

# WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

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TORONTO, MAY 31, 1930

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## Mount Pleasant Residents Want Car Service

Are Not Satisfied with Proposed Installation of Buses.

The extension of the street car line on Mount Pleasant Road from Eglinton Avenue E. to Blythwood Road has been the subject of considerable discussion within the last few days. The Toronto Transportation Commission do not favor the laying of car tracks on this part of the street, and have expressed their intention of serving the district by buses. Residents of the locality do not approve of this method of transportation, and their view is upheld at the City Hall, where the board of control insists that the T.T.C. supply this thoroughfare with street car service.

At a recent public meeting held in the North Toronto Town Hall, under the auspices of the North Toronto Ratepayers' Association Inc., the following motion by R. W. Henry was passed unanimously:

"That in view of the fact of the demand for transportation on Mount Pleasant Road north of Elington Avenue, a deputation be appointed to wait upon the T.T.C. and demand the extension of the car line at the earliest possible moment."

Appointed on the deputation were W. G. Ellis, president of the North Toronto Ratepayers' Association; A. E. Brocklesby, A. O. Thorne, E. U. Donnelly, George W. Hastings, R. W. McHenry and H. Trudelle. Aldermen of Ward Two, all of whom have actively interested themselves in the matter, and Alderman Ramsden, who was present at the meeting, will accompany the deputation.

The Board of Control favors the extension of the line; Mr. Harvey is opposed to it on the grounds that the line would not pay, that the work would cost \$150,000 and that population does not warrant the work being done, it was stated. From figures quoted by Jas. Robertson and supplied by the Assessment Department, the population east of Yonge street and north from Eglinton avenue to the city limits was declared to be 12,020, to at least 8,000 of whom it was considered the extension would cater.

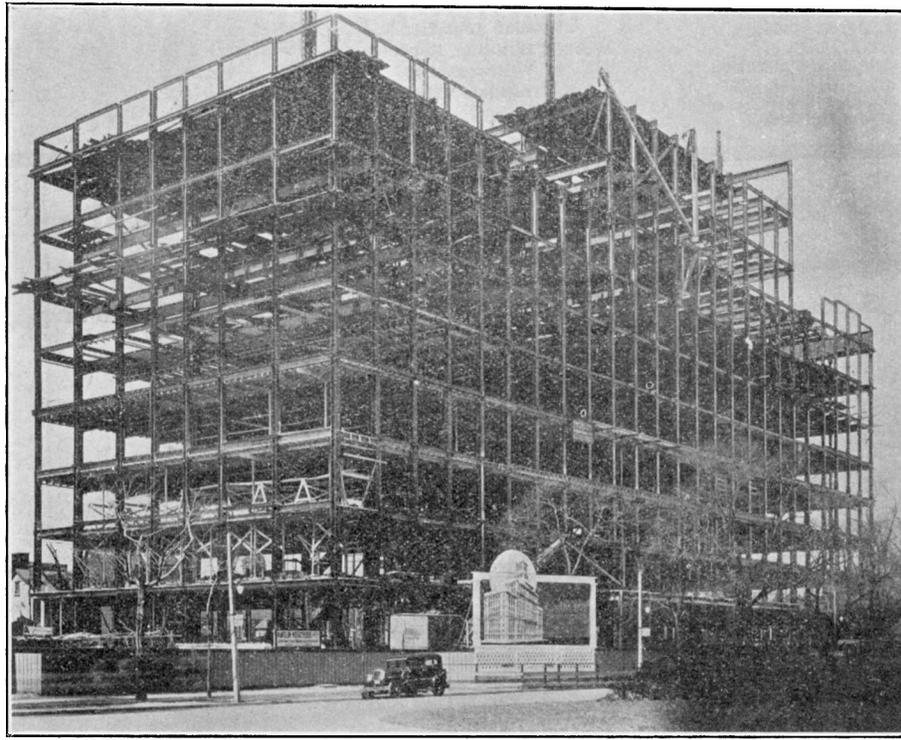
W. G. Ellis pointed out that both Mount Pleasant road and Avenue road are logical trunk arteries which will eventually have to be called upon to relieve the ever-growing traffic congestion on Yonge street.

The Mayor stated in Board of Control this week that the matter would be carried through to a conclusion as soon as the new appointments to the Toronto Transportation Commission were settled.

"We can take up this question of car tracks on Mount Pleasant Road with the new commission," his worship said. He pointed out that a bus service would be inadequate, especially in view of the new technical school going up in this district.

It is the opinion of several Toronto builders that a car service here would serve to stimulate building in this locality, as one of the first considerations of a home-buyer is accessibility of convenient and reliable transportation. Buses, they point out, are generally regarded with disfavor, especially by those who have been accustomed to street car service close to their homes.

## PROGRESS ON CANADA LIFE BUILDING



With over 350 men at work on the new home office of the Canada Life Assurance Company, remarkable progress is being made. In point of size, architectural beauty, and equipment, the first unit of the new Canada Life office will be one of Canada's outstanding structures. During the first four weeks of steel setting, the Dominion Bridge Company established a record by putting up 2,400 tons of steel in 22 working days. Steel for the eleventh and twelfth floors is now going up. Stone masons are at present laying the first consignment of the 170,000 cubic feet of white limestone which will be used. Stonework is past the third floor, and concrete is being poured on the seventh.

## Meeting the Country's Housing Needs

Survey of Canadian and American Cities Reveals Normal Ratio Between Supply and Demand for Single Family Dwellings

A normal ratio between supply and demand for single-family dwellings is one of the significant facts brought to light by the semi-annual survey of the real estate market completed the beginning of this year by the National Association of Real Estate Boards, covering 411 cities in the United States and Canada, and reporting information gathered by local real estate boards in those cities. A normal or adequate supply of single-family dwellings was reported by 62% of the cities included in the survey; 19% of these reported a shortage in this class of buildings and a further 19% reported overbuilding. When it comes to apartment houses, 55% of the cities covered by the survey reported a normal supply of apartments, 27% reported a shortage and 18% reported that there was overbuilding in this class of building.

The table published with this article shows the facts with regard to single-family dwellings and apartments in the

various geographical areas of the country as well as in cities of certain sizes, grouped as cities of under 25,000 population and from that amount up to 500,000.

These figures take on added significance in connection with a statement issued recently by Edward Eyre Hunt, Secretary of President Hoover's Conference on Unemployment. Mr. Hunt stated that while the annual increase in population has become much more nearly stabilized in recent years, he estimates that the country requires an annual addition of 400,000 homes, pointing out that the net loss of the farm population to cities and towns has resulted in an unusual demand for urban dwellings.

The situation with regard to rents as reported by the Real Estate Board's Semi-annual Survey, showed that rents of single family dwellings were higher than they were a year ago in 17% of the cities; they were the same or

(Continued on page 14)

PERCENTAGE OF CITIES REPORTING OVERBUILDING, NORMAL SUPPLY OR SHORTAGE IN SINGLE-FAMILY DWELLINGS AND APARTMENTS AS COMPARED WITH NOVEMBER, 1928.

Section and Size of City	Single Family Dwellings			Apartments		
	Overbuilt	Normal	Shortage	Overbuilt	Normal	Shortage
Totals for U.S. and Canada.....	19	62	19	18	55	27
New England .....	30	48	22	32	41	27
Middle Atlantic .....	25	70	5	24	57	19
South Atlantic .....	19	56	25	25	58	17
East North Central .....	20	70	10	14	55	31
West North Central .....	11	56	33	11	61	28
East South Central .....	35	50	15	16	63	21
West South Central .....	4	73	23	22	52	26
Mountain .....	25	38	37	5	50	45
Pacific .....	9	59	32	10	52	38
Canada .....	100	.....	.....	100	.....	.....
Over 500,000 .....	31	62	7	64	36	.....
200,000 to 500,000 .....	25	62	13	28	72	.....
100,000 to 200,000 .....	24	70	6	40	51	9
25,000 to 100,000 .....	21	64	15	18	62	20
Under 25,000 .....	17	57	26	10	53	37
Township and Counties .....	10	66	24	11	46	43

## York Township Appoints Town Planners

Extensive Local Improvement By-Laws Passed This Week.

Following presentation of a petition asking that a resolution restricting the building of apartment houses on Vaughan Rd., between Pinewood and Arlington Avenues, be amended to read as between Wychwood and Arlington Avenues, the York township council this week appointed six prominent ratepayers as members of a committee to be known as the advisory committee on town planning. Its first duty will be to report upon the petition at next Thursday's council meeting.

The committee, which consists of Dr. W. E. Pearson, William Brown, W. W. Cole, James Reynolds, A. D. Schatz and F. J. Fradd, will recommend upon street openings, widenings, extensions and other improvements as may be advisable.

The resolution added that the committee "be requested to make a survey of the township with a view to determining the various zones in which certain types of businesses, residences and apartment houses only should be permitted." The resolution was offered by Councillor A. J. B. Gray and seconded by Deputy Reeve Ralph Russell.

The discussion on apartment house restrictions was prompted by the complaint of A. D. Schatz, president of the Humewood Ratepayers' Association, against the proposed erection of a four-storey apartment house on Vaughan Rd., between Wychwood and Pinewood Avenues. He demanded that the apartment house be only three storeys and that it allow air space of twenty feet for the benefit of people who own houses in the vicinity.

The property committee's report recommended that, since the residents had no objections to a three-storey apartment house, the plans submitted by Smith, its builder, be amended from four to three storeys. The suggestion was held up, however, until the new committee could report.

Approval was placed upon by-laws providing for the construction of a concrete sidewalk on Hillary Avenue, north side, from old Weston Road to Regent Street, approximately 500 feet; construction of a service sewer on Eglinton Avenue, from Oakwood Avenue to Ossington trunk service sewer, 700 feet; a concrete sidewalk on Glenholme Avenue, east side, from Vaughan Rd. south to the end of the existing walk, approximately 300 feet; a concrete sidewalk on Harlton Cres., north side, from Haverson Blvd. west to Silverthorne Ave., 700 feet; a permanent pavement on Mould Ave., from St. Clair Ave., north to Pritchard Ave., approximately 850 feet; a permanent pavement on Dundas St., from the city limits, west to a point 540 feet west of Humbercrest Blvd.; a permanent pavement where required on Montcalm Ave., from Eglinton Ave., north to Schell Ave., 112 feet, and a permanent pavement on Eglinton Ave., from Oakwood east to Lyons Ave.

This action on the part of the Township will undoubtedly prove of inestimable importance to builders operating in this district.



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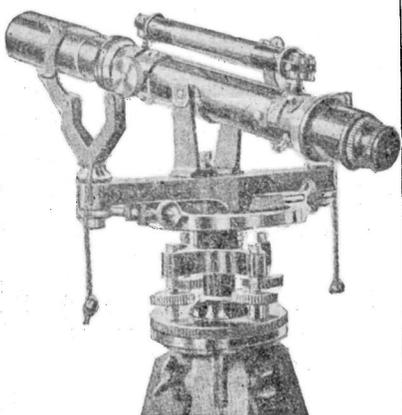
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## Association Mourns Loss of First President

Sudden Death of Thomas W. Robinson Removes Prominent Figure in Toronto Building Industry.

It was with great surprise and keen regret that the members of the Toronto Home Builder's Association learned of the death of Thomas W. Robinson (affectionately known to a host of friends as "Tom"), who was discovered dead in the rear of his residence at II Evelyn Crescent, West Toronto, early Tuesday morning, May 27th.

The manner of his untimely death is not fully known, but from the circumstances it would appear that he had suddenly collapsed while moving out the garbage pail preparatory to retiring for the night, his body being found beside the upturned receptacle early in the morning by the milkman. The fact that he had been "batching it" alone during the absence of his wife and youngest son in Atlantic City, accounts for the delayed discovery of his tragic passing. Death was apparently due to heart seizure, but a condition that may or many not have had some influence on his state of health on the fatal evening was revealed by "T. W." to Past-President W. J. Fugler—probably the last fellow-member of the Association to whom he had talked before his death. Monday afternoon, he dropped in for a friendly call at the job which Bill has under construction and during the course of the conversation remarked that he had been busy all afternoon fumigating a section of one of his apartments. With his usual thoroughness "T. W." had, as he remarked, "gave it a good dose", so much so that he said that he felt "full of it", but otherwise gave no indication of not feeling as well as usual, and it seems unlikely that this had any bearing on his death.

In the death of T. W. Robinson, the Toronto Home Builder's Association, has lost one of its most energetic, active and faithful members, and the building fraternity a craftsman who never had cause to be ashamed of his labors. Born in Milton, Ontario, 48 years ago, he came to Toronto in early life and entered upon his chosen career as a builder. During his lifetime he built extensively in many sections of the West and North-west part of the city, and his work included not only residences but many fine duplexes, apartments and stores. He never would resign himself to a conception of a member of the Home Builder's Association as being a builder of homes only, but always took the broader view that as the Constitution of the Association declares, any one ACTIVELY engaged in building of any kind was eligible for membership. A man might not be building continuously (that is impossible for most builders) but "T. W." always insisted that at least building should be the chief business and purpose of every candidate for membership.

He was one of the original charter members and directors of the Toronto



THE LATE THOMAS W. ROBINSON

Home Builder's Association when it was formed in 1918. At that time the Association consisted of several branches in various parts of the city, and "Tom" was one of the most active and enthusiastic members of the West Toronto Branch. When, in 1926, it was decided to combine all the branches in one large central organization, he was unanimously chosen as the first President of the new city-wide Association. He ever displayed the same tireless interest in the welfare of the new association as he had taken in the West Toronto group. He rarely, if ever, missed a meeting, and never hesitated to bring forward suggestions which he believed were in the very best interests of the association.

He was an exemplary citizen, never failing in his duties to his home, church and fellowmen. He was long an active and devoted member of High Park Methodist (now United) Church, a member of Victoria Lodge, A.F.&A.M., No. 474, and of the Royal Arch Masonic Chapter. As a Kiwanian he had taken a most active interest in the Boy's Work of the West Toronto Kiwanis, having been the prime mover in the formation of the Boy's Camp of that group.

He is survived by his widow, formerly Lillian Alberta Eversfield, and two sons, Keith, aged 14 a student at Upper Canada College, and Gordon, aged 6.

A report of the funeral proceedings will appear in next week's Reporter.

### Special General June Meeting

Owing to the Shrine Convention, the regular June meeting of the Executive of the Toronto Home Builders Associa-

tion scheduled for the second Monday, June 9th, has been postponed, and instead a Special General Meeting of the whole association will be held later in the month at which the Report of the Realty Committee will be presented and the proposed tax on builders for the schooling of apprentices will be discussed and a resolution framed for presentation to the Ontario Government. Members will be duly advised by Secretary C. M. Pelton of this meeting, and further particulars will appear in later issues of the Reporter.

### Builders Object to Apprentice Taxation

The attention of members of the Home Builders Association is directed to the editorial on page 13 of this issue dealing with the proposed assessment on builders and contractors toward paying for the training of apprentices. Many builders have already received notification that they will be assessed one-quarter of one per cent of their total yearly wage bill, and while the rate of taxation is small it amounts to considerable in some cases. The general feeling among the builders seems to be that as they are already paying for the upkeep of our technical schools in their general city tax, there is no need for this added assessment.

President W. H. Kerwin advises that this matter will be discussed at the special general meeting of the association to be called in June, due notice of which will be sent every member and further details of which will be published in the Reporter.

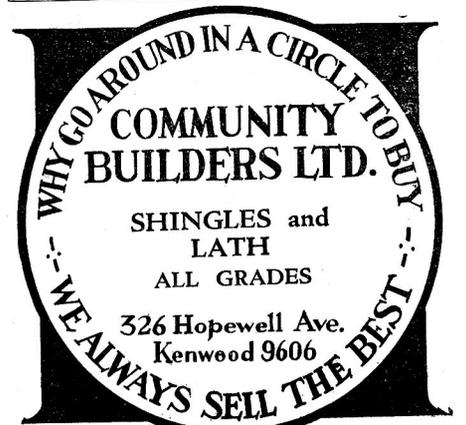
### Splendid Sports Program for Picnic

Dinner Served At 12 Noon Sharp.

This year's annual picnic of the Toronto Home Builders Association will be featured by a splendid program of sports, it was revealed by Chairman John Carroll at the meeting of the Picnic and Parade Committee at the Prince George Hotel last Monday evening.

Plans for the day—Saturday, June 21st—are going forward rapidly and the committee is making every effort to provide a gala day for every member of the association.

(Continued on page 15.)



**For More Saleable Construction**

Practical Ideas and Helpful Hints on Home Building, Compiled Specially for Weekly Building Reporter by a Toronto Builder of Many Years' Experience.

**II—FOUNDATIONS.**

When the excavating is completed and the different soils separated, the walls are commenced. Should the walls be of brick or cement block, a concrete footing is of course necessary.

There is nothing of more importance in proper construction than the footings. Should the nature of the soil, upon completion of excavation, prove to be damp—extra precaution is of course necessary. If from observation or in view of local conditions (such as the grade of the land) the soil indicates the possibility of surplus water in the spring, or seepage, it will be necessary to install weeping tile around the foundation walls and to waterproof the exterior of the foundations by one of the numerous products now on the market and which can be applied under almost all weather conditions.

When the concrete footing has been poured the important thing to bear in mind is its proper hardening. This period varies, but at least ten days should be allowed from the time the concrete footing is finished before building is proceeded with.

When the footing is properly hardened it is very important that it be treated to a coat of waterproofing—any of the various products on the market are suitable, but a good, old-time treatment that has never failed in my experience is a mixture of hot pitch and tar. This should be applied over the entire surface of the footings, and will prevent any seepage up into the walls from beneath the footings. If one of the various ready-mixed products is purchased, the container may be sealed and the balance of the material used all round the exterior of the foundation walls.

**Back-filling.**

Another very important point in connection with proper building practices is back-filling. Again too often the builder is over-anxious. When the walls of the cellar foundation are up two, three or four feet, the laborers will immediately commence to back-fill, or pack in around the foundation walls some of the excavated earth. This is done for two reasons: (1) to speed up operations and get rid of the immense amount of earth that has accumulated and which is in everybody's way; (2) to save the mason contractor erecting a scaffold, permitting the use of terra firma—which most men naturally prefer to stand upon. The great danger of this practice is that, should it be dry weather when this back-filling is done, pounded and walked upon, a shower of rain may come along causing expansion and resulting, in many cases, in crushed-in walls—making the foundation of course out of plumb. Then again it damages the waterproofing coating which has been applied for a specific purpose. The pressure of earth against newly built walls constitutes the greatest hazard.

A basement built and completed under proper conditions is in itself a splendid advertisement to the builder. Should a prospective buyer come along who is more or less sceptical—one who has bought a house from a builder who assured him that all such precautions were taken, and yet who is in possession of a home which lets in water after every rainstorm—prove your claim by calling in a laborer and baring the foundations for a few feet. Convince him in this way and your house is half sold.

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# The Ring of the Trowel and the Hum of the Saw

## Summary of the Week's News in the Building and Allied Fields.

A. C. Smithers holds general contract for the erection of a detached residence on the east side of Warlands Avenue, near Donlands Avenue, and is trimming at present. It will be two storeys of solid brick construction on concrete block foundations, and will cost about \$5,500. The owner's name is not disclosed.

John Carroll, Sr., has begun the erection of two residences on the north side of Strath Avenue, near Lambton Road in Kingsway Park. Both will be of concrete block and stucco construction on concrete block foundations, and will contain two storeys. The cost of the two will be close to \$20,000.

E. N. Hastings, 371 Keele Street, has begun excavation operations on the north side of Whitmore Avenue, near Lyon Avenue, York Township, for the erection of a detached two-storey residence. It will be of solid brick construction on concrete block foundations and will cost about \$4,500.

W. C. Charters and Sons, Architects, 105 Victoria Street, have awarded general contract for the erection of two stores and offices at the south-east corner of Dundas and Church Streets to William Shankman, 33 Adelaide Street, West. The new structure will be two storeys of solid brick construction on brick foundations, and will cost approximately \$10,000. The owner is Mr. Squires, 101 Dundas Street, East.

J. H. Lee, 144 Nairn Avenue, is trimming a detached residence on the west side of 6th Street, near Morrison Avenue, New Toronto. Of two storeys, it will be solid brick on concrete block foundations and will cost in the neighborhood of \$5,000.

William H. Pidgeon, 4 Broadway Avenue, has begun work on the erection of a detached residence on the north side of Lawrence Avenue, East, near Yonge Street. It will be a two storey dwelling of solid brick construction on brick foundations and will cost about \$9,000.

Walls are going up for the new Toronto firehall, for which the general contract is held by the Herod Construction Company. James, Proctor & Redfern are the engineers employed in connection with the project which, when completed, will cost \$16,000.

H. Yarrow, 196 Westmount Avenue, has the walls ready for the roof for a detached residence on the east side of Pinewood Avenue, near Valewood Avenue. It will be two storeys of solid brick on concrete block foundations, and will cost \$4,000.

W. Combres, 14 Harcourt Road, is trimming a detached dwelling on a lot adjoining his own residence. It is two storeys, of solid brick construction, and when completed will cost about \$6,500.

A. Dyer, 137 Bernice Crescent, has begun roofing a detached residence on the south side of Bernice Crescent, near Scarlett Road. It is a two storey dwelling of solid brick on concrete block

foundations and will cost close to \$4,500.

E. Small, 475 Beresford Avenue, has the walls under way for a detached residence on the south side of Strath Avenue, near Lambton Avenue, Kingsway. It is of brick and stone construction on concrete block foundations and is expected to cost in the vicinity of \$8,500.

W. R. Edwards, Willowdale, Ontario, has the foundations in for a two storey detached residence at No. 31 Glenforest Road, of solid brick on concrete block foundations. It is expected to cost about \$4,000.

Allan & Condie, Builders, 339 Boon Avenue, have begun work on the erection of a detached bungalow residence on the north side of Livingstone Avenue, near Times Road. Of one storey, it will be solid brick on concrete block foundations and will cost close to \$4,500.

G. H. Frost, 29 Cloverdale Road, has begun excavation operations for the erection of a pair of semi-detached residences at No. 450-452 Maybank Avenue, near Northlands Avenue. They will be of two storeys (30 x 40 ft.), solid brick on concrete block foundations. The cost is estimated at upwards of \$5,000.

V. L. Morgan, 1454-a Yonge Street, has prepared plans for a 70-suite apartment.

(Continued on page 8)

## Mechanics' Liens

May 28th, 1930.

- 11494—William Hall against G. C. Coulter et al for the sum of \$220.00.
- 11795—Angelo Mele & Stanley B. Lee doing business under the name of Mele & Lee against William Shankman et al for the sum of \$648.39.
- 11797—Bayview Electric Co. Ltd. against Florence Fletcher et al for the sum of \$270.06.
- 11798—The Watt Milling & Feed Co. Ltd., of 43 Osler Ave., against William Shankman for the sum of \$1,769.08.
- 11799—Toronto Ready Mixed Concrete Ltd., against L. C. Fauver & Mrs. L. C. Fauver et al for the sum of \$432.40.
- 11805—Eric Carroll against Lewis H. Law & Fred Smith trading under the firm name of Law & Smith et al for the sum of \$190.00.
- 11807—St. Clair Avenue Hardware Limited, of 740 St. Clair Ave. West, against Arthur Lloyd Edmonds et al for the sum of \$245.00.
- 11809—Eddie Sirot against William Shankman et al for the sum of \$231.50.
- 11810—Sidney Sirot against William Shankman et al for the sum of \$231.50.
- 13535—Frank Cucci against David Kaplan et al for the sum of \$103.20.
- 13536—Toronto Brick Company Limited against Georgina Long et al for the sum of \$101.00.
- 13537—Peerless Hardwood Flooring Company Limited of 780 Dupont St. against City Duplex Limited et al for the sum of \$4,707.50.

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# Toronto a City of Fine Parks

Further Projected Developments Under Consideration.

Toronto, the City of Homes, might also be aptly described as "Toronto, the City of Parks." East, west and north, in every residential section of the city these beauty spots are to be found, brightening and relieving the turmoil and congestion of a great metropolis like oasis in the desert.

Some are natural woodland tracts, around which the city has grown in its never ceasing expansion, with shady nooks and dense undergrowth untouched by the hand of man. Others are beautifully kept gardens, where all kinds of flowers flourish under the expert care of skilful gardeners, and where close-clipped greensward and gravelled walks complete the creation of a place of beauty. Others again are devoted to playground purposes, where children and grown-ups alike can have their ball games and picnics, and all sorts of recreation. Zoos have been established in two of Toronto's larger parks, and every year thousands flock to watch the antics of the animals.

Outstanding among all recreation spots in Canada is the Queen City's beautiful High Park, which before the death of its original owner, John Howard, was a beautiful private estate. At Mr. Howard's death the park passed by his bequest to the city on the agreement that it should always be preserved for public use as park land. The city has done everything possible to maintain High Park in its natural state, and in addition has established a beautiful sanctuary for wild birds, and a fine collection of native wild animals. Picnic areas, ball fields, and cricket grounds have been laid out and are utilized to capacity during the summer months. In winter a thrilling bob run, toboggan slides, skating and hockey rinks, and all kinds of hills suitable to the increasingly popular sport of skiing make High Park a centre of attraction.

Down along the shores of Grenadier Pond are paths through cool and leafy ravines that make an ideal spot or a quiet stroll on a warm summer's evening.

Among the well-known beauty spots here are John Howard's home, still furnished as it was during his lifetime, his monument in its last resting place across the road from the old homestead, and his beautiful flower beds, visited every summer by thousands of horticultural enthusiasts.

Queen's Park, a fitting site for Ontario's legislative buildings, is another of beauty spots, famed all over the continent for its gorgeous tulip beds. Monarch Park, in the east end of the city, also attracts thousands of holiday-makers annually, and is another fine example of well-kept park land and recreation ground.

In North Toronto are several equally fine municipal parks, among them being Reservoir Park, a lovely spot in which is situated Toronto's reservoir.

All over the city at intervals of only a few blocks are small tracts of park land devoted to baseball, football and hockey in their respective seasons. It is this consideration of the younger generation which has done much to make the city prominent in sports and free from crime.

Riverside Park, on the west bank of the Don River, is the home of Toronto's main zoological gardens, in which animals from all parts of the world may be found.

The Island offers a beautiful park playground, where 238 acres are devoted to recreational purposes. Sunnyside Beach and Amusement Park is the longest, largest and most complete lakeside amusement park in the world. The bathing pavilion here will accommodate 7,700 bathers at one time, and the pool is one of the most up-to-date in existence. Exhibition Park needs no description here, either to residents of Toronto or to countless thousands from coast to coast.

Figures regarding Toronto's park lands will amaze even many of us who have resided in the city for years. There are 1,944 acres of land and 106 acres of water, making a total of 2,050 acres. Included in this acreage are seventy-five park areas and fifty children's supervised playgrounds. In addition to the foregoing are twelve and three-quarters miles of boulevards and driveways.

At present plans are under way for the development of the Eastern Beaches, the much discussed Brule Lake and further extension of Island Park. Other lesser projects are also receiving attention, and when all these are completed, Toronto will truly be entitled to be designated "Toronto, the City of Parks."

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As an outcome of the death of George Holden, 4 Lappin Avenue, who was killed recently when he fell from a scaffold erected in the construction of a one-storey building in Mount Dennis, a coroner's jury has made a recommendation that it be made compulsory for all builders to place a guard rail on all scaffolds on which men are working. Some builders protect their men in this manner, but as far as can be ascertained, the practice is not very general.

It was the morning after the night before.

"How did you find yourself this morning?" asked one man participator of another.

"Oh, easily," was the reply. "I just looked under the table and there I was."

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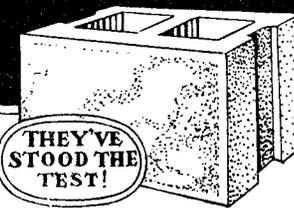
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## Toronto District Building Permits

Imperial Oil Co., 56 Church St., erect steel trestle for sign above service station, south side Queen St., foot of Indian Rd. .... \$5,000

Alex. M. Tarbet, 2 Fir Ave., make alterations to dwelling and private garage, 2 Fir Ave., near Balsam Ave. ... \$2,500

Mary L. Playter, Est., 7 Jackman Ave., building addition to second floor at rear of public garage, 350 Danforth Ave., near Jackman ..... \$2,500

Jos. Calderone, 940 St. Clair W., alterations and building a one storey brick addition to store with dwelling over 940 St. Clair W., near Oakwood Ave. .. \$900

Frank A. Babcock, 18 Farnham Ave., one detached brick dwelling for two families only, 16 Farnham Ave., near Yonge St. .... \$14,000

Frank Coates, 6 Fielding Ave., two detached brick dwellings, north side Old Orchard Gr., W. of Greer Rd. ... \$7,500

Hymie Shoom, 670 Shaw St., one storey brick private garage, 670 Shaw St., near Harbord ..... \$500

Wm. Rosie, 1858 Davenport Rd., one storey concrete block public garage, 1858 Davenport Rd., opposite Symington Ave. .... \$5,000

Frankel Bros., 27 Broadview Ave., dem. two dwellings 8-10 May St., near Sherbourne St. .... \$5.00

University Investment Co., Tip Top Tailor Bldg., dem. church, College St. north-east corner Spadina ..... \$2,500

Lankin & Locke, 181 Cranbrooke Ave., four detached brick dwellings, 176-182 Lawrence Ave., near Greer Rd. .. \$12,800

Geo. Bain, 313 Quebec Ave., building one detached brick dwelling, 395 Glenlake Ave., near Pine Crest Rd. ... \$4,200

A. J. Henderson, 10 Oreole Gdns., four detached brick two family dwellings, 459-67 Oriole Pkwy., near Eglinton Ave. .... \$40,000

Andrew McMillan, 176 Main St., building dwelling, 29 Norwood Rd., near Gerard St. .... \$2,500

T. T. C., 35 Yonge St., making alterations to two storey brick garage, 4-16 Sherbourne St., near Esplanade .. \$15,000

Trustees, Merton St. Gospel Mission, 35 Kendal Ave., altering Gospel Hall, 399 Merton St., near Mt. Pleasant Rd. \$1,500.

Hyman Levine, 214 Augusta Ave., building one storey brick private garage, 218 Augusta Ave., near Nassau St. \$1,000

Thos. W. Robinson, 11 Evelyn Ave., two detached brick dwellings, east side Glendonwynne Rd., near Glenlake Ave. .... \$8,000

Mrs. Chas. Trown, 262 Russell Hill Rd., building two storey brick sunroom at rear of dwelling, 262 Russell Hill Rd., near St. Clair Ave. .... \$2,000

Arthur Dobson, 450 Roselawn Ave., one detached brick dwelling and private garage, 434 Roselawn Ave., near Avenue Rd. .... \$5,500

Sam Lent, 962 Bloor St. W., make interior alterations to Theatre and project on booth, second floor of bldg. to be used as dance hall, 962 Bloor W., near Dovercourt Rd. .... \$3,000

British American Oil Co., Royal Bank Bldg., instal. three 1,000-gal. underground gasoline tanks and two 20-gal. pumps, Queen St. E., north-west cor. Scarborough Rd. .... \$1,000

Also three 1,000-gal. tanks and five 20-gal. pumps, Yonge St., north-east cor. Golddale Rd. .... \$1,000

The Shell Co. of Can., 919 Federal Bldg., building gasoline service station, Gerrard St., north-west cor. Clifford Ave. .... \$8,400

Sam. Nesbitt, 35 Evelyn Ave., building five stores, Nassau St., north-east cor. Bellevue Ave. .... \$4,500

Clayton Hurburt, 405 Manor Rd. E., one pair semi detached brick dwellings, 247-9 Brookdale Ave., near Greer Rd. .... \$7,000

C. W. Hurndale, 14 Munroe Pk. Ave., building factory and garage, 7-9 Duke St., near Jarvis ..... \$55,000

Jas. Coulter, 612 Indian Rd., addition to first floor of dwelling for bathroom, 612 Indian Rd., cor. Glenlake Ave. \$500

A. Phenix & Son, 199 Fulton Ave., two pr. semi detached brick dwellings, north side Deloraine Ave., near Greer Rd. .... \$20,000

General Realtors Ltd., 1331 Danforth Ave., building addition to rear of store, rear 326 Bloor St. W., near Spadina \$600

Chas. Kilby, 18 Harriett St., building one detached concrete block dwelling, 18½ Harriett St., near Leslie .... \$1,600

Fred J. Cummings, 66 Pine Cres., build gasoline service station, Kingston Rd., north-east cor. Malvern Ave. \$8,500

J. T. Galbraith, 78 Binscarth Rd., addition to front of dwelling, 78 Binscarth Rd., near Glen Rd. .... \$1,500

Fred Stevens, 2 Beck Ave., two pr. semi detached brick dwellings, 223-9 Melrose Ave., near Elm Rd. .... \$16,000

Harry Litowitz, 390 Queen E., one detached brick dwelling and private garage, 52 Burnside Dr., near Bathurst ..... \$10,000

Board of Education, 155 College St., addition to Bruce School east side Larchmount Ave., near Queen St. E. .. \$50,000

Ben. F. Cook, 164 Wolverleigh Blvd., one detached brick dwelling with garage attached, 32 Glen Manor Dr., near Beaufort Rd. .... \$7,300

H. C. Wilson, 1302 Ossington Ave., make interior alterations to first floor of dwelling for two families, 1302 Ossington Ave., near Tyrell Ave. .... \$600

### Summary of Toronto Permits

9 Brick dwellings	\$119,000
2 Alterations to frame dwellings	3,000
2 Alterations to brick dwellings	5,000
1 Factory	55,000
1 Fire Escape	700
4 Large Garages (Cost over \$500)	23,500
1 Service Station	8,400
1 Store	4,500
4 Alterations to stores	1,150
2 Gas Tanks	2,000
1 Large Verandah (Cost over \$500)	2,000
	<b>\$224,250</b>

### East York Permits

Branson and Taylor, 132 Gledhill Ave., one pair of brick and shingle dwellings on the east side of Monarch Park Ave., near Sammon Ave. .... \$6,000

Mrs. Williams, 238 Gainsborough Rd., a solid brick bungalow on the south side of Sammon Ave., near Coxwell Ave. \$2,500

Percy F. Norman, 1908 Danforth Ave., one brick and shingle dwelling on the east side of Gledhill Ave., near Lumsden Ave. .... \$2,500

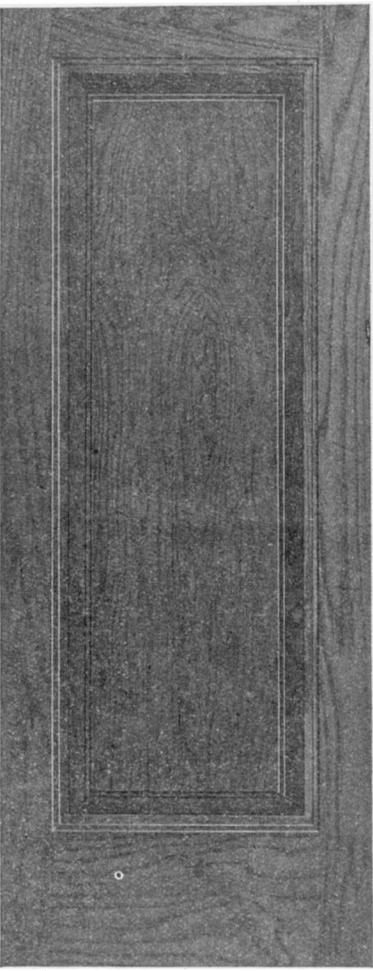
J. R. Edwards, 96 Dawes Rd., one pair of solid brick dwellings on the east side of Main St., near Danforth Ave. .. \$8,000

Burton Eugene Field, 247 Woodfield Rd., frame alterations and brick veneer, north side of Secord Ave., near Barrington Ave. .... \$1,500

Arthur Godly, 272 Gledhill Ave., a frame and shingle second storey on the west side of Gledhill Ave., near Lumsden Ave. .... \$1,700

George Shaw, St. Clair Ave., a frame dwelling on the south side of Holmestead Dr., near Dawes Rd. .... \$2,000

(Continued on page 8)



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# Cathedral of United Church is Architectural Gem

Rebuilt Metropolitan Well Maintains Toronto's Leadership as City of Fine Churches.

J. Gibb Morton, Architect

WHEN the Metropolitan Church, Toronto, was almost completely destroyed by fire, January 30th, 1928, there was profound regret and sorrow, not only throughout the United Church but among all Christian communions, for "Metropolitan Methodist," as it was so familiarly known to all residents of the city, was more than a church, more even than the "Cathedral of Methodism," it was an institution of Toronto. It seemed to belong to everyone, almost in the same sense as the City Hall, Massey Hall and the University of Toronto belong to all. It may be that one had never entered within its sacred walls, and certain it is that many would not agree with all the theology that had been acclaimed from its pulpit, but, nevertheless, if Toronto was your home town you couldn't help but be proud of old Metropolitan; and the chances are that down in your inmost soul you really loved the famous old grey brick pile.

And, so it was, that when fire so seriously ravaged this honored edifice two years ago, genuine regret was expressed on all sides, and right glad, indeed, were the citizens of all creeds, and especially those formerly "of the people called Methodists" when in August, 1928, the board of trustees announced that the congregation would rebuild Metropolitan forthwith.

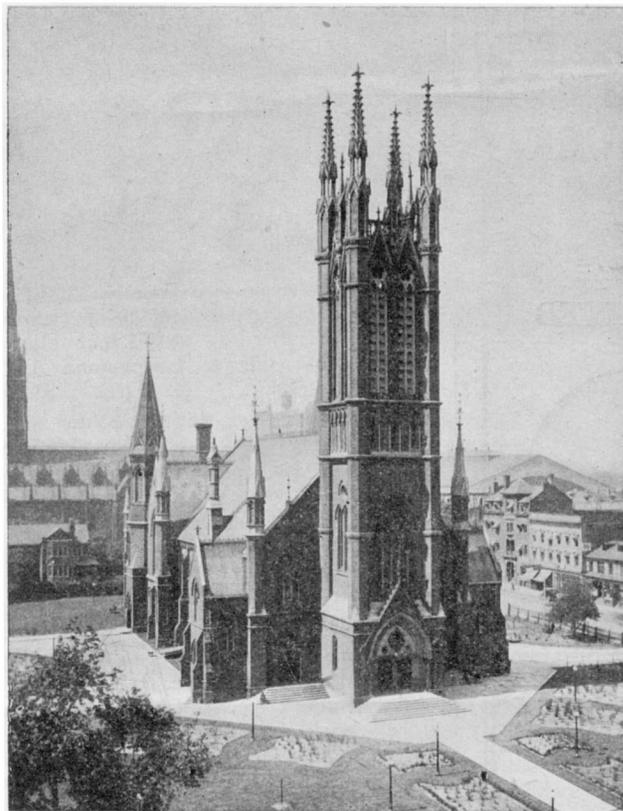
After much discussion, it was decided to retain the original site, to utilize the remaining walls, incorporating them into a greater and more glorious structure than before. Mr. J. Gibb Morton was appointed as architect, and probably never had architect been confronted with a more difficult and intricate task than the reconstruction of Metropolitan so completely had the body of the edifice been gutted. That the problem was successfully worked out, with all the skill of a master of architecture, one need but glance at

the accompanying sketches of the completed structure. Messrs. Witchall & Sons were the general contractors, and their efficiency needs no further praise here.

It was decided to make the new

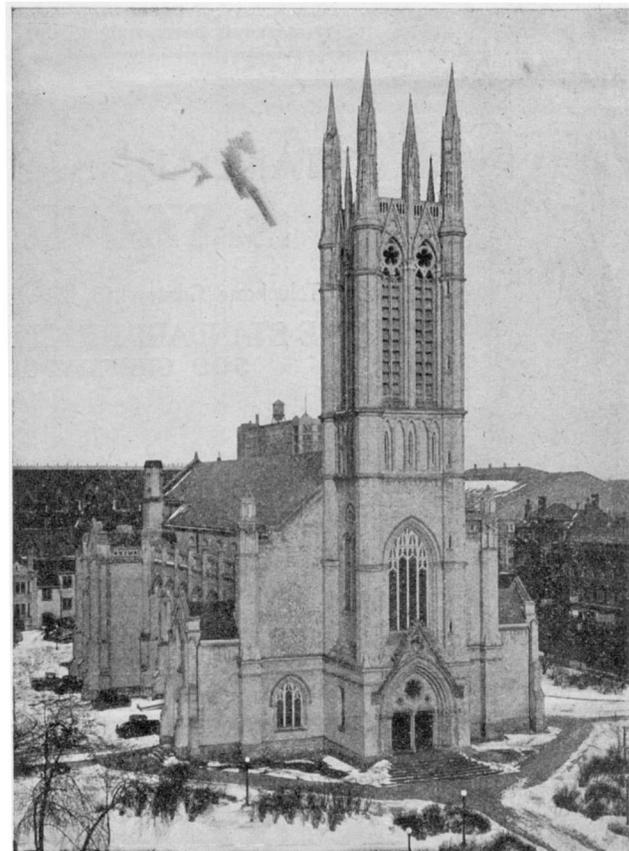
reconstructed, some attempt is made to get away from the awful plainness of so many of the square-galleried edifices. There would seem to be no good reason why Protestants as well as Catholics should not

The architects' plan was to erect a cathedral-like structure within the existent fire-swept ruins, using as much of what remained as was at all possible, even retaining the grey brick exterior treatment instead of



METROPOLITAN BEFORE THE FIRE

Above is view of the historic church before the disastrous conflagration of January, 1928. A good idea of the spacious church grounds, covering an entire block, may be gained from this photograph.



THE CHURCH AS REBUILT

It will be seen with what fidelity the original form of the church was preserved. The changes that have been made have undoubtedly enhanced the beauty and dignity of the structure.

building of cathedral type, instead of the square-galleried form, and to develop height and spaciousness with an atmosphere of devotion, so often lacking in many churches.

There has unquestionably been a change for the better in the architecture of Canadian churches, and particularly in the case of what were formerly regarded as Nonconformist bodies. To-day when a new church is to be built or an old one

have the advantage and influence of Beauty in their worshipping.

But the new church building of to-day must not only be beautiful in design, but is generally, in the larger centres at any rate, a three-unit structure, with a church auditorium for worship and preaching, a church hall for social affairs and concerts, and a school for religious education. In the designing of the Metropolitan all this has been borne in mind.

refacing with stone. Of the ruins, the 180-foot tower, the seven-foot basement, and the Sunday School hall at the rear were not wrecked, though in very bad condition, and, together with the buttresses of the nave, were built into the new structure.

Only necessary repairs were carried out on the tower, the decayed members being replaced with stone (Continued on page 12)

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## Toronto and District Building Permits

(Continued from page 6)

L. H. Lankin, 45 Thornecliffe Blvd., one pair of brick and shingle dwellings on the west side of Dawes Rd., near Seaward Ave. ....\$6,000

R. W. Oakley, 264 Strathmore Blvd., one brick and shingle dwelling on the west side of Sproule Ave., near Sammon Ave. ....\$2,800

John Sheppard, 455 Main St., first floor of dwelling with brick veneer on the east side of Gaylord Crescent, near Holmstead Dr. ....\$1,500

J. S. Metcalfe, 55 Hilton Ave., a 16x34 one-storey frame house on posts, north side Warren Crescent, near Cheyne Ave. ....\$1,500

J. Krawczyk, 76 Hatherly Rd., a one storey dwelling on 10 inch blocks, south side of Ennerdale Ave., near Hatherly Rd. ....\$3,500

T. J. Colbourne, 539 Dovercourt Rd., one pair of two storey brick dwellings on 12 inch blocks, and two garages at rear, on the south side of St. Johns Rd., near Willard Ave. ....\$8,300

Can. Kodak Co. Ltd., Mt. Dennis, a one storey concrete vault building on 12 inch concrete, north side Eglington Ave., near Weston Rd. ....\$50,000

E. Smith, 40 Birchmount Rd., a one storey brick dwelling on 10 inch blocks, north side of Belgravia Ave., near Lyon Ave. ....\$3,500

F. C. Ansty, 687 Jane St., addition to present house, east side Jane St., near Pritchard Ave. ....\$1,300

### York Township

S. F. Stinson & Co., 573 Delaware Ave., 1 storey frame and veneer dwelling on 10 inch blocks on the west side of McRoberts Ave., near Summitt Ave. \$3,200.

C. W. Martin, 13 Redhill Ave., addition to present house south side of Redhill Ave., near Harvie Ave. ....\$2,000

Grimshaw Brothers, 30 Tichester Rd., two brick apartment houses on 18 inch blocks, north side of Tichester Rd., near Bathurst St. ....\$170,000

Lamb & Vale, 150 Cedric Ave., a one storey brick dwelling on 10 inch blocks on the south side of Livingstone Ave., near Times Rd. ....\$3,500

A. W. Reynolds, 315 Glenholme Ave., a two storey brick house on 12 inch blocks, and garage at rear, east side of Rushton Rd., near Windley Ave., \$6,500.

W. F. Underdown, 211 Gilbert Ave., addition to present dwelling on east side of Gilbert Ave., near Rogers Rd. \$1,500.

S. A. McGivney, 420 Armadale Ave., two 2-storey brick dwellings on 12 inch blocks, and garage. East side of Mossom Rd., near Riverside Dr. ....\$12,300

H. Jennings, 49 St. Clair Ave., a 2½ storey brick dwelling on 16 inch stone, on the south side of Ava Dr., near Deverall Ave. ....\$9,500

W. A. Joy, 144 Northcliffe Blvd., a two storey brick dwelling on 12 inch blocks on the east side of Glenholme Ave., near Rogers Rd. ....\$4,500

L. G. Harvey, 561½ Oakwood Ave., a 1½ storey brick dwelling on 12 inch blocks on the north side of Belgravia Ave., near Times Rd. ....\$3,500

R. O. W. Talboys, 562 Willard Ave., addition to present dwelling on the south side of Willard Ave., near Montye Ave. ....\$1,000

A. J. Peppiatt, 8 Pinewood Ave., alterations to present dwelling to make duplex ....\$2,500

A. Gadsby, 139 Pinewood Ave., one pair two storey brick dwellings on 12 inch blocks, south side of Eleanor Ave., near Oakwood Ave. ....\$8,000

### The Ring of the Trowel and Hum of the Saw

(Continued from page 4)

ment house to be erected on the west side of Bathurst Street, north of St. Clair Avenue, West. The design specifies four storeys of solid brick construction; to cost about \$130,000. The owner's name is not disclosed.

G. Falconer, 48 Patricia Drive, is trimming a detached two storey residence on the east side of Donegal Drive, near Cameron Crescent, Leaside, Ontario. It is of solid brick construction on concrete block foundations and will cost upwards of \$5,000.

W. G. Carson, 239 Pape Avenue, is trimming a detached residence on the north side of Donlands Avenue, near Warland Avenue, East York Township. It will be a two storey dwelling of solid brick construction on concrete block foundations, and is expected to cost \$4,000.

P. Balderston, 129 Spruce Hill Road, intends to start soon on the erection of a 16-suite apartment house on the south side of Queen Street, East, near Blantyre Avenue. Plans which have been prepared by H. Chown, 20 Wayland Ave., call for four storeys of solid brick construction on brick foundations, to cost about \$50,000.

N. Hore, 854 Pape Avenue, has the walls under way for a detached residence on the south side of Sammon Avenue, near Greenwood Avenue. It is to be a two storey dwelling of solid brick construction on concrete block foundations, and will cost in the vicinity of \$4,500.

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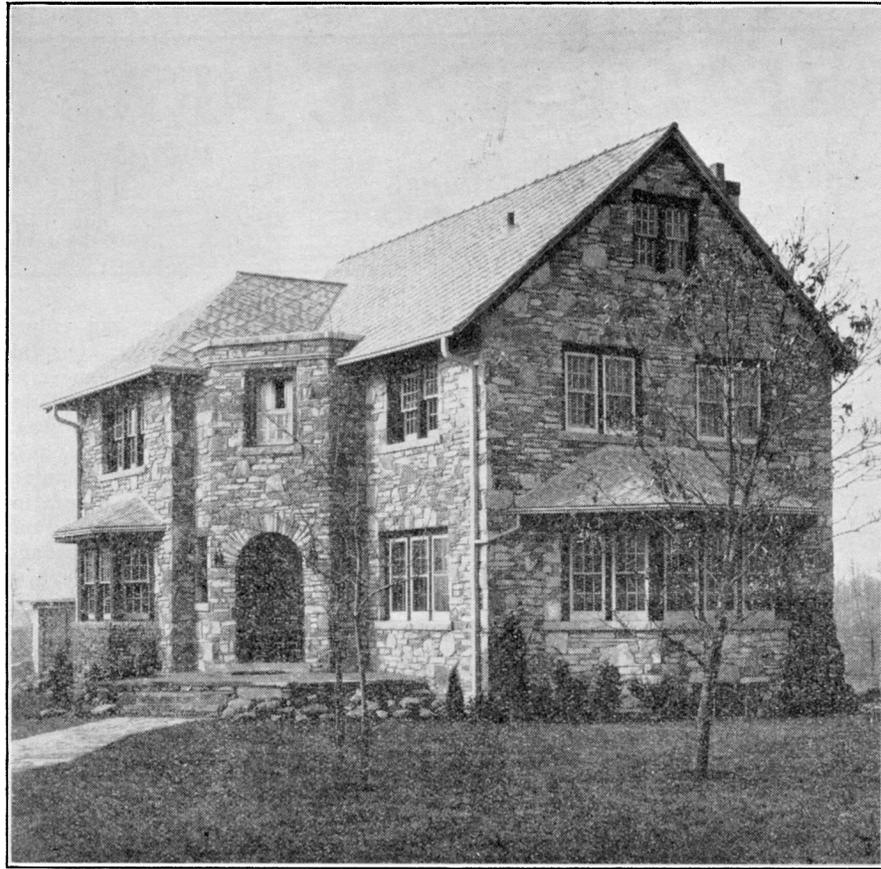
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Home Smith & Co., Architects.

## 310, The Kingsway

John Carroll, Jr., Builder

This charming residence, the home of John Carrol, Jr., at 310 Kingsway, exemplifies in every respect the fine points of the construction of the moderate-sized home of to-day. The unusual exterior design and attractive entrance produces a peculiarly inviting aspect in its appearance, the solidity of which is enhanced by its rugged lines and the well advised use of Humber Stone. The architect has not, however, let his eye for beauty affect the interior design for maximum utility. The ground floor contains an excellently lighted spacious living room, an equally attractive dining room, a unique and lovely combination sunroom-den, and a kitchen that might be said to be the answer to a housewife's prayer. In all these rooms, which are not unusually large, a pleasant atmosphere of spaciousness prevails, a feeling that, although one is indoors, one has enough room to move about with freedom, and that doorways and corners are not everywhere as so often is the case. The upstairs part of the house is equally charming, and equally well laid out. A predominating feature is the presence everywhere of features offering convenience to the occupants of this fine home.

### The contractors were as follows:

Gen. Contractor: J. Carroll, Jr., 310 Kingsway.  
 Excavation: Chas. Andrews, 539 Jane St.  
 Mason: Lance Beynon, 466 Westmount Ave.  
 Reinforcing Steel: Standard Iron & Metal Co., 3400 Dundas St. W.  
 Cut Stone: E. J. Smith, 1613 St. Clair Ave. W.  
 Terrazo: General Products, Ltd., 6 Widmer Ave.  
 Carpenter: J. Carroll, Jr.  
 Millwork: R. Laidlaw Lumber Co., Ltd., 67 Yonge St.  
 Roofing: Permanent Roofing Co., 25 Silver Ave.  
 Sheet Metal: Permanent Roofing Co., 25 Silver Ave.  
 Electrical: W. M. Gillespie, 480 Margueretta St.  
 Plumbing: S. Adamson, 45 Galley Ave.  
 Heating: B. Pountney, 434 Runnymede Rd.  
 Plastering: T. H. Sheppard, 249 MacDonnell Ave.  
 Painting: W. T. Boulton, 23 Raymond Ave.  
 Tiling: Gen. Products, Ltd., 6 Widmer Ave.  
 Ornamental Iron: P. Dawson, 1046½ Bathurst St.  
 Glazing: Consolidated Plate Glass Co., Canada, Ltd., 241 Spadina Ave.  
 Refrigeration: Frigidaire Co., Bay St.  
 Lathing: O. McCrossan, 163 Gowan Ave.

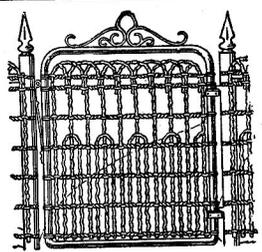
### The following firms supplied materials for this residence:

Brick: Cooksville Brick Co., Ltd., 26 Queen E.; Hollow Tile: Fairbank Block & Supply Co., Ltd., 318 Hopewell Ave.; Tiling: General Products, Ltd., 6 Widmer Ave.; Concrete Blocks: Fairbank Block & Supply Co., Ltd., 318 Hopewell Ave.; Steel: Standard Iron & Metal Co., 3400 Dundas St. W.; Lumber: R. Laidlaw Lumber Co., Ltd., 67 Yonge St.; Flooring: R. Laidlaw Lumber Co., Ltd., 67 Yonge St.; Interior Trim: R. Laidlaw Lumber Co., Ltd., 67 Yonge St.; Doors: R. Laidlaw Lumber Co., Ltd., 67 Yonge St.; Sash: Superior Sash & Lumber Co., 450 Gilbert Ave.; Glass: Consolidated Plate Glass Co., Canada, Ltd., 241 Spadina Ave.; Furnace: Gurney Foundry Co., 500 King St. W.; Garage Doors: Laidlaw Lumber Co., Ltd., 67 Yonge St.; Fireplace: E. J. Smith, 1613 St. Clair Ave. W.; Elec. Fixtures: McDonald & Willson, 347 Yonge St.; Plumbing Fixtures: Standard Sanitary Mfg. Co., Ltd., 1000 Lansdowne Ave.; Electric Range: Gurney Foundry Co., 500 King St. W.; Roofing: Canadian Johns Manville Co., Ltd.

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**Activity in Industrial Properties**

Commission Reports Considerable Movement.

A recent report from the Toronto Industrial Commission indicates that there is no sign of stagnation in Toronto's industrial properties. This city appears to be recognized more and more as the logical place for manufacturing and industrial concerns to locate, the centralized location and many transportation facilities being factors affecting such decisions.

The following are a few of the movements mentioned in the commission's April report.

Canadian Jefferson Electric Company, Ltd., affiliated with the Jefferson Electric Company of Chicago, Ill., manufacturers of electrical products, including fuses and protecting materials, have leased manufacturing space with railway facilities at 1379 Bloor Street West. The Commission has been in touch with this company for the past two or three months and the property they have selected is one of those shown them by the Commission.

Tom Thumb Golf of Canada, affiliated with Fairyland Manufacturing Co. of Chattanooga, Tenn. and Los Angeles, Calif., National Pipe Products Corporation of Rochester, Pa., and Tomb Thumb Golf of New York and Chicago, makers of miniature Tom Thumb golf courses, a new outdoor game, have leased space at 84 John Street for manufacturing and assembling purposes. A course is being erected at Sunnyside and others are contemplated elsewhere in Toronto and in other Canadian cities.

Continental Electric Company, manufacturers of Royal Vacuum cleaners, vibrators, hair dryers, etc., formerly of 507 King Street E., are moving to much larger quarters at the corner of Duncan and Nelson Streets, where they will occupy 10,000 square feet. The move has been made necessary through increased business, particularly in export trade, including New Zealand. At present the company is employing 45 people and this staff will be increased when production gets under way in the new factory. The company reports that the total units sold in March, 1930, was double that of March 1929.

Taylor Foundry Company are moving from 36 Pearl Street to rear 6 Plymouth Avenue, where equipment is being installed which will increase their capacity about 40%. Their present staff of 10 moulders is being increased to 25. The firm specializes in the manufacture of light and medium weight castings, ranging in weight from one pound up to one thousand pounds. They also turn out heavier castings. Their former premises at Pearl Street, now being demolished, have been used as a foundry continuously since the year 1835.

R. H. Duncan Manufacturing Company, makers of ladies' neckwear and specialties, have recently purchased a building at 187 Duchess Street, where they are now operating with an increased staff of about 40 people. This firm was organized by Mr. Duncan about 2 years ago and was formerly located in much smaller leased premises at 143 Berkeley Street,

where at first Mr. Duncan had only 2 girls working for him. In making this announcement the General Manager of the Commission commented as follows: "This is another illustration of the growing importance of Toronto which provides such an opportunity for manufacturers, and which is attracting new industrial companies in considerable numbers both from the United States and Great Britain."

C. Beck Company, Ltd., box manufacturers, are reported having prepared plans for a new factory to replace that destroyed by fire last March. The new plans call for a single-storey structure approximately 130 x 70 feet, concrete construction, located at 10 Parliament St. L. E. Dawe is manager of owner-company.

J. & J. Taylor, Ltd., manufacturers of safes and vaults, are reported as about to commence an addition to their plant at 138 Front Street E. The addition is to be one-storey, 50 x 100 feet, of mill and brick construction.

C. W. Hurndall is reported as having under construction a 3-storey Warehouse, 56½ x 133 feet, of steel, reinforced concrete construction, with freight and passenger elevators; the estimated cost of which is more than \$50,000. The location is the south side of Duke Street, immediately east of Jarvis.

George Oakley & Son, Ltd., manufacturers of cut stone, are reported as obtaining a Permit to erect a factory at 355 Logan Avenue, near Paisley Avenue, to cost upwards of \$90,000.

Brown's Bread, Ltd., are reported to have started construction of a workshop at n.e. corner of Eastern and Booth Avenues. The plant to be 50 x 80 feet, steel and brick construction, and to be used as a paint and carpenter shop.

**Sells Interest in Armour Heights Property**

One Third Sold for Close to \$100,000.

Col. F. B. Robins has sold, through Robins Ltd., a one-third interest in the Armour Heights Estate to A. L. Ellsworth, of the British American Oil Company, for a consideration close to \$100,000. The deal was closed this week.

The property involved in the deal lies

north of Wilson Ave. to the ravine and east of Bedford Ave.

Col. Robins is maintaining his interest in the property along Bathurst Street and Wilson Ave., generally known as Armour Heights.

It is rumored that Col. Robins, who is a member of the syndicate which owns Melrose Park, has obtained an option on the interest of the rest of the members. The option price is said to be \$220,000.

**Bloor-Church Property Sold**

Office Block to be Erected.

Property on the southwest corner of Bloor and Church Sts. is involved in a real estate deal announced this week by McWilliams and Broughall, Bay St. real estate agents. Dr. A. L. Lockwood has sold the property to a purchaser whose name has not yet been disclosed but who intends to erect a store and office building on the land, which extends 54 feet on Bloor St. and 181 feet on Church St. The purchase price was \$78,000. No details are available regarding the contemplated business block which the new syndicate-owners will erect on this site.

R. B. Rice and Sons, Victoria Street realtors, report this week that George R. Holden will open an Auto Loans office on June 1st at 634 Danforth Avenue, on the first floor up.

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## Realtors Want Drastic Change in Residential Development

Toronto Convention Expected to Endorse the New "Long Block" for Residential Districts.

Members of the National Association of Real Estate Boards meeting in Annual Convention in Toronto in July next, confidently expect that the convention will endorse the new "long block" for residential districts, strongly recommended by the organization's Board of Directors.

Approval will mean that the real estate men are going to call for blocks in residential developments 1,000 feet or more in length, about double what they now are in most cities, long rectangles rather than squares. They will say that the long block should be platted parallel to the prevailing traffic, with crosswalks for pedestrians at the center of extremely long ones.

Reasons given for the longer block recommendations are these:

1. General use of the motor car permits it.
2. It makes for economy in the use of land and the provision of utilities. Instead of superfluous side streets, there are extra lots—or more land for parks. Lower costs of paving, utilities, lighting, and maintenance mean reduced taxes and assessments.
3. Elimination of crossings will reduce accidents and traffic delays.
4. A semi-suburban effect results.

### Set New Standards.

Simultaneously, there are being laid down the first formal "Standards of Practice for Subdivision Development." After a century or two of work, the real estate profession is now about to decide officially what a lot is, pointing out that a "lot" and a "home site" are two entirely different things. The definitions, yet to be ratified, are:

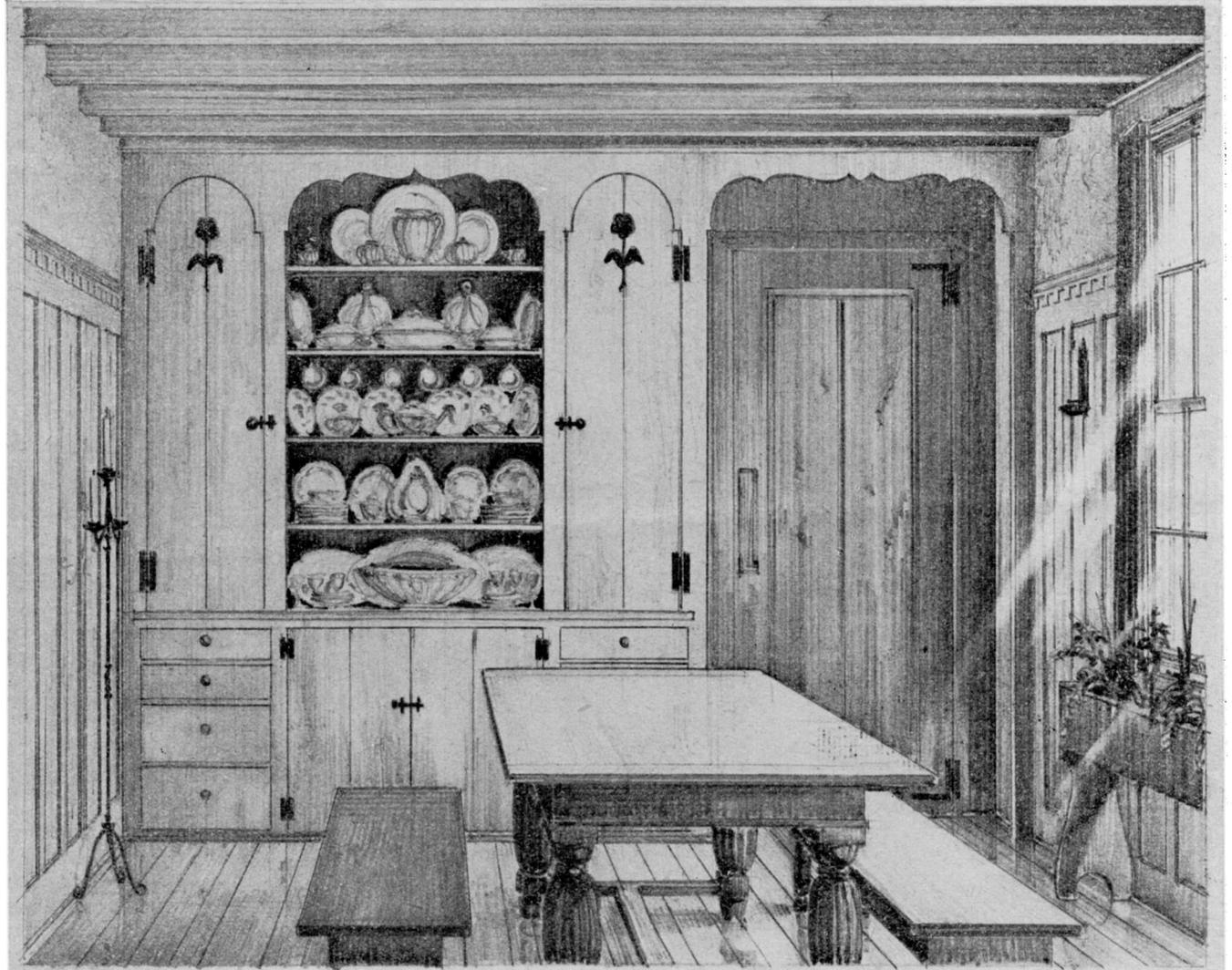
1. LOT—A parcel of land indicated by a description as required by law, usually a part of a subdivision.
2. HOME SITE—A lot which, by reason of availability of service and conveniences necessary to modern standards of living, is ready for the immediate construction of a home.

A good subdivision, realtors say, has these characteristics: Its street plan, adjusted to topography, carries forward the city plan or country highway plan. Lot sizes are adjusted to character of buildings planned. A minimum amount of land is set aside for streets or "wasted in alleys or too frequent side streets." If subdivision is large enough to justify, land is set apart for parks and recreational use.

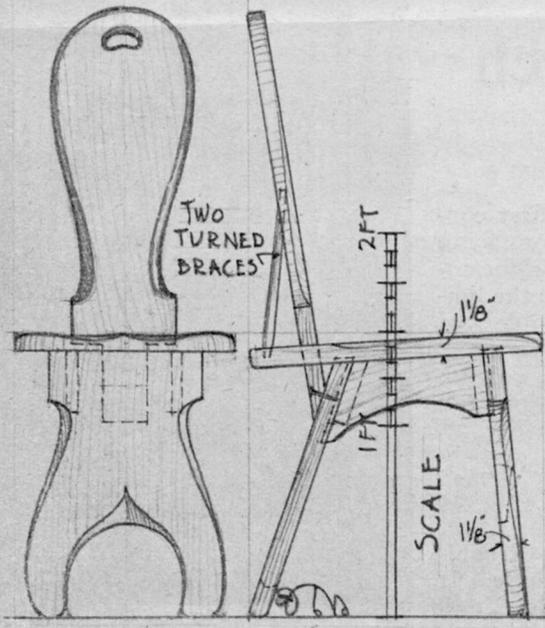
A good subdivision development must have all the characteristics of a good subdivision and numerous others. Utilities should be planned and installed in an orderly manner, making complete home sites available as rapidly as they are advertised and sold as such. Ready access to schools, recreational facilities, churches, is essential. Water, sewers, gas, and other underground utilities should be so placed as to avoid destruction of paving when repairs or changes are made. Electric, telephone and power lines are underground, if possible. There is good transportation to a business center not more than half a mile away. Covenant restrictions in deeds insure harmonious and homogeneous building, development of community atmosphere. Definite efforts to encourage community life and activity are made by the subdivision developer.

W. C. Miller, of Washington, D. C., chairman of the Home Builders and Subdividers Division, National Association of Real Estate Board, states:

"The day of the old-fashioned subdivider who plowed a furrow and called it a street is gone, we hope, never to return. This kind of subdividing has done



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a great deal of harm not only to our cities but to the general business of real estate. In the place of this type of subdividing which contributed nothing has come to subdivision development."

As model "subdivision developments" he cites: Ban Sweringen development, Shaker Heights, Cleveland; The Country Club District developed by J. C. Nichols, Kansas City; Roland Park, Baltimore; H. C. Thorman's development in San Antonio; River Oaks, Houston, developed by Hugh Potter; Harry Kissell's developments in Springfield, Ohio.

Mr. Miller modestly refrains from including his own Wesley Heights development in Washington.



View toward Chancel.

## Cathedral of United Church is Architectural Gem

(Continued from page 7)

and copper. The carillon of twenty-three bells had been saved by a fire door, and is still heard to-day since the church was reopened for use a few months ago. The entrance vestibule of the church has likewise undergone little change, except that stone tracery and new oak doors have been added. The narthex, into which the vestibule leads, is 14 feet wide and 100 feet long, extending clear across the building to stairs and entrances on either side. The marble floors have been retained, but the design of the narthex altered by an 8-foot oak dado with a jointed Caen stone frieze and a 15-foot high vaulted and ribbed fir ceiling.

The greatest change has been made in the nave and chancel. The old gallery which completely encircled the church, and on which the organ and choir were located at the front, has been completely removed, and a rear gallery, seating about 300, takes its place. The columns flanking the nave are clear of the seats, giving the nave a width of 49 feet and an unobstructed vision of the chancel. The furred columns, 3-foot square, on 6-foot high stone bases, form a clear aisle of 6 feet, a lofty passage from narthex to transepts. The transepts are entirely new, being 18 feet deep as compared with the originals of but 3 feet depth.

Most of the column and arch work is in Caen stone plaster on

metal lath. Stone was at first considered for both the exterior facing of the church as well as for the interior columns, but owing to the limited amount of funds available had to be passed up. Stone was used, however, for all the high column bases, wall bases, base of pulpit, and for the beautiful memorial font.

### A Chancel of Great Beauty.

The chancel, as created for the new Metropolitan, is without doubt one of the most beautiful and soul-inspiring to be found anywhere. It is 30 feet wide and 44 feet deep, and the end wall facing the pews is rich in stone tracery and beautified with a memorial window of richly colored glass. On each of the side walls of the chancel, lofty arches, screened with oak, open back into the large open chambers where the great organ will be completed for use shortly. The echo organ will be placed in its special chamber provided in the tower, opening by large traceried openings at the rear of the gallery.

The chancel appointments are in the cathedral manner, the pulpit being at the left of the approach steps, and the reading desk, or lectern, to the right, with the beautiful stone font with traceried canopy below it. Immediately behind the pulpit and lectern, and separated by the aisle, are the two clergy chairs facing each other, and forming part of the choir stalls. The organ console is placed against the centre aisle, facing the

rear of the chancel, immediately behind the right clergy desk, and is screened from the pews by an oak grille.

The communion table, the most richly carved of all the chancel adornments, stands on a raised dais at the end wall, overhung with carved canopies. Traceried oak screens form the background, comprising the space from the chancel floor to the memorial window. This most beautiful communion table, with its frontal carving depicting De Vinci's Last Supper, is a permanent fixture and is never moved from its dais. A communion rail seemed to be somewhat out of place, and yet was desired by the Church Committee as a survival of the custom in the old church. It was finally designed to be placed under a hood on the front pews. When communion is to be celebrated, it is drawn out into the aisle between the front row of pews and the chancel steps.

### Sunday School and Community Hall.

The Sunday School, as completed, embodies the lower part of the former walls, but the interior is entirely new. The school hall is 30 by 40 feet, with four good-sized class rooms opening off it, thrown into one room when desired. The second floor is given over to the junior grades in a room 32 by 39 feet, with kitchen adjacent. All the Sunday School windows are of stone trac-

ery. The school building is connected to the church proper by two corridors—off the west one is the minister's vestry. The church offices and choir rooms are off the east corridor.

The Community Hall, fronting along Shuter Street, the northerly limit of the whole city block comprising the church property, is rapidly nearing completion. This hall will provide adequate facilities for young people's activities.

Beyond doubt the congregation of Metropolitan Church have a temple of worship that they may well be proud of. It embodies all the glories of its notable past, greatly enhanced by architectural adaptations from what may be termed the standard practice in church design throughout the ages; and yet with its splendid new Sunday School and Community Hall more ably equipped than ever to carry on a good measure of works without which Faith is truly said to be dead.

### WAREHOUSE PURCHASED.

The warehouse at 80 and 82 Market St., owned by Sarah Bergman, has been sold to an undisclosed purchaser for \$35,000. The building, a five-storey structure, contains over 10,000 sq. feet of floor space, has been occupied by the Western Bag and Burlap Co., for the last five years. It is understood that announcement will be made later regarding the development of the property. G. R. Dane realtor, acted for the buyer in the deal.



Detail in Chancel.

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**EDITORIAL COMMENT**

**ANOTHER BURDEN FOR THE BUILDER**

ON page 2 of this issue appears an item of pecuniary interest to every building contractor—the proposed taxation for the training of apprentices. The Government of the Province of Ontario in their wisdom have seen fit to levy a tax of one-quarter of one per cent. upon the wage bill of every contractor to help defray the expense of training apprentices in the building trades. The objection raised by the builders to this levy is not to the principle of the thing, but rather to the fact that as builders are already paying for vocational and technical schools through their regular municipal taxes, that there is no good reason for asking them to assume a further share of the burden.

It may be admitted that the building industry should contribute something toward the training of apprentices, but this is already being done as stated through the regular municipal taxes. Surely it should not be necessary to make a further levy upon the builders' already too small income for this purpose. True, the rate, one-quarter of one per cent., is small, but to many builders it will amount to no small sum over a year's operations, and in all cases it is just another "squeeze" of the many that are tightening around the builder to make profitable operations more difficult of attainment.

Where, might we ask, were our Toronto representatives in the legislature when this item of taxation was passed? As the "Mail and Empire" (the leading Government paper) recently pointed out, these Toronto members are sadly lacking in efforts to safeguard the citizens' pocket-books, but are right on the job when salary grab legislation is asked for by our aldermen. It may be that the Government is faced with the urgent necessity for further funds for apprenticeship training, but the facts have, so far as we are aware, never been brought to the attention of the contractors, who, to say the least, ought to know the need, if any, for such additional taxation.

**TOWN PLANNING INAUGURATED BY TOWNSHIP**

AT a recent meeting of the York Township Council, an advisory committee was appointed to act in the capacity of a town planning commission. The formation of the commission arose out of a discussion concerning the permit for the erection of a four-storey apartment on Vaughan Road, between Wychwood and Pinewood Avenues, objection having been voiced by the Humewood Ratepayers' Association to the building of apartments higher than three storeys in this section.

Discussions over permits for apartments and stores in certain areas of the township have become so frequent that the Council unanimously concurred in the resolution of Councillor A. J. B. Gray that a Town Planning Commission be appointed to survey the whole township with a view of determining the various zones in which certain types of businesses, residences and apartments only should be permitted. The commission will also advise as to street extensions, widenings, and the general development of the township.

Town planning is the only sensible course for any municipality to take in regard to such developments as building zones, and the laying out of new and extended streets. The city of Toronto has muddled along for years past without any definite direction to such developments, and although we have been favored recently with a so-called "Master" or city-wide plan (which in reality does not master the down-town congestion), there is some doubt that the developments contemplated will actually be carried through in our time.

Whether or not York Township is ever annexed to the city, it is not going to allow its future development to grow "Topsy-like" in a haphazard fashion, and we believe that the Township authorities are progressive and business-like enough to push through improvements as speedily as possible. When it comes to "getting things done," the Township councillors far excel those who sit around the aldermanic board at the city hall during this present year of grace.

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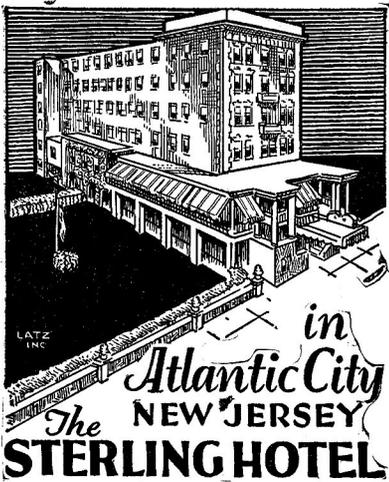
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## Work on Dominion Government Contracts Limited to Eight Hours

Canadian Construction Association Registers Objection to New Bill Passed at Ottawa.

On May 22, the Senate at Ottawa gave third reading and passed the bill limiting work on all Federal Government construction contracts to eight hours.

The following letter dealing with the new bill has been sent to members of the Canadian Construction Association by J. Clark Reilly, Manager:

Canadian Construction Association,  
46 Elgin Street, Ottawa, Canada.  
Dear Sir:

I wish to advise you that the Senate yesterday gave third reading to and passed the bill limiting work on ALL Federal Government construction contracts to eight hours. There was no discussion on the Bill.

Yesterday morning, supported by our Vice-President, C. J. A. Cook, and Mr. P. G. Wilmut, I registered our objections to this legislation before the railways committee of the Senate. The Minister of Labour, Hon. Peter Heenan, supported the bill.

The Deputy Minister of Labour, H. H. Ward, and the Deputy Minister of Railways and Canals "assured the committee the provisions of the bill would not apply to the Canadian National Railways nor the Hudson Bay Railway but would apply to the government-operated roads such as the Intercolonial and the National Transcontinental. The distinction was that the C. N. R. was operated without government jurisdiction and its contracts were not made by the Government". (Quotation from Citizen-Ottawa, May 22.)

The committee amended Section 5 clause (2) of the Bill to read:—"All regulations under this Act shall, 15 days after the date of the first publication in the Canada Gazette, have the same force and effect as if they had been included herein." (Mr. Bennett's suggestion.) The Bill, as amended, will probably be passed by the Commons without any opposition and perhaps without discussion.

Contractors figuring on Federal Government work "for the construction, remodelling, repair or demolition of any work" should consider thoroughly the effect of this legislation upon their tender and contract.

It applies to "EVERY contract made hereafter with the Government of Canada". No matter what Department you may be dealing with, or what has been the custom in the past, this law will apply.

The only exceptions provided in the bill as to working hours are:—"except in such special cases as the Governor-in-

Council may otherwise provide, or except in cases of emergency, as may be approved by the Minister".

The Fair Wage provisions in the Bill are:—"such as are generally accepted as current from time to time for competent workmen in the district in which the work is being performed for the character or class of work in which they are respectively engaged; PROVIDED THAT WAGES SHALL IN ALL CASES BE SUCH AS ARE FAIR AND REASONABLE". (Last clause is new.)

Pending the issuance of Regulations by the Department of Labour, contractors should carefully note the wide scope of Section 5 of the Bill, especially the clauses (a) (b) (c) (g) (h) and (i), by which the Governor-in-Council, on the recommendation of the Minister of Labour, may say what the wages will be, fix the rates for overtime, classify your men, say who may be employed on the job, say who may be your sub-contractors, and impose penalties for breaches of the Act or regulations.

Manufacturers and supply men, as well as contractors, should note clause (2) of section 3, as follows:—"The provisions of this section shall not apply to persons employed in the fabrication or manufacture of materials, supplies or equipment for use in the work contemplated where such fabrication or manufacture is carried on in any established plant or factory other than a plant or factory established for the purposes of the work contemplated". Work in the plant is not under the Act, but on erection work, placing, etc., on the job, the Act will apply.

J. CLARK REILLY, Manager.  
Ottawa, May 23, 1930.

### New Method Used for Concrete Construction.

Improved facilities in connection with the erection of concrete buildings are to be found in new inventions used on a number of buildings at present under construction in Toronto. These are constituted in the new adjustable metal concrete column clamps and the steel supports or jacks to hold up concrete floor slabs.

A Toronto man, W. E. Bannerman, and a Montreal man, Dominick Vocisano, are the originators of the ideas. Both appliances appear simple enough but are proving quite practicable. Their purpose, of course, is to bring about a saving

in the use of lumber required as support for concrete during its setting period.

The clamps are used to hold together the shoring of a concrete column and are applicable on a column having as many as eight sides. They can be used, too, on columns ranging from 12 inches to 6 feet in size.

They are even adjustable to a triangular-shaped column. Each section of these clamps is hooked at one end and provided with a double-threaded nut at the other. When bolted in place, there is no chance of slip and consequent bulging of the form after the concrete is poured into it.

The floor supports, or jacks, are telescopic, and by insertion of a pin in the different holes the inside pipe can be adjusted to the approximate height or position of the floor to be laid.

Final adjustment is obtainable to the fraction of an inch by a square-cut thread connecting the outer and hollow pipe with the base. Placing of the steel supports to ensure a level floor varies from 12 to 20 square feet of space, according to the nature of the concrete construction. For heavier weight they are materially placed closer together.

The first piece of concrete construction on which these appliances were used in Toronto was on the Yardley Building on Fleet St., and contractors have decided on using them on eight or more other buildings in the city including the customs building.

Canadian and American patents have been taken out, but as yet they have only been used in Montreal and Toronto.

The company operating the devices is the Concrete Column Clamps, Ltd., of Montreal, and where they are used the company furnish the number required and remove them as directed by the general contractor. H. A. J. Aldington is the Toronto representative.

In the manufacture of the steel supports the last order, when completed, will mean 40,000 on hand for use by the company.

### MEETING THE COUNTRY'S HOUSING NEEDS.

Continued from page 1)  
constant in 51%; and lower in 32% of the cities covered by the survey.

With regard to two family dwellings, the percentages were as follows: higher than a year ago in 14% of the cities; the same as a year ago in 56%, and lower in 30% of the cities reporting.

Apartment house rents were found to be higher than a year ago in 18% of the cities, the same as a year ago in 67%, and lower in 15%.

### PERSONAL.

Mr. Reg. Collier, formerly on the staff of P. W. Gardiner & Son, Limited, of Galt, has joined the organization of Cooksville Company Limited. His many friends in the building trade will wish him every success in his new undertaking.

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When forming business contacts with firms advertising in this publication, it would be greatly appreciated, if you would state to such firms that your patronage is in response to their advertising in "Weekly Building Reporter". A classified directory of advertisers is given below and we suggest that there is no better way of keeping in touch with what is new and in securing good value and prompt service than by dealing as much as possible with these firms.

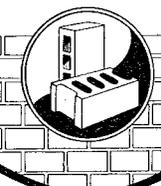
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### SPLENDID SPORTS PROGRAM FOR PICNIC

(Continued from page 2)

ciation, their friends and families. Events will include something for old and young, married and single, lean and fat. There will be a baseball match between supply companies and builders, horse shoe pitching contest, tug of war, and in the evening a dance.

While there will be no parade this year, the route to the picnic grounds at Thistletown will be marked by signs from the intersection of Eglinton Avenue and Weston Rd., so that no one will experience the slightest difficulty in finding their way.

A band will be on hand to provide music during the day, while an orchestra will entertain during dinner and supper and for dancing. Members are again reminded that the tickets (which are 50 cents each) entitle the bearer to two meals, dinner and supper, so that families are spared the necessity of providing lunches.

Everyone is urged to leave home early enough to be at the grounds by 12 o'clock noon, sharp, as dinner will commence immediately. The sports program will begin promptly at 1.30 p. m.

Some very fine prizes will be awarded for the various events and features, and take note that A Special Prize Will Be Given the Member Selling the Most Tickets. This special prize is not open for members of the committee.

### ANOTHER SERVICE STATION.

Shell Co. of Canada to Build on Harbor Property.

According to an announcement made by the Toronto Harbor Commissioners, it is understood they have completed negotiations with the Shell Co. of Canada for the acquisition by that company of a site on the north side of Fleet St., between Spadina Ave. and Bathurst St., just west of the roadway into the lands of the Canadian National Railways. A new gasoline service station will be erected.



*Balfour Building, Toronto, Canada.  
Benjamin Brown, Architect.  
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104,000 ft. 13/16" x 9" x 9" fourth grade \*CELLized oak blocks in the Balfour Building.

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