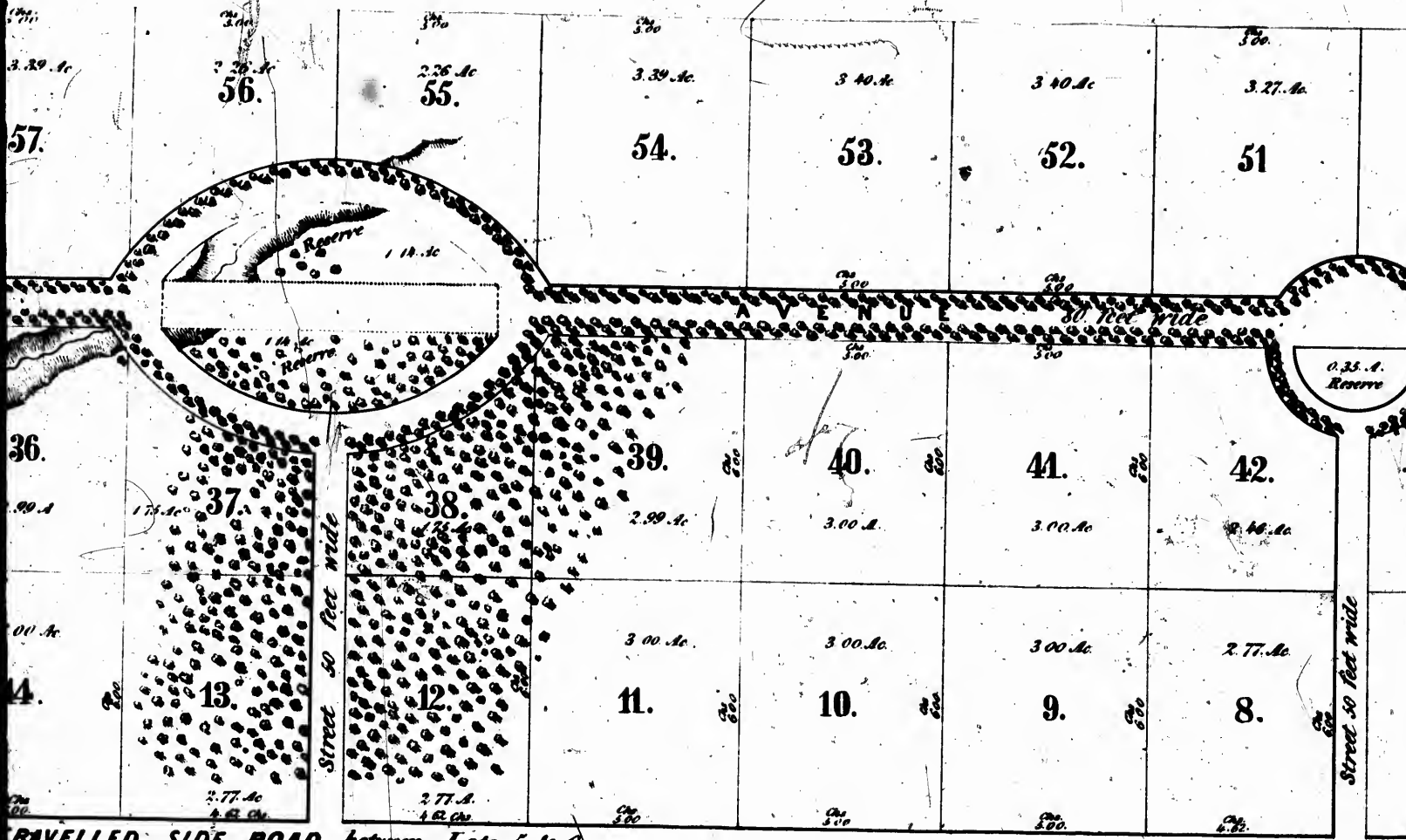


14th Con.

15th Con.

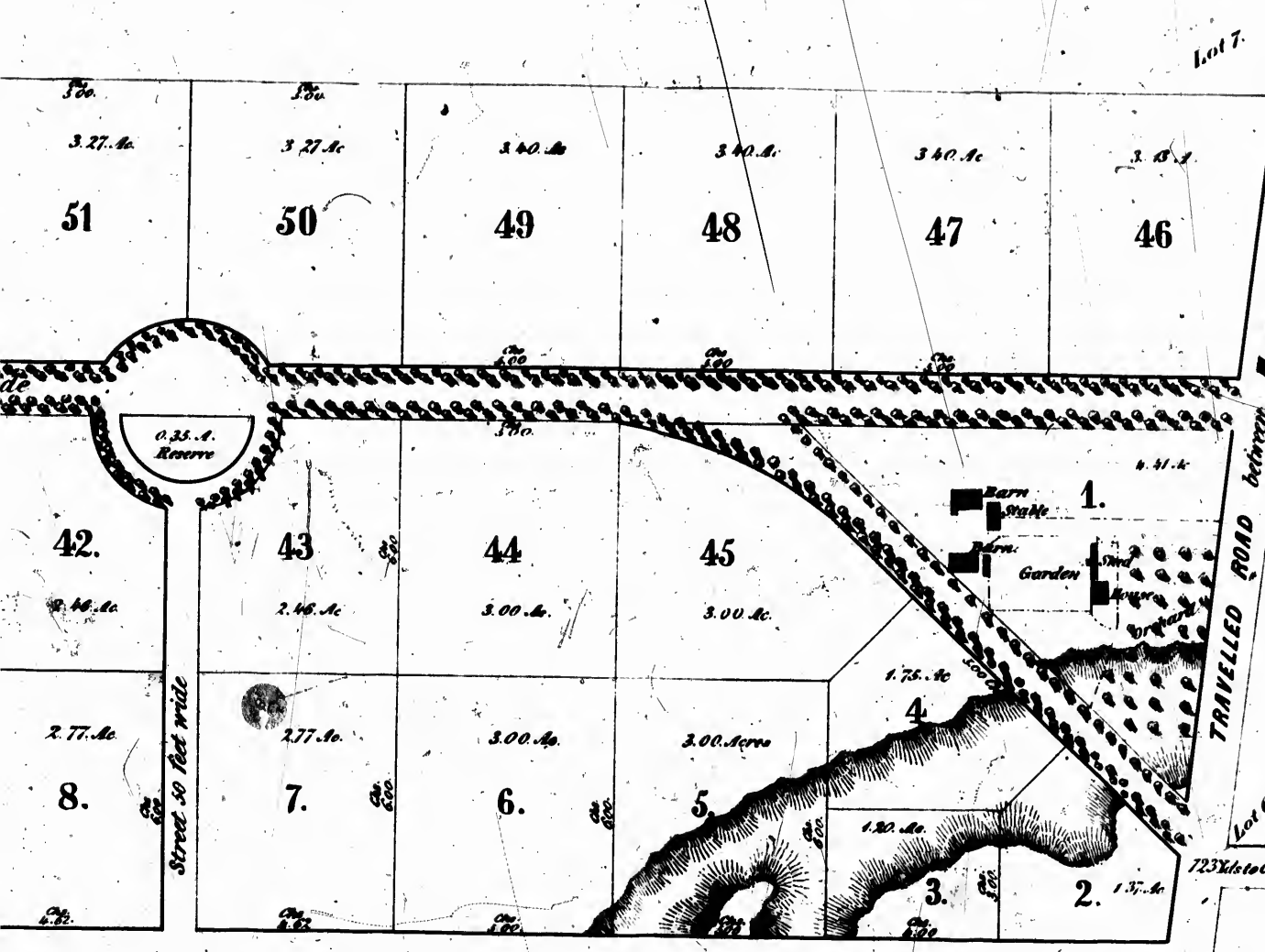






Scale 3 Chains to an Inch

300



3.00. Ac.      3.00. Ac.      3.40. Ac.      3.40. Ac.      3.40. Ac.      3.00. Ac.  
 51              50              49              48              47              46

0.35 A. Reserve  
 42.      43.      44.      45.  
 2.77. Ac.      2.46. Ac.      3.00. Ac.      3.00. Ac.  
 8.      7.      6.      5.  
 2.77. Ac.      3.00. Ac.      3.00. Ac.      1.75. Ac.  
 4.  
 1.20. Ac.      3.      2.      1.37. Ac.

M and N. Concessions

Proposed Continuation of Baltimore Ave. direct to Station

TRAVELLED ROAD between M and N. Concessions

M A L N O

Lot 6.

725 Yds to U.S. & P. R. Station

Lot 5.

3rd. Con.

# VILLAGE OF WESTON

Between N and V Concessions

657 Yds to Grand Trunk R.R. Station

# VILLAGE

TRAVELLED ROAD

5th Con.

4th Con.

300 Ch.

200 Ch.

300 Ch.

300 Ch.

Ch.  
300

270 Ch.

250 Ch.

300 Ch.

Ch.  
300

300 Ch.

Ch.  
300

200 Ch.

300 Ch.

270 Ch.

250 Ch.

300 Ch.

Ch.  
250

Ch.  
250

111.46

66

0.60 Ac

67

0.60 Ac

68

0.85 Ac

69

65.

7.20 Ac

0.81 Ac

28

0.55 Ac

27

0.90 Ac

26.

0.70 Ac

25.

0.75 Ac

24.

0.75 Ac

23.

2.20 Ch.

2.28 Ac

29.

House

Ch.  
250

Ch.  
250



## Suburban Village Residences.



By bringing before the citizens of Toronto a plan for the establishment of a Suburban Village, between Weston and Balmoral, it may possibly serve a good purpose to draw attention to a few considerations relating to the choice of a place of residence. There are few who will be disposed to deny the great advantage of families possessing dwellings which are their own property. To render a home comfortable,—to make it thoroughly what it ought to be,—the condition of permanency is required. With a habitation which is felt to be but temporary; the continued occupancy of which depends on another's will; unadapted to the peculiar wants of a family, and unendeared by the associations of long familiarity, it is hardly possible to connect ideas of domestic comfort and repose. While he is a tenant, a man must take such a house as he can get,—not such as he needs. As purchaser, or builder, he may adapt his dwelling to the wants or circumstances of his family; as a tenant, he suffers a thousand inconveniences and mortifications, rather than make improvements on another man's property. As a matter of profit, there can be no question that tenancy is not the best position for any one in a place where property is rapidly improving. While providing himself, by purchase, with a home, at an annual cost not exceeding that of a rented house, an individual obtains the benefit of the increase in value of the site. The instances are numberless of the purchase of a homestead turning out to be, in the course of years, a fortune of greater or less amount.

65.

20 Ac

0 75 Ac

23.

Among the rural population, and in the villages, almost every resident is a proprietor; but it is not so in our cities. In all probability, this is to be attributed more to the high-value set upon property in large towns, than any other cause. It requires a very large amount of capital to be taken from a business to provide, near the centre of trade, such a home as is required for the wants of a reputable family. It is felt, also, that a permanent house in the city is not a desirable thing, and almost every one cherishes the hope that, at some future time, he may attain to the possession of that much-coveted thing—A HOUSE IN THE COUNTRY. Happily the day has gone by when the necessity of being near their place of labour or business compelled all the work-people and tradesmen of a city to live within it. Railroads (conveyances both rapid and cheap) have brought the once-distant hills and fields and rivers, as it were, to our very doors, and rendered it no longer necessary for the citizen to wait till he retires from business ere he can enjoy the advantages of pure air and healthful enjoyment. The inestimable privilege of a country home can no longer be monopolized by the wealthy citizen. At the distance of a few miles from the city, building ground may be obtained at prices which bring it within the reach of all but the poorest. It is true that, in removing to the country, you and your family may be called to relinquish some associations and friendships, some amusements, perhaps, that you have learned to cherish in city life. But mark what compensation you gain,—a *home*,—that which you never truly had, nor can have, in the hired city lodging. Instead of a house, built only to be let, and to yield profits to its owner, you have, or should have, one made for your own accommodation, and suited to the condition and uses of your family; a house which the pride and pleasure of possession will prompt you constantly to improve and adorn; a house, not squeezed in between others, not dimly lighted in front and rear, not looking out upon pavements and brick walls and narrow yards, but standing by itself, surrounded by the free, pure air, with a grass plat on which your children can play; with flowers, and shrubs, and shade trees of your own planting, and fruits and vegetables of your own raising.

It is clear that, in such a residence, the expense of living may be sensibly diminished, while its actual comforts will be largely increased. A family in the country should produce in part, at least, their own vegetables, poultry, eggs, and pork. In most cases, a cow might be added, and this single advantage of pure milk for children, instead of the vile leavings of the distillery, would repay the trouble of living out of the city were it ten times as great. Nor is it only in the supplies of the table that country life proves less expensive. In matters of dress, furniture, &c., the tyrant fashion is less exacting than in the city. To these considerations, let us add what is gained in regard to health. The amount of disease among city children is absolutely appalling. Even in our healthiest summers, the deaths during hot months are often doubled, and the new victims are drawn almost entirely from the ranks of childhood. Can it be doubted that a large part of these might be saved if sent to the country and cared for there? How soon do sallow cheeks glow with ruddy health, and soft, emaciated muscles round into firmness and strength and beauty when the child is taken on a short visit to the country during the summer months! The expense of that change of residence is usually so great that the children of the rich only can enjoy it. The middle class can secure the advantages of pure air only by seeking their permanent home in the country.

But rural life can claim other and still higher praise. Its moral influences are as much better than those of the city as its air is more salubrious. Experience seems to say, that, in the country alone, *men* can be reared. From it the leech-like city receives her new recruits, while itself produces almost none. To the country we must look as the proper home and nursery of children. Here they are away from the dangers and temptations, the unnatural excitements and morbid stimulants, the hundred baits and haunts of vice with which the city abounds. Here parental authority is less counteracted, family discipline is more easily maintained, and the virtues, affections, and benefits of home are more frequently and more effectually secured.



To men familiar with city noise and activity, the quiet country often seems sluggish and monotonous. Unhappy they who have become unable to appreciate the power and beauty of repose! Be assured that in these calm scenes may be found a peace and joy unknown to the restless town. In the culture of domestic affections; in training your children to habits of industry, learning, and goodness; in reading and reflection; in the pleasant toils of the garden; in social intercourse with your neighbours; and in good offices to all who need them—you will find healthful and delightful occupation for every hour which you are permitted to pass at home. This is not an imaginary picture. The experiment has been tried by thousands who are now enjoying its fruits. Men, women, and children who once wilted and pined among stones and bricks in the close city air, but who now luxuriate among trees and grass and flowers, and feasting upon their own unbought dainties, are happier than kings.

## Balmoral and Weston.



THE rapid growth of Toronto has caused a great increase in the price of land within its limits, and has rendered it impossible to obtain, in the immediate neighbourhood, a building lot of good size at a rate within the means of persons of moderate fortune; and a demand has, consequently, arisen for Villa Sites, beyond the limits of the city, which offer, at the same time, healthful air, and the advantages of easy communication. To supply this demand, the Proprietors have laid out, and now submit for sale, **TWO HUNDRED ACRES OF LAND**, as eligibly situated in respect to convenience of access and beauty of location as any other property in the neighbourhood.

The Land is situated midway between the **GRAND TRUNK RAILWAY STATION** at **WESTON**, and the new **VILLAGE** of **BALMORAL**, the **SECOND STATION OF THE NORTHERN RAILWAY**.

The Weston boundary of the Property is about half a mile from the Grand Trunk Station, and immediately adjoins the Village of Weston, where Stores, Mills, and Manufactories supply to the resident all the necessaries which are required in the household. The eastern boundary joins the new Village of Balmoral; and there is a well-travelled road running in front of the property for

a mile and a quarter, which communicates directly with the two stations. A new road, directly through the property, has likewise been laid out, of the width of 80 feet, which will be planted with trees, and will form a handsome avenue, upon which lots will be laid out.

The vicinity of two lines of railway affords to residents of this neighbourhood constant communication with the city at all hours of the day, and will also give access to the great northern territory opened up by the Ontario, Simcoe, and Huron Railway, as well as the western peninsula by the Grand Trunk. The extensive water power available at Weston renders communication with distant localities of peculiar importance. There are large establishments already in operation on the Humber, but there is ample room for a greater number; and the railways now supply all that was wanting to make Weston the most eligible place for a manufacturing village in this part of Canada.

It is understood that Victoria College will be moved to Weston, should the proposed arrangements to sell the building now used by the Institution at Cobourg be carried out.

In beauty of situation, this Property is not surpassed in the neighbourhood. From all parts, a fine view is commanded of the Valley of the Humber; the character of the land is undulating; the soil is extremely fertile, and the Black Creek and other smaller creeks which cross the lot afford natural drainage not very easy to secure by artificial means.

The taxes charged on the property are those of the Township of York, amounting to a mere trifle when compared with those paid in Toronto. Building materials can also be had in the neighbourhood much cheaper than in the city, and almost every article of provision is sold at a lower rate. To men of leisure, or those who are not engaged in business to a late hour, this property

offers very great advantages for permanent residences, while those who merely desire a garden and cottage to which they can escape during the heat of summer will find it to their advantage to build at Weston.

For Terms and all other particulars, apply to

Toronto, August 1, 1856.

**JOHN MAULSON.**  
*King Street East.*

HOME IN THE

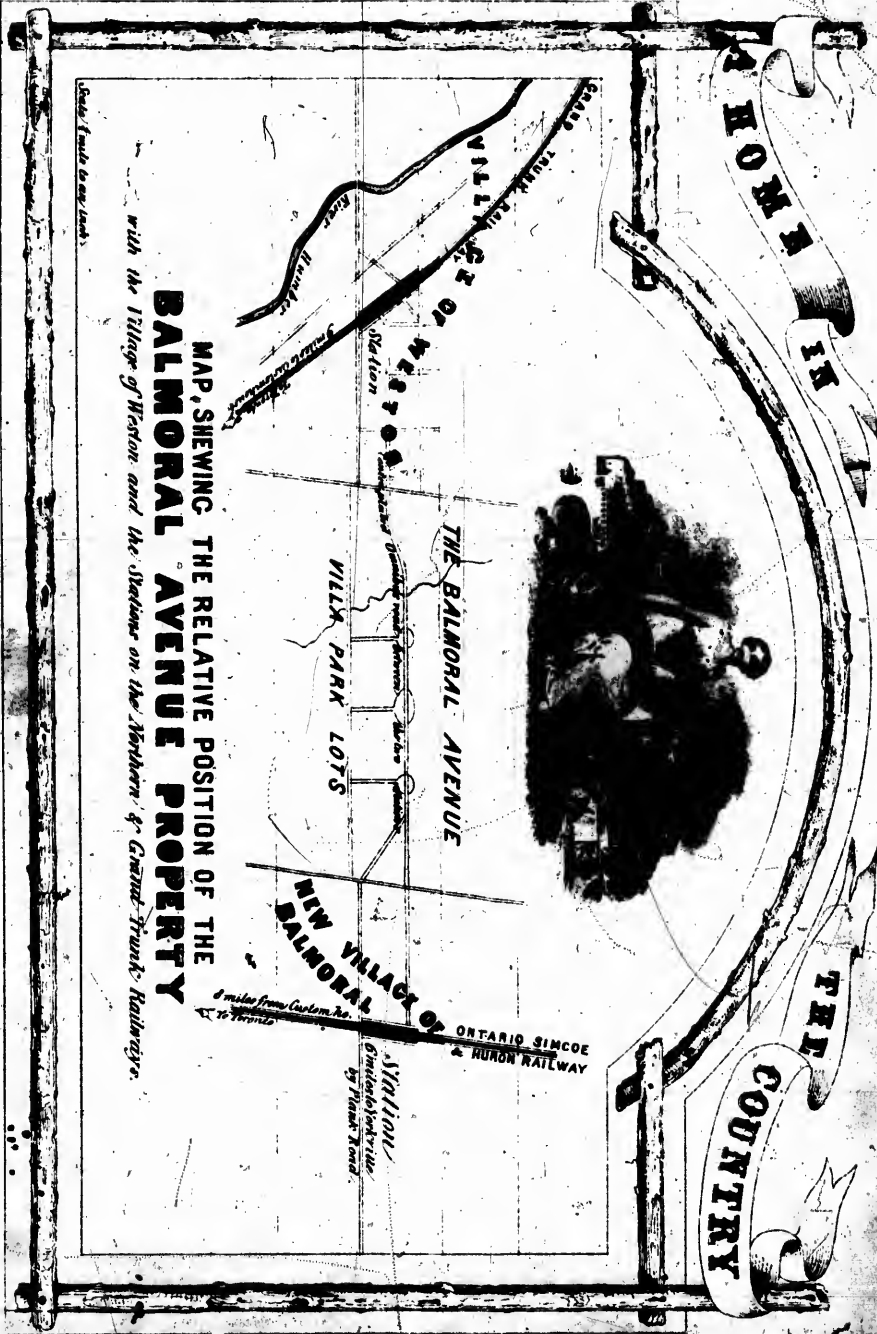
THE COUNTRY



MAP, SHOWING THE RELATIVE POSITION OF THE  
**BALMORAL AVENUE PROPERTY**

with the Village of Weston and the Stations on the Northern & Central Trust's Railway.

Scale 1 inch to one mile.



William  
O'Connell  
by Plans Road

ONTARIO SIMCOE  
& HURON RAILWAY

8 miles from Weston, N.E.  
by Road

