

# Lawrence Park Estates



The Perfect Site of Ideal Homes



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"Buena Vista," St. Edmund's Drive

"SIR," said the stolid British philosopher of early Georgian days, "if you would be healthy and virtuous you must needs live in the country—if you would be rich and occupied in great matters you will dwell in a great city."

The old philosopher spoke wisely enough for his day and generation, by no means foreseeing the time when modern swift conveyance should render it possible for a man to dwell, within reason, just where he pleased, and amid whatever surroundings he best liked, regardless of the fact that





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Home of John Leckie, Esq.

his "occupation in great matters" required his daily attendance in the heart of the city.

It may be that the complexity of present-day city life has developed to that point at which there has set in something of a revulsion towards the desire for the peace and the beauty of country existence: it may only be that deep in the minds of all men nature has placed a love for herself that is as a never-silent voice calling them back to her whenever they would stray too far, and that now, as never before, such essential necessities as drainage, running water, electric light and gas are not at all confined to those who live in the larger centres of population.

It may be because of either





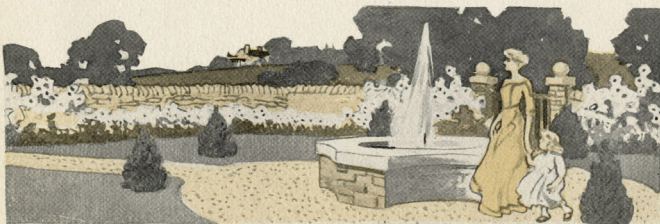
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Formal Garden of John Firstbrook, Esq.

one of these two reasons, or there may be others, but true it is that never before have the thoughts of city dwellers been so universally and consistently turned towards the all-evident advantages and delights of living in the country, or at least in suburban districts, where glorious gardens surround houses that are designed and built by men of taste and refinement, and where the advantages of proximity to rolling fields and the green glades of shady woods in no sense are offset by inconvenient distance from the heart of the city's business district.

The present can be called the age of the home-maker. It has more often been sneeringly termed matter-of-fact and



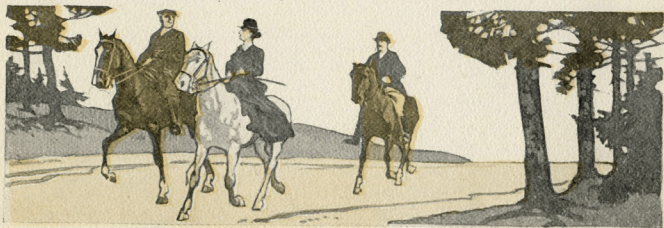




One of the many Summer Houses on Lawrence Park Estates

practical. The sneer is mis-applied, but the terms are fitting enough. The matter-of-fact and the practical have in recent years been most effective and triumphant in the great work of home-making.

There are many beautiful and influential magazines devoted to home-making, published every month on this continent and in Europe. That they are beautiful and influential is purely by reason of the fact that the average man and woman of the present day is more concerned in his home than in anything else. A glance at any one of them is proof conclusive, if proof were needed, that the home most favored by those who can at all afford it, is not the city





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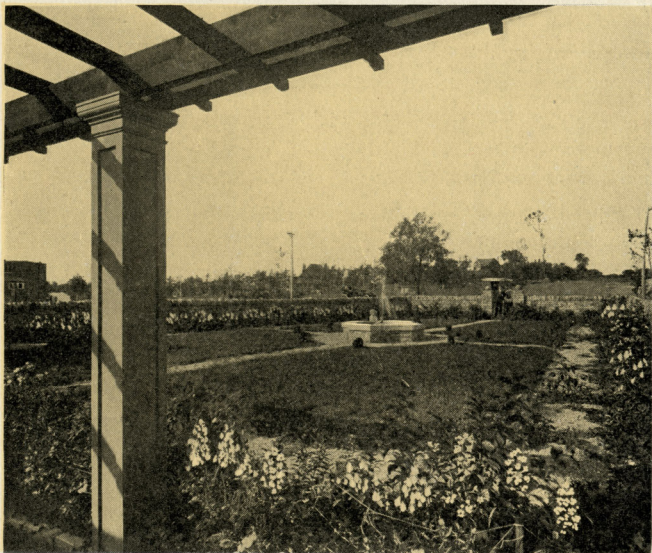
Home of John Brooks, Esq.

dwelling with no outlook but the streets, but that which stands half in the country and allows the city man and his family country pleasures together with life-giving, health-sustaining elements such as the city home can give to only a very limited degree.

For the man in that class uncertainly designated "comfortably off," or "well-to-do," the home of the future will be set in the garden-suburb, and Toronto, by reason of her exceptionally favorable situation, is more greatly blessed than perhaps any other city on the continent in possibilities for the development of this life amongst healthier and more beautiful surroundings. The newer portions of the city set







Formal Garden of J. Evans, Esq.

forth this fact in no mistakable way, and far-seeing men of affairs have recognized this trend of taste in home-makers, and have set out to provide and to conserve tracts of desirable land that will satisfy the demand these conditions have created.

The population of Toronto is well on its way towards the million mark, and the city borders have extended rapidly in every direction. It is to the north, however, that suburban development is being most satisfactorily worked out. A short journey up Yonge Street affords an interesting example of how the residential city is made to grow up in the country rather than on its edge and to retain in itself the country's natural features.







One of the many charming walks on the Lawrence Park Estates

Eight to ten minutes on the Metropolitan Railway lands one at Glen Grove in the heart of the most interesting and charming suburban-garden district of Toronto, and here are situated the Lawrence Park Estates. Four years ago these were farm lands, as the country to the north and east of the estates still is. But there developed an ever-growing demand for well situated building lots in a district beautiful alike in natural surroundings and in the class of dwellings erected about it, and the Lawrence Park Estates were pitched upon as a site for a park residential section which should in time outrival any other situation in or near Toronto.

That its promoters have chosen well, one realizes almost





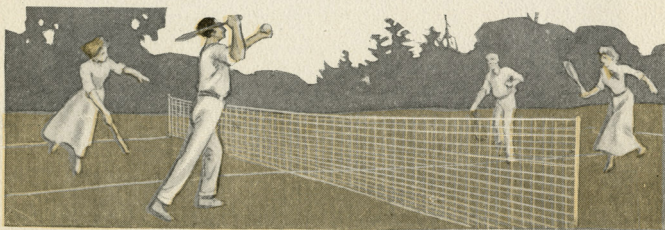
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Rose Garden, "Grey Gables"

before stepping from the car just south of the entrance gates. If he be a confirmed city dweller he instinctively notices a tremendous difference between the air at this point and that which custom has made bearable down in the city. High altitude is one of the natural advantages Lawrence Park has as a residential section. Others disclose themselves in continuous succession with every bend of the roads through the estate and with every dip or rise in the level of the land.

There are several entrances to the Lawrence Park Estate. At present all are on the east side of Yonge Street. The most southerly is a footpath leading down the side of a tree-clad ravine that lies across the front of the entire estate



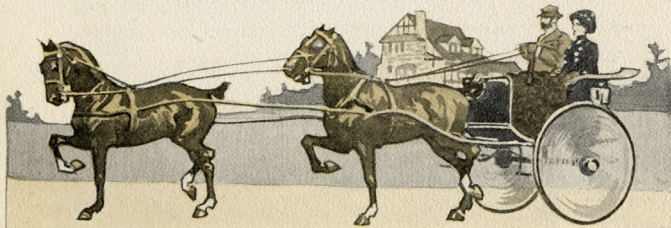


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The Turnstile of the North Toronto Golf Property on the Lawrence Park Estates

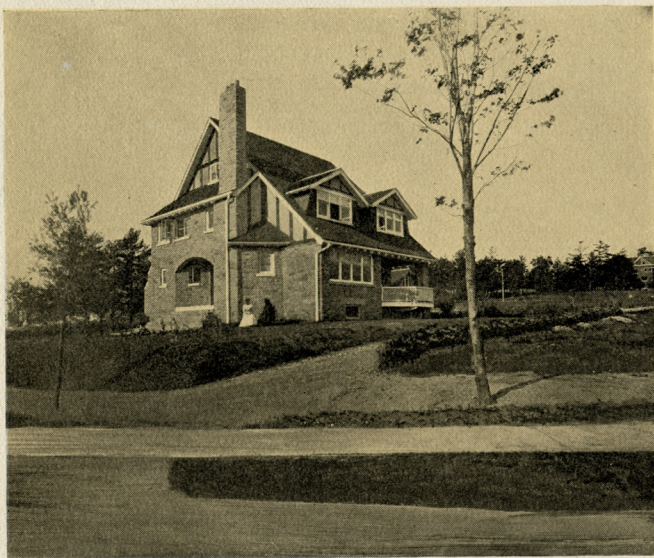
Selecting a wide road, flanked with concrete sidewalks, one strolls eastward across the estates. On either hand small copses of maple, elm and pine dot the plain, while a little farther off to the east and north and south, woods of larger growth lend variety to the scene. The ground undulates slightly. Now you are in a little hollow, and then you are on a rise and have for your view a great circle of country, rolling hills, cultivated fields and shadowy woods dotted with countless homes. To the east is a view such as people go far to look upon. Out across the valley of the Don the wooded hills melt into the misty distance and on their slopes lie the cultivated fields of farm after





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Home on St. Edmund's Drive

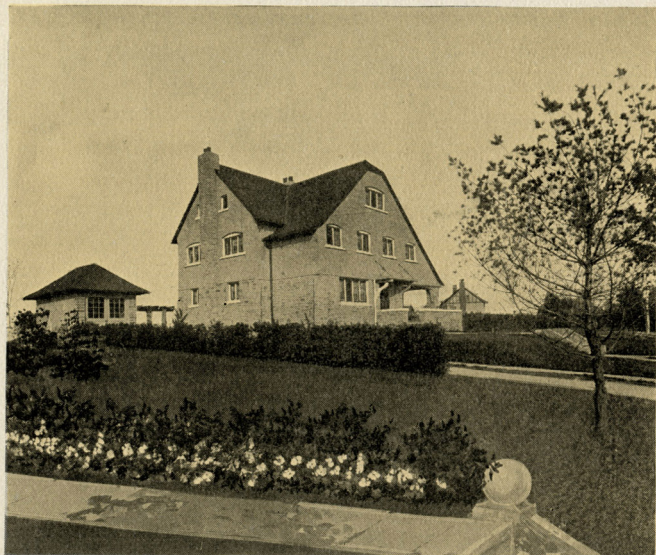
farm. Leaving this behind us we go back through a bewilderment of unexplored crescents and deviating roads, passing stately and pleasing homes, set in gardens such as would make the humblest cottage a thing of delight and pleasure to the heart. All at once an unexpected turn brings us to a short road at the end of which we see a bridge of generous breadth and noble proportions, and beyond that the stone pillars of the gates that open on to the broad highway of Yonge Street and form the principal entrance to the Lawrence Park Estates.

And now a word as to the class of home one finds in this park suburb. Be it understood it is not the exclusive





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Home on Dawlish Avenue

haunt of millionaires, although doubtless a few such may be found scattered promiscuously amongst its residents. Nor even is it necessarily a district set aside for such as can and do afford to number automobiles amongst the mere necessities of life. It is purely and simply a park estate laid out after the most modern and artistic methods, with all city conveniences, and where the man of moderate means can build his home amongst hundreds of others of like cultivated tastes. Amongst the homes already built and those for which plans have been drawn up, the range of cost is as wide as is the variety in the styles of the houses themselves. Yet each is beautiful, reflecting in its artistic and interesting





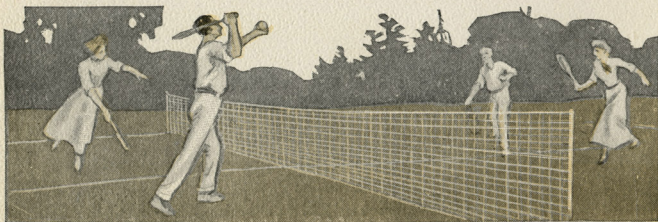
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Home of W. S. Dinnick, Esq.

charm the tastes and character of the family that dwells therein. Needless to say, they lack no possible convenience city life can give. Drainage, running water, gas and electric light make them in every way complete.

A glance at the houses now occupied and at the plans of the large number to be erected during the next few months is convincing proof that these avenues and boulevards will, ere long, have assumed such an air of quiet dignity and old-world charm as will be hard, if not impossible, to find elsewhere upon this continent. These homes do not seem to bear the stamp of the busy, bustling twentieth century. All about them will be formal gardens, flagged walks, close







The corner of Dinnick and Devon Crescents

cropped terraces and lawns, paved courts and pergolas, while here and there a garden of less conventional type will flaunt a blaze of blossomed glory to add zest and variety to the view.

There are, of course, building restrictions in force throughout the park. Yet they are nothing more than any man who buys and builds his home would wish to see upon the property surrounding him. Reasonable as they are, they ensure not only against depreciation of property values, but they guarantee a steady and consistent advance in the marketable price of every foot of land to which they apply.







Home of Julian Sale, Esq., Jr.

Nor does this end with the outer border of the Lawrence Park Estates, safe as they are against the incursion of undesirable builders. Immediately across Yonge Street, to the west, lies another wide tract of land as rich in natural beauties as that we have described. The glen which has for years given the locality its name, extends through this, and from its higher levels are to be seen views as wide and as inspiring as any to which we have here referred. This is held by the same men that control the Lawrence Park Estates, and it will be laid out and disposed of under similar regulations to those which have made the Lawrence Park Estates the most desirable sites for





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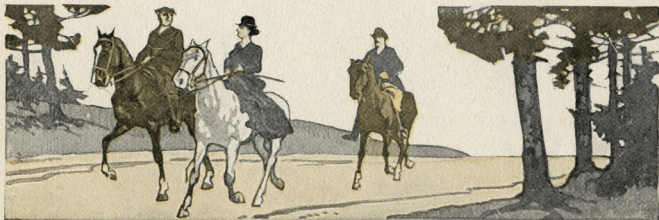


Pergola at "Flag Court"

homemakers to be found anywhere near the city of Toronto.

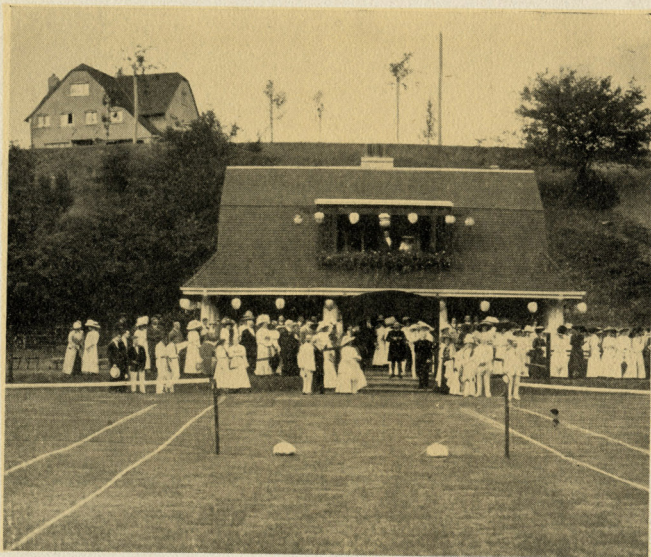
Just to the south, again, are other great properties, land purchases in which are subject to similar building restrictions. Thus is created a great garden suburb of countless beautiful homes, safe-guarded for all time against anything that would make them less desirable than they now are. A walk through these districts is a delightful way of spending an afternoon. Every dwelling adds a new charm to the view, be it stately mansion or the more modest but equally artistic small house.

It would be impossible to fittingly conclude without referring to still other advantages possessed by the dwellers in the





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His Lordship, the Bishop of Toronto, opening the Lawrence Park Bowling Club

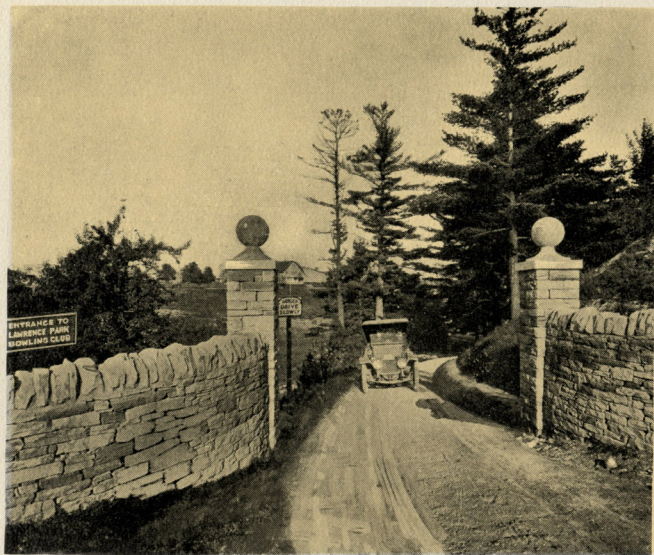
Lawrence Park Estates. A mile or two away in a south-easterly direction lie the grounds of the Rosedale Golf Club, whose links are said to be amongst the finest in all North America. But little further off are those of the North Toronto Golf Club, an organization steadily assuming an important place in the sport of this country.

Thus it is the residents of the Lawrence Park Estates, while in short and easily covered distance of the city and its theatrical and musical attractions, have all about them the facilities for country sport as well as those for the enjoyment of the ordinary delights afforded by life away from the noise and bustle of the city streets, with their restricted





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Entrance to Lawrence Park Bowling Club

views and their more or less unwholesome air. All about this beautiful suburb country walks and drives abound, and they lead through some of the most charming scenery to be found in all Ontario. Beautiful in summer, and perhaps even more so in winter, the Lawrence Park Estates lie in a district in which there is no limit to the possibilities for the enjoyment of life to the very fullest degree.

The home and its surroundings make life full of beauty, or they make it commonplace and sordid. The home-maker who bears this fact in mind while choosing the site of his home will go far towards ensuring his future happiness and that of his family.





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Lawrence Park Estates Office

IF your interest has been aroused by the foregoing, a call at our office (Dovercourt Land, Building & Savings Co., 24 Adelaide Street East; or at our North Toronto office, on Lawrence Park Estates) will in no wise commit you—but will simply result in a courteous explanation of the terms upon which Lawrence Park property can be reserved—and the building restrictions that have been imposed. You may be surprised to find that the cost of establishing a home in Lawrence Park is less than the attractiveness of the proposition would lead you to anticipate. Why not get posted, anyway? A postcard will bring one of our automobiles to your door to take you to the property. If you cannot find it convenient to call at our office, phone M. 7281, or North 4894.



***How to Get to  
Lawrence Park  
Estates :***

**Q** Take a Metropolitan car at the C.P.R. crossing on Yonge Street, and get off at Glen Grove Avenue. The property and our North Toronto office are on the East side of Yonge Street, at Glen Grove.



