

WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

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TORONTO, MAY 3, 1930

Price 10 Cents

FEATURING TORONTO'S BUILDING AND REAL ESTATE DEVELOPMENT



Spring Building Gathering Momentum

Residential Jobs Making Rapid Headway.

The present renewed outburst of activity on the part of Toronto's builders seems to indicate that the effect of the recent financial depression is materially lessening, and that the city is getting nicely into its stride for a season of active profitable building. The exceedingly fine weather of the past week has made fast progress possible in all branches of the construction industry, and the various jobs in the city and suburbs are going ahead apace.

During the week ending April 29th, the city architect's office issued permits for the erection of twenty-three residential buildings, of which twenty-two were detached or semi-detached dwellings and one an apartment house. According to the figures submitted at the time of application these twenty-three buildings will involve a total expenditure of \$240,100. This figure is more than \$50,000 greater than that for any previous week during 1930, and is regarded by builders and real estate men alike as an indication of a rapidly approaching return to normal conditions.

In addition to the foregoing, the city architect's office issued permits during the week for three stores whose total value is \$62,200 and for two service stations, the construction of which will cost \$21,100. The total of all permits issued for the week is \$353,100.00, an unusually high figure considering the absence of any large buildings or other projects costing over \$20,000 each.

\$450,000,000 IS TORONTO'S SEVEN YEAR BUILDING TOTAL

Toronto Retains Dual Title of City of Skyscrapers and Fine Homes.

The building progress which Toronto has been making in the past seven years has been truly remarkable, if not indeed, phenomenal. A conservative estimate of the money expended in the erection of new buildings—homes, apartments, hotels, office buildings, and commercial and industrial structures in this city during the seven years ending with the close of 1929 places the total at \$450,000,000.

A few years back the incoming traveller entering Toronto harbor by steamboat faced a skyline broken by the City Hall tower, the steeples of a few churches, and one or two fairly tall masonry buildings. Today, all this is changed. Where stood warehouses and four story buildings but a generation ago are now modern skyscrapers, the great new Royal York Hotel, and all the architectural signs of a great and growing financial and business centre.

Development of Business Section.

Going back but seven years, Toronto's only claim to anything approaching skyscrapers or modern business lay at three corners of the intersection of King and Yonge streets. What a change in these few years!

The whole area bounded on the north by College street, west by Spadina avenue, south by the lake front, and east by Church street, is rapidly developing into a region of the most modern busi-

ness and commercial buildings, many of which come into the skyscraper class.

Bay street, but a few years ago it seems, the location of fruit and tobacco stores, with a restaurant here and there, has undergone a startling metamorphosis. From Wellington north to Albert street it has become a veritable canyon of big business where office buildings rise many storeys above the crowded sidewalks.

The largest building in Toronto today is the Royal York Hotel, which with its interior appointments and the 100-room addition already found necessary, represents a total investment of over \$17,000,000. The Canadian Bank of Commerce Building on King street now fast nearing completion, towers 34 storeys—the tallest office structure in the British Empire. The Canada Permanent Building, recently opened and occupied at the south-west corner of Bay and Adelaide streets, is conceded by all to be one of the most beautiful buildings on the continent. The T. Eaton Company is now engaged in the construction of the first unit of what will probably be when completed one of the largest retail merchandising institutions in the world. The first unit of the Canada Life Building, the steel work for which is now well under way, will rise 280 feet from the pavement of University avenue.

Visitors to Toronto after the lapse of a few years are astonished at the changes in downtown Toronto. The noble buildings which rear themselves skywards reveal the city's progress, which is but a reflection of the real prosperity of the

(Continued on page 21.)

Widening to Start Immediately

Work Will Proceed on Bay and Gerrard Streets.

Mayor Wemp indicated progress on public works at the Board of Control meeting Tuesday. He announced that work on the laying of pavements on the widened Bay street between Dundas and Grenville streets will commence on Monday.

The straightening of Gerrard street at Carlaw avenue will be started in a week. Fleet street work will proceed as soon as council gives its approval at its next meeting.

"We hope if everything goes as anticipated to get the pavement completed before the winter.

General Manager D. W. Harvey of the T.T.C. announced Tuesday that the work in connection with the realignment of the street car tracks on Bay street, between Dundas and Grenville streets, would be started on Monday morning and that the work would be carried on day and night in order that it may be completed at the earliest possible date. Two new intersections will be required and the tangent track shifted eastward to the centre of the widened Bay street.

Excavation work has been completed for the erection of a \$100,000 residence on the west side of Bayview Avenue, near Blythwood Road, for E. H. Watt. Jocelyn Davidson, 119 Scollard Street, is responsible for a fine architectural design to be erected in stone and stucco. J. Robert Page, 18 Toronto Street, holds general contract.



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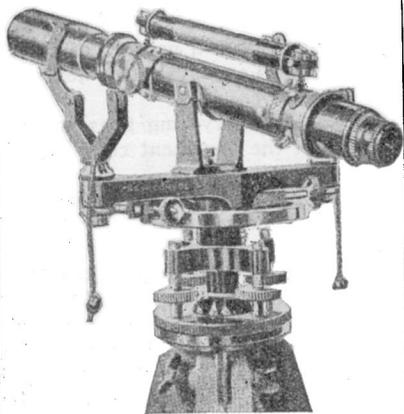
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Official Journal:
Weekly Building Reporter,
31 Willcocks St.,
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Editor:
P. F. McCleary,
43 Roslin Ave.,
HUDson 6208W.

Past-President,
W. H. Little,
63 Edna Avenue,
LLOYdbrook 0901.

Secretary,
C. M. Pelton,
63 Benlamont Ave.,
HOWard 2227.

Treasurer,
R. D. Wood,
96 Westlake Ave.,
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A Vision of the Future

Every Reason for Faith and Confidence in the Future Development of Toronto

By W. H. (Bill) KERWIN, President, Toronto Home Builders' Association.

This summer, during the month of June, citizens, civic officials, builders, realtors, manufacturers, and in fact members of every trade and profession will have an opportunity to fully recognize the needs of a million people.

We have a population of approximately 700,000 in Toronto, and during the Shriner's Convention there will be well



W. H. KERWIN

over one million people to be taken care of within our city limits. Our parks, Water System, Street Car System, Parking Facilities, Amusement Centres, Eating and Housing Accommodation and every department of administration will be overtaxed for a short time. This will present a golden opportunity to show us in a practical way how and where to expand to prepare for a permanent population of one million people.

Every citizen should feel justly proud of Toronto as it stands today, and it is typical of the Toronto people to show their faith in the future prosperity of this great city. Our far-seeing and progressive corporations have shown their confidence in the future by the erection of such costly buildings as the Royal York, Union Station, Canadian Bank of Commerce, Canada Permanent Building, and many other new structures. The Viaduct and the transformation that has taken place along the waterfront in the last few years is powerful evidence that Toronto is the most progressive city in Canada. There is indeed logical and good reasons for Toronto being the headquarters of so many great industrial and financial institutions.

The City Council has recently decided upon several very important street extensions and the Eastern Beaches development. These commitments entail a tremendous outlay of money and will

provide work for many thousands of people, directly and indirectly. It will mean the destruction of many hundreds of homes, and other buildings which must be replaced by modern structures in which reconstruction the members of the Toronto Home Builders Association will take an active and important part.

These developments mark another forward step in the progress of the Queen City, and we must continue to move forward. It is the keen desire of every citizen that our City Fathers will prove to be men of vision and wisdom in their decisions for the future progress and welfare of Toronto.

From personal observations through touring many cities of Canada and the United States during the past few months, it is quite evident that Toronto stands in a very enviable and most healthy position in relation to living, working, and business conditions, and the general improvement shown is a strong indication of how quickly Toronto has recovered from the drastic shaking of the financial fabric of last fall. This recovery can be largely attributed to the very large percentage of our citizens owning their own homes—which is the fundamental foundation that stabilizes this city and gives Toronto the well earned name of the "Queen City".

Toronto Home Builders Told of Glass Manufacture

Association Preparing for Spring House Survey—Need Stressed for Greater Cooperation from Real Estate Firms.

The April Banquet and General Meeting of the Toronto Home Builders Association held last Monday night at the Prince George Hotel was well attended and proved one of the most interesting meetings of the year.

President W. H. (Bill) Kerwin was on hand early but owing to an important business call had to withdraw before the session opened and handed the gavel over to Past President Bert Little.

Two addresses featured the evening—one on Glass Manufacture by Mr. G. C. Book of the Consolidated Plate Glass Company, Limited, and one by Past President W. H. (Bill) Martin on Modernizing and Financing. Both addresses were highly interesting and instructive and both will appear in full in an early issue.

Will Make House Survey.

At the Business Session which followed several important matters were discussed. J. A. (Jim) Kitchen, Chairman of the Realty and Survey Committee announced that plans were under way for the making of this year's Spring Survey on Saturday, May 16th, and the follow-

ing volunteered to assist Jim in this important matter: W. Isbister, W. H. Martin, C. M. Pelton, R. D. Wood, T. W. Robinson, J. M. Walkey, W. Kitchen, Fred Davies, Geo. Clark, W. C. McLaughlin, W. Avison, Harry Hall, A. Chapland, W. Kitchen, W. Whitten, R. Luxton, H. Jenkins, Jr., W. J. Fugler, W. H. Little and Jim Lindsey. There has been considerable dispute among builders as to the exact number of house vacancies in the city and the coming survey will show us exactly "where we are at".

The discussion on the House Survey naturally brought up other matters connected with building and house sales, and it was almost mid-night before adjournment was made. It was one of the finest and liveliest of discussions held at an association meeting for a long time. Those taking part were: T. W. Robinson, J. M. Walkey, John Carroll, J. Cowie, Jim Lindsey, W. Warren, Fred Davies, R. H. Bell and Jim Kitchen.

It was the unanimous feeling of all who spoke that some real estate men were not cooperating with the builders to the extent that they should. The custom of some dealers in endeavoring to force lower prices on builders was specially attacked. The whole matter is to be thoroughly discussed by the Executive and a report presented to the whole association.

Builders Should Endorse York Township Annexation

Councillor "Alf." Gray Addresses Home Builders.

That the annexation of York Township to the city would be a progressive step of benefit to both townships and city was claimed by Councillor A. J. B. (Alf.) Gray of the Townships Council and well known builder and member of the Toronto Home Builders Association at the regular meeting of the association last Monday evening, April 28th.

Councillor Gray urged the members to give their earnest support to the proposal to merge the township with the city. It would enable the city to straighten out its irregular northern boundary, provide builders and citizens generally with uniform regulations, by-laws and advantages and would put the city a long step forward towards its goal of a million population.

Mr. Gray pointed out the difficulties at present facing the administration of the township. There were, for example, no less than eleven school sections each with its own school trustees. Naturally no definite system for improving the educational facilities of the township could be inaugurated under such conditions. The township must either continue as it is with the rural organization, merge with the city or become incorporated as a separate city.

It was decided to refer the question to the executive for further consideration and report.

AMONG OUR MEMBERS

Maybe and Fugler, 159 Sheldrake Boulevard, have five residences under construction at the present time. A \$15,000 solid brick dwelling is going up at 33 Glendonwyne Road, and another on Elton Avenue will cost the same. North Toronto is the scene of operations for two more, one on Glenclair Avenue costing \$14,000 and one at Alexander Road and Lytton Boulevard costing \$20,000. A \$15,000 residence is also under way at Rogers Road and Lauder Avenue. The same builders are contemplating the erection of two more doctors residences and four more detached private dwellings.

J. O. Scott, 18 Glenwood Avenue, has sold a residence on Silverthorne Avenue just south of the Kingsway. Of stone and stucco construction it is 26x30 feet and contains six rooms and a heated sun-room. A heated garage is also included. The purchaser's name and the price were not disclosed, but the sale is thought to have brought about \$11,000.

Mr. Scott has also sold a fine residence at 302 Kingsway to Mr. J. G. Clarke. Of stone and stucco construction it is modern in every detail, and contains ten rooms, three bathrooms and a washroom. A two car heated garage is also included, and the house is heated by an oil burner. The price was \$25,000. Sale by A. E. LePage.

C. M. Pelton, 63 Benfamond Avenue, has the walls up for a fine \$13,000 residence and two car heated garage on the north side of Strath Avenue near Lambton Road. It will be a two storey residence of solid brick construction on concrete block foundations. The owner is R. E. Seward, 610A Indian Road.

W. H. Little, 63 Edna Avenue, Past President of the Toronto Home Builders' Association, will proceed at once with the erection of two pair, semi-detached, duplex dwellings on the north side of Page Street, near Clinton Street. Excavation and wrecking of old buildings is now under way and the estimated cost of the new structures is \$45,000.

No Stores on Avenue Road

Property Committee Recommend Restriction Between Roselawn and Briar Hill Avenue.

Civic Property Committee decided to recommend to the City Council that stores be not allowed on either side of Avenue Road between Roselawn and Briar Hill avenues. The vote was a tie, but Con. Simpson, who was in the chair, voted against the erection of stores.

The vote was taken on a motion of Ald. Hunt, that a by-law be passed and a Railway Board order sought prohibiting the erection of stores in the area mentioned.

Swansea Permits

For Week Ending April 30.

L. G. La Rush, 10 De Forest Road, a semi-detached dwelling on the south side of Mayfield Avenue near Windermere Avenue \$4,000

W. Richardson, 365 Armadale Avenue a detached dwelling on the east side of Wickfield Avenue \$9,000

J. Wells, 259 Windermere Avenue, alterations and additions to dwelling at east side of Windermere Avenue \$750

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In these eleven years our reputation for prompt, dependable service has steadily increased. Our staff has had it impressed upon them that the customers' interests come first. They have been trained to look at every transaction from the builders' point of view, and in this way we have built up a reputation for service that is second to none.

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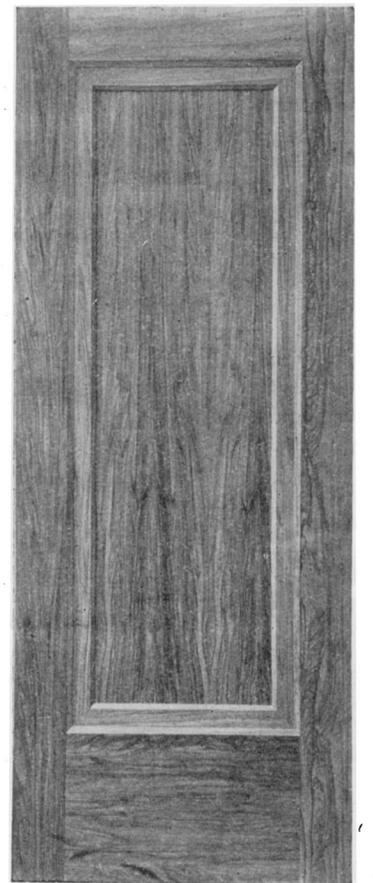
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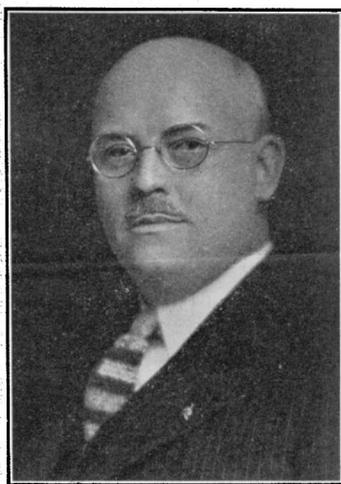
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Toronto's Population Now Over 700,000

"Muddy York" of 1817 With 1,200 Souls Expands Into Metropolis Well on Road to the Million Mark

By J. MARTIN GARDNER

President, Might Directories, Limited, Toronto.

For the first time in history the population of the City of Toronto proper is over 700,000.

In 1906 we passed the 300,000 mark. In 1909, a period of a little over three years saw 400,000 souls in the city, but not until 1914, almost five years later, did we have 500,000. The half-million goal had been reached. And then came the War.

The long gap of almost eight years,

published in the Toronto Directory and estimate of Toronto's population for the next twenty years, and at the end of that time his forecast was only about 5,000 out—and the very significant factor of the Great War was of course not dreamed of in 1900.

Population of Greater Toronto Over 826,000.

We have been discussing Toronto city proper without regard to the developments that have taken place in our suburbs. Greater Toronto, which includes the city proper, the townships of York and East York, and 18 other suburban sections, has a Grand Total in population of 826,186. The following table of Toronto suburban population will prove interesting here:

Birch Cliff	3,883
Earlscourt	2,201
East York	26,221
Fairbank	14,410
Forest Hill Village	4,193
Humber Bay	2,510
Lambton Mills	6,111
Leaside	1,341
Mimico	6,720
Mount Dennis	9,271
New Toronto	6,021
North York	1,760
Oakwood	6,843
Runnymede	6,016
Scarboro	5,140
Silverthorn	3,970
Swansea	4,030
Westmount	988
Weston	5,701
Wychwood	7,402
Total Population of Toronto	
Suburbs	124,732

More Buildings Going Up.

Building figures point to an ever-growing demand for additional accommodation for all kinds to meet both housing and working needs. It would seem that Toronto need have no fear of over development in this line, nor be in danger of a surplus of vacant buildings.

Buildings and Improvements.

Toronto has always been known as "the city of homes" and it is worthy of note that 65 per cent. of the city's population own their own dwellings. The annual report of W. G. Farley, Assessment Commissioner, shows that there were in the city when the assessors made their

Buildings Erected	Value of Buildings Erected
No.	
5,181	6,651,889
4,753	9,881,671
5,400	7,163,556
5,293	8,535,331
9,709	19,819,436
8,607	25,784,732
11,291	23,878,240
13,906	35,237,921
12,888	30,609,227
10,940	23,926,028
11,198	25,797,196
9,923	26,029,584
11,271	31,274,876
11,302	51,607,188
10,682	47,698,654

1929 count, 108,014 houses, including 562 in course of construction.

Table I accompanying this article gives the classification of structures in the city by Wards, and in Table 2 the 1929 buildings for the city as a whole are classified.

(Continued on page 28)



J. MARTIN GARDNER

during and after the War, was required to bring the register up to 600,000 in 1923. And now we have reached the perfect number of 700,000 just seven years later.

These figures would indicate the ac-

Year.	Permits Issued, No.
1915	4,407
1916	3,936
1917	4,467
1918	4,353
1919	7,544
1920	7,411
1921	9,297
1922	10,814
1923	10,100
1924	8,820
1925	9,020
1926	8,473
1927	9,159
1928	9,208
1929	8,731

curacy of what has been recognized by directory publishers as definite swings in city growth just as there are cycles in everyday business. An example of the accuracy with which population growth can be estimated by experts is the fact that about 1900 the late Mr. J. C. Gardner, President of Might Direc-

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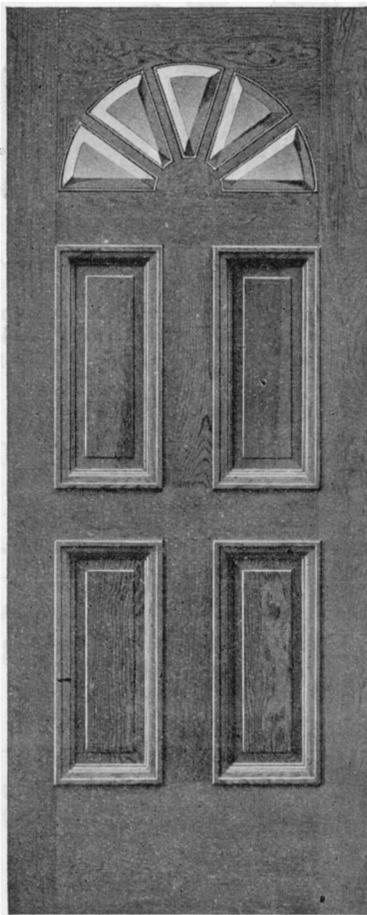
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Lancaster Bros., 767 Yonge St., make alterations to dwelling for office and dwelling, 583 Bloor W., near Markham Street \$500

Jenkins & Son, 93 Highbourne Road, build two detached dwellings and two detached garages, 2824 Glencairn Ave., near Coldstream Ave. \$1,500

A. E. Nance Kevell, 445 Rhodes Ave., build addition to rear of dwelling, all walls and ceiling to be lath and plaster, 445 Rhodes Ave., near Fairford Ave. \$1,000

Fred Best, 319 Osler Ave., build two detached brick dwellings, 58-60 Gresham Rd., near Manor Rd. \$7,000

Thos. Manning, 86 Walmsley Blvd., build two detached brick dwellings, e.s. Greer Rd., near St. Germaine Ave. \$9,000

Herbert Mitchell, 140 Pinewood Ave., build one pair semi-detached brick dwellings, 247-9 Deloraine Ave., near Greer Rd. \$8,000

Jas. H. Tridmarch, 118 Chatham Ave., build one two-storey brick detached dwelling 56 Arlington Ave., near Benson Ave. \$3,500

Richard Person, 1181 Gerrard E., build two-storey, two-family detached brick dwelling, s.s. Cranbrooke, near Jedburgh Road \$6,300

Arthur A. Brown, 315 Pacific Ave., build one-storey frame garage, 315 Pacific Ave., near Annette St. \$80

Jas. McConnor, 817 Federal Bldg., build stores with two dwellings over 3336 Dundas W., near Runnymede Rd. .. \$1,300

Low Pack, 2284 Queen E., build addition to front of store and underpin east wall with 9 inch brick foundation, 2284 Queen East, near Silverbirch Ave. \$900

Toronto General Trust, Bay and Melinda Sts., repair cornice of office bldg., Bay St., n.e. corner Melinda \$4,000

Price Bros., 2249 Queen E., build two pair semi-detached and one detached private garage 40-52 Scarborough Beach Blvd., near Hubbard Blvd. \$1,500

Morris Schwartz, 415 Queen W., alter theatre for stores and stock room with business floor over 332-4 Queen W., near Spadina \$5,000

Toronto Harbour Commission, Harbour Bldg., erect amusement device (Aerial Glider) n.s. Boulevard Dr. \$8,000

Conger Lehigh Coal Co., 350 Bay St., erect three signs, Queen St. W., n.w. corner Gladstone Ave. \$500

Alfred Cheeseman, 503 Main St., build three pair semi-detached brick and shingle dwellings s.s. Kerr Rd., near Greenwood \$18,000

Fred M. Rynex, 861 St. Clair Ave. W., build public garage, addition to service station and public garage, 863 St. Clair W., near Ossington \$5,000

McCull Frontenac Oil Co., 114 Esplanade, instal five gasoline tanks and four pumps, also two waste oil storage tanks, Shuter St., n.e. corner Church \$2,600

British American Oil Co., Royal Bank Bldg., instal three gasoline tanks and two pumps, s.s. Fleet St., near Spadina Ave. \$700

Supertest Petroleum Co., Harbour Com. Bldg., instal five gasoline tanks and six twin pumps, Bathurst St., Jct. Vaughan Rd. \$2,200

Rosland Bus Lines, 153 Weston Rd. S., instal gasoline tank and pump, gasoline not for sale, 153 Weston Rd. S., near Northlands Ave. \$600

Imperial Oil Ltd., 56 Church St., instal 3—1,000 gal. underground gasoline tanks and 2—20 gal. pumps, Church St., s.w. corner McGill St. \$800

Imperial Oil, Ltd., instal three 1,000 gal. underground gasoline tanks and two 20-gal. pumps, s.s. Queen St. W., s.e. corner Indian Road \$900

Miss E. Parker, 63 De Lisle Ave., build addition and alter dwelling for two-family dwelling only, 63 De Lisle Ave., near Deer Park Crescent \$1,000

Canada Housing Corp., 34 King E., build one pair semi-detached brick dwell., 21-23 Berkshire Ave., near Eastern Ave. \$4,000

A. B. Gibson, 14 Chestnut Park Rd., build addition to brick private garage, 13 Rowanwood Ave., near Yonge \$500

Geo. H. Mowers, 312 Douglas Dr., build two pair semi-detached brick dwellings, 203-5 Melrose Ave., near Elm Ave. \$12,500

Harry McGee, 61 Forest Hill Rd., build Conservatory at rear of dwelling, 61 Forest Hill Rd., near Heath St. \$4,000

Berland Verrachie, 114 Dufferin St., build one detached brick dwelling, e.s. Prescott Ave., near Kipping Ave. \$5,000

C. C. Allen, 187 Glendonwynne Rd., build four attached brick garages, 1715-17 Bloor W., near Indian Grove ... \$500

Emile Gardner, 33 Curzon St., erect one storey addition to rear of store, 1195 Queen E., near Leslie St. \$1,000

Wm. Maltby, St. Clair Ave., n.e. corner Boon Ave., alter store front \$1,200

W. Wight & Co., 60 Paton Rd., erect one-storey steel canopy and inspectors office, 60 Paton Rd., near Lansdowne Ave. \$5,000

Wm. R. Moore, R.R. No. 1, Eglinton, one pair semi-detached brick dwellings, w.s. Thurston Rd., near Manor Rd. \$6,000

Stanley A. Griffin, 25 Golddale Rd. build two detached two-storey brick dwellings and two detached garages, 206-8 Stibbard Ave., near Beulah St. \$18,000

British American Oil Co., Royal Bank Bldg., build gasoline service station, Queen St. E., n.w. corner Scarborough Road, \$10,000; also Service Station, Yonge St., n.e. corner Golddale Road .. \$11,100

Dr. W. H. Wright, 40 Rosedale Heights Dr., erect two apts., see page 3114 Board of Control report, Nov. 18, 1929, Bloor St. W., near Montrose Ave. \$27,000

Geo. H. Paul, 1153 Ossington Ave., one detached brick dwelling, e.s. Heddington Ave., near Eglinton Ave. 4,500

Dennis Broughton, 1753 St. Clair W., one pair semi-detached and one detached dwelling, also two detached garages, s.s. Connolly Ave., near Osler Ave. .. \$9,000

Chas. E. Jex, 118 Woodington Ave., build two detached brick dwellings, n.s. Douglas Ave., near Jedburgh Rd. \$10,000

Mrs. Jenny McDonald, 19 Nanton Ave., alter and build addition to dwelling for two-family dwelling only, 130 Roxborough W., near Avenue Rd. \$2,500

Thos. & Walter French, 97½ Adelaide W., one pair semi-detached brick dwell., s.s. Melrose Ave., near Greer Rd. \$6,200

also one pair semi-detached brick dwell., 183-5 Melrose Ave., near Greer Rd. \$6,200

Misses M. and K. Long, 26 Boustead Ave., build one-storey brick, private garage, 26 Boustead Ave., n.e. corner Alhambra Ave. \$500

Jas. McKernan, 240 Briar Hill Ave., one detached brick dwell., with garage attached, 337 Glencairn Ave., s.e. corner Mona Rd. \$7,000

Arthur Gaskon, 27 Helendale Ave. E., build store with four apts. over 3317 Yonge St., near Glenforest Rd. .. \$12,000

Mrs. Mary Snow, 127 Earls court Ave., one pair semi-detached brick dwell., n.s. Cranbrooke Ave., near Greer Rd. \$7,000

Taylor Bros., 25½ Norwood Rd., two-storey brick detached dwelling and one private garage, s.s. Lytton Blvd., near Mona St. \$7,000

Harry Hong Lee, 360 Queen E., make interior alterations to one pair of stores for restaurant and demolish existing wooden sheds, 360½ Queen E., near Parliament St. \$500

Robert Sterling, 759 Lansdowne Ave., build addition to front of dwelling for store, Lansdowne Ave., s.e. corner Paton Rd. \$600

Canadian Oil Co., 12 Strachan Ave., alterations to public garage, St. Clair Ave., s.w. Ossington Ave. \$7,000

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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. W. Parker, 850 Broadview Avenue, has let general contract for the erection of a duplex residence at 4 Thorncliffe Avenue to A. J. Shipman, 833 Broadview Avenue. Raymond Card, architect, 142 Chester Avenue, has been appointed supervising architect for the work, which will cost approximately \$12,000.

Walter Davidson & Company, Limited, general contractors, 88 Duke Street, hold general contract for the erection of a \$50,000 residence in the Bayview Heights district for Col. N. D. Perry, Excelsior Life Building. Mathers & Haldenby, architects, 96 Bloor Street West, have been appointed to draw the plans.

J. Cooper, 80 Jackman Avenue, has foundations in for the erection of a double duplex residence on the east side of Broadview Avenue, near Mortimer Avenue, East York Twp. It will be of solid brick construction on concrete block foundation, and will cost approximately \$12,500. Four garages will be erected in conjunction with this dwelling.

W. G. Carson, 239 Pape Ave., is roofing a detached residence on the north side of Donlands Avenue, near Warlands Avenue, Township of East York. It will be a two-storey residence of solid brick construction on concrete block foundations. The cost is estimated at \$6,000.

Westwater & Sharp, 160 Langford Avenue, have foundations in for the erection of four bungalow residences on the east side of Rivercourt Boulevard, East York Twp. They will be one storey, of solid brick construction on concrete block foundations, and will cost about \$3,000 each.

J. McMin, 425 Whitmore Avenue, is getting the walls up for a detached, solid brick residence on the south side of Whitmore Avenue, near Times Road. It will be two storeys (20 x 30 ft.) on concrete block foundations.

A. G. Roberts, 70 Broadway Avenue, has begun the erection of a double duplex residence at 72 Broadway Avenue. It will be of solid brick construction on concrete block foundations. It will be of two storeys, and will cost about \$10,000. Mr. Roberts has designed this dwelling to be especially attractive to families with children, and is establishing a very complete children's playground at the rear. Sand-piles, swings and slides will comprise part of the equipment installed with this object in view.

W. Newlands, 534 Rushton Road, has the walls started for a detached residence on the east side of Pinewood Avenue, near Inglewood Avenue. It will be of two storeys, of solid brick construction on concrete block foundations, and will cost close to \$6,000.

F. Boucher, 46 Fairbank Avenue, has the walls under way for the erection of a detached two-storey residence on the east side of Cedric Avenue, near Jesmond Avenue. It will be of solid brick construction on concrete block foundations, and will cost about \$4,500. Alfred Piney-cord, 158 Ennerdale Avenue, is the owner.

Cornelius Droog, 120 Chester Avenue, has the walls ready for the roof for a detached bungalow residence on the east side of Lesmount Avenue near Cosburn Ave., East York Township. It will be a one-storey dwelling (20 x 30 feet), of solid brick construction on concrete block, and will cost about \$3,500.

Walter Davidson & Company, building contractors, hold a no-bid contract for the installation of B.B. Acoustic Celoten in the broadcasting room of the Canadian National Telegraphs, 436 Wellington Street West.

Excavation operations have been begun by Chas. Jolliffe, 255 Jane Street, for the erection for a pair of duplex residences at number 275 Jane Street. They will be two-storey residences of solid brick construction on concrete block foundations, and will cost about \$15,000.

Wm. H. Brown, 179 Queensdale Avenue, has begun excavation operations for a two-storey residence of solid brick construction on concrete block foundations, at 51 Unsworth Ave. It will cost about \$4,000.

H. R. Price, 441 Millwood Road, will erect three pair of semi-detached residences on the north side of Glenmore Drive, near Beaufort Road. They will be two storeys, of solid brick construction on concrete block, and will cost about \$5,500 per pair. The foundations are in for one, and are going in for another. The third has not been started yet.

E. Hulme, 507 Riverside Drive, will commence work shortly on the erection of two residences on the west side of Traymore Crescent, near the corner of Riverside Drive. They will be two storeys, of stone construction on concrete block foundations, and will cost about \$6,500 each.

John A. Crowe, 1 Indian Valley Crescent, is trimming a \$12,000 residence on Queen Mary's Drive, near the Kingsway. It will be 2½ storeys, of stone and brick construction on stone foundations.

Mechanics' Liens

April 30th, 1930.

- 11744—The Boake Mig. Co. Ltd., against Wm. Shankman, et al for the sum of \$492.86
- 11745—John G. Laughlin against Roy J. Merifield for the sum of \$345.00
- 11747—Samuel Kamin & Louis White against William Shankman et al for the sum of \$945
- 11748—Louis Sharp against Olive S. Burgess and Herbert W. Burgess et al for the sum of \$87.13
- 11751—Alexander Tombosso, carrying on business under the name and style of the Standard Tile and Terrazzo Co. against William Shankman et al for the sum of \$990
- 11752—Pasquale Chiappetta against Wm. Shankman et al for the sum of \$328.12
- 11754—General Products, Limited, against Albert E. Moss and Margaret Moss of 65 Fairlawn Ave., for the sum of \$77.50
- 11755—The Vokes Hardware Company, Limited, against William Shankman et al for the sum of \$1305.88
- 13517—Geo. Herbert Hooper of 45 Pembroke Street, against 858 Bathurst St. for the sum of \$61.91
- 13518—William Burgess of 226 Pickering Street against 858 Bathurst Street for the sum of \$22.00
- 13519—Fred Angotti against Aaron Edelist et al for the sum of \$1,406.18
- 13520—Canadian Magnesite Flooring against Samuel Davis et al for the sum of \$86.50
- 13521—William E. S. Savage of Mimico against Robt. Guild and Millie Guild for the sum of \$276.84

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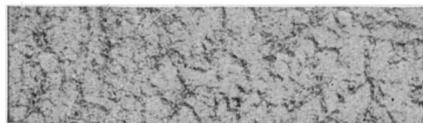
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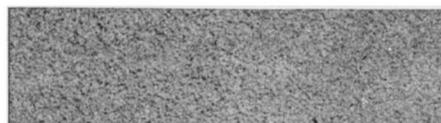
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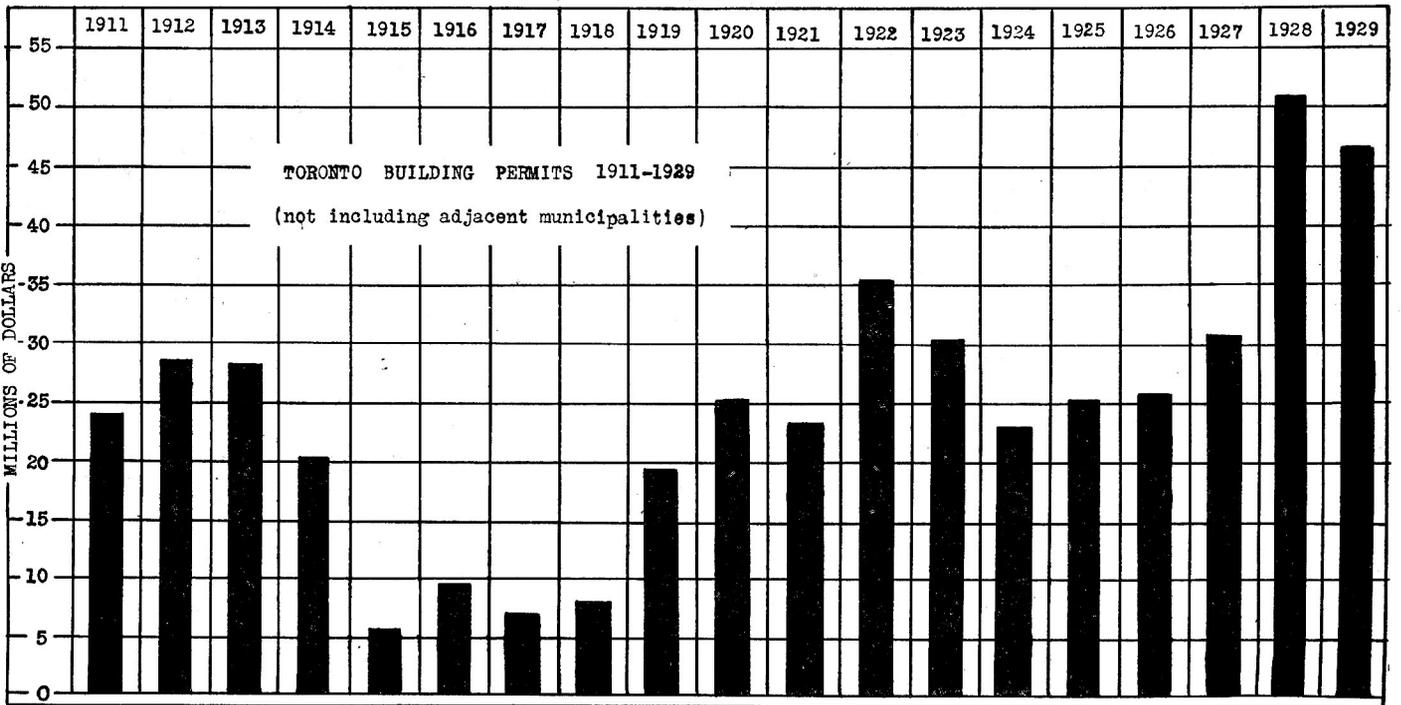
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Comparative Building Activities in Leading Cities

According to data tabulated by the Dominion Bureau of Statistics, the value of the building authorized by 61 cities during 1929 was greater than in any other year since records commenced in 1920, aggregating \$234,944,549.

TORONTO: During 1929 there was a decrease of \$3,908,534, or 7.6 percent, in the Toronto authorizations, which were valued at \$47,698,654, as against \$51,607,188, when the total was higher than in any other of the 20 years for which records are available. Only about 17 percent of the building authorized in 1929 was listed as residential, owing to the proximity of the residential suburban areas of York and East York Townships, in which nearly 80 percent of the 1929 total of \$9,824,273 was earmarked for dwellings. The 1929 aggregate for these areas was only exceeded in this record by the figures for 1922—\$11,167,700. The value of building authorized in the Toronto metropolitan area was \$57,522,927 or 24.5 percent of the total for the 61 cities, as compared with \$57,817,568 and 27.3 per cent. of the 1928 aggregate.

MONTREAL: The value of the building represented by the permits issued during 1929 by Montreal was \$46,065,924, an increase of 26.7 percent compared with the 1928 authorizations of \$36,347,901; while the total was also greater than in any other year since 1910. Approximately 40 per cent. of the aggregate for the last year represented residential building, as against some 61 percent in the preceding year, when there was an exceptionally large program of construction in the residential building class. If



the Westmount authorizations, \$3,220,145, are added to the Montreal total, those adjoining cities together issued nearly 21 percent of the total for the 61 cities.

WINNIPEG: There was a further advance in building indicated by authorizations in Winnipeg, where the total for 1929 was \$11,050,250, as compared with \$10,547,400 in 1928; this was an increase of 4.8 percent. Non-residential building accounted for about 67 percent of the

total for 1929, as against 63 percent in 1928. St. Boniface, just across the river from Winnipeg, reported building estimated at \$553,103. These two centres together reported 4.9 percent of the 1929 aggregate for the 61 centres, compared with 5.2 percent in 1928.

VANCOUVER: The municipality of Greater Vancouver (including Point Grey and South Vancouver, which until January 1st, 1929, were separate cities), issued permits for building valued at

\$21,572,727; as compared with the aggregate of \$19,445,288 in 1928; this was an increase of \$2,127,439 or 10.9 percent. The 1929 total was also higher than in any other year since the pre-war boom, except 1926. North Vancouver, a mile from Vancouver, granted permits for buildings estimated to cost \$292,515, a reduction of 68 percent from the 1928 total of \$912,780. The metropolitan area of Vancouver reported authorizations

(Continued on page 26)



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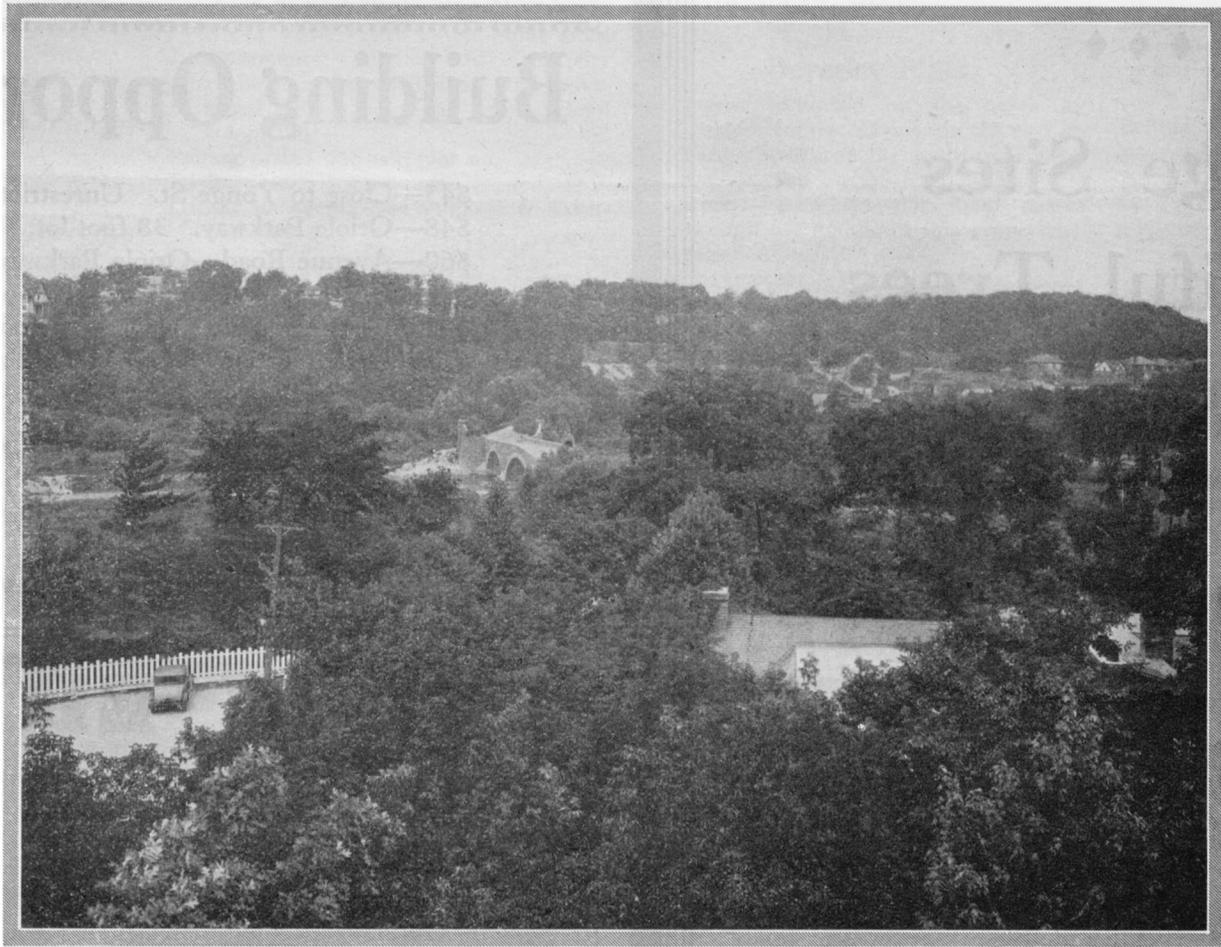
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\$60—Avenue Road—Oriole Parkway, 50 foot lots.

\$70—Glencairn—Glengrove, 50 foot lots.

\$92.50—Forest Hill Village—40 foot lot. Bargain.

\$125—Best location, Forest Hill Village, 50 foot lot.

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\$65 per foot	Oriole Parkway, 55 feet
\$65 per foot	Merton St., 90 feet
\$70 per foot	Vesta Drive, 40 feet
\$100 per foot	Walmer Road, warehouse or factory site

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43 VICTORIA STREET



Subdivision Survey of Greater Toronto



On this page and following pages is presented the Annual Subdivision Survey of Weekly Building Reporter. This Survey is complete, authentic, and up-to-date providing the builder with accurate information as to acreage, location, improvements and owners of available building sites in Greater Toronto comprised in no less than 69 Subdivisions.

Arrowdale

Location: Dundas Highway, Islington.
Acreage: 121 lots.
Improvements: Water, electric, streets.
Selling price: \$20 per foot.
Restrictions: First class houses.
Owner or agent: Wm. T. Sinclair, 302 Bay Street.

Baby Point—Humber

Valley Surveys

Location: Jane Street to Humber River.
Acreage: 130 acres.
Amount sold: Ninety per cent.
Improvements: Water, electricity, gas, pavements, city telephones, sewers.
Selling price: \$50.00 to \$65.00 per foot.
Restrictions: Detached house, 50 to 100 foot frontages, \$5,000 to \$7,500.
Owner or agent: Home Smith & Company, Old Mill.

Balmoral Properties

Location: McDougall Avenue, close to eastern limits of Weston.

Acreage: 70 acres.
Amount sold: 2½ acres sold for school site to School Section No. 21, Twp. of North York. Also a few home sites.
Improvements: Water and electricity available. Gas, sidewalks and pavements going in. Four room school completed.
Selling price: \$15 per foot up.
Restrictions: Brick houses.
Owner or agent: McWilliams & Lockhart, 288 Bay Street.

Bayview Heights

Location: North York Township.
Acreage: 900 acres.
Amount sold: 325 acres.
Improvements: Water, concrete pavements, telephone and electricity available. New Bayview bridge completed and open to traffic.
Selling price: \$3,000 to \$3,500 per acre.
Restrictions: Private one-family detached houses with stables, garages or other outbuildings to be built on not less than two acres and to cost not less

than \$15,000.
Owner or Agent: Chambers & Meredith, 38 King Street West.

Beverley Hills

Location: Bounded on the north by Hogg's Hollow Ravine, on the east by Yonge Street, on the south by Wilson Avenue, and on the west by Bathurst Street. New Avenue Road passes through the middle of this property.
Acreage: About 500 acres.
Improvements: Water, sewers, some streets paved. Storm sewers to go in this year. New Avenue Road to go through property.
Selling price: \$20 to \$100 per foot.
Restrictions: Detached houses to cost \$12,500 to \$30,000.
Owners or agents: R. J. Lilloco, 364 Bay Street.

Birchcliffe Heights

Location: At Birchcliffe, the Eastern Provincial Highway and Birchmount Road.

Acreage: Approximately 100 acres.
Amount sold: 75 per cent.

Improvements: Sewers, water, gas, electricity, city telephone, firehall, police station and church. Pavements will be laid in near future.
Selling price: \$15 to \$20 per foot.
Restrictions: Moderate houses.
Owner or agent: F. W. Hill, Confederation Life Building.

Boulton Estate

Location: York Mills Ravine east of Yonge Street.
Acreage: 80 acres.
Amount sold: One-quarter.
Improvements: Water, pavements, electricity, in portion of property. Will be installed in balance as sold.
Selling price: \$35 to \$40 per foot.
Restrictions: Detached solid brick or equivalent—one to a lot (about 50 feet).
Owner or agent: Chartered Trust and Executor Company.



FOREST HILLS

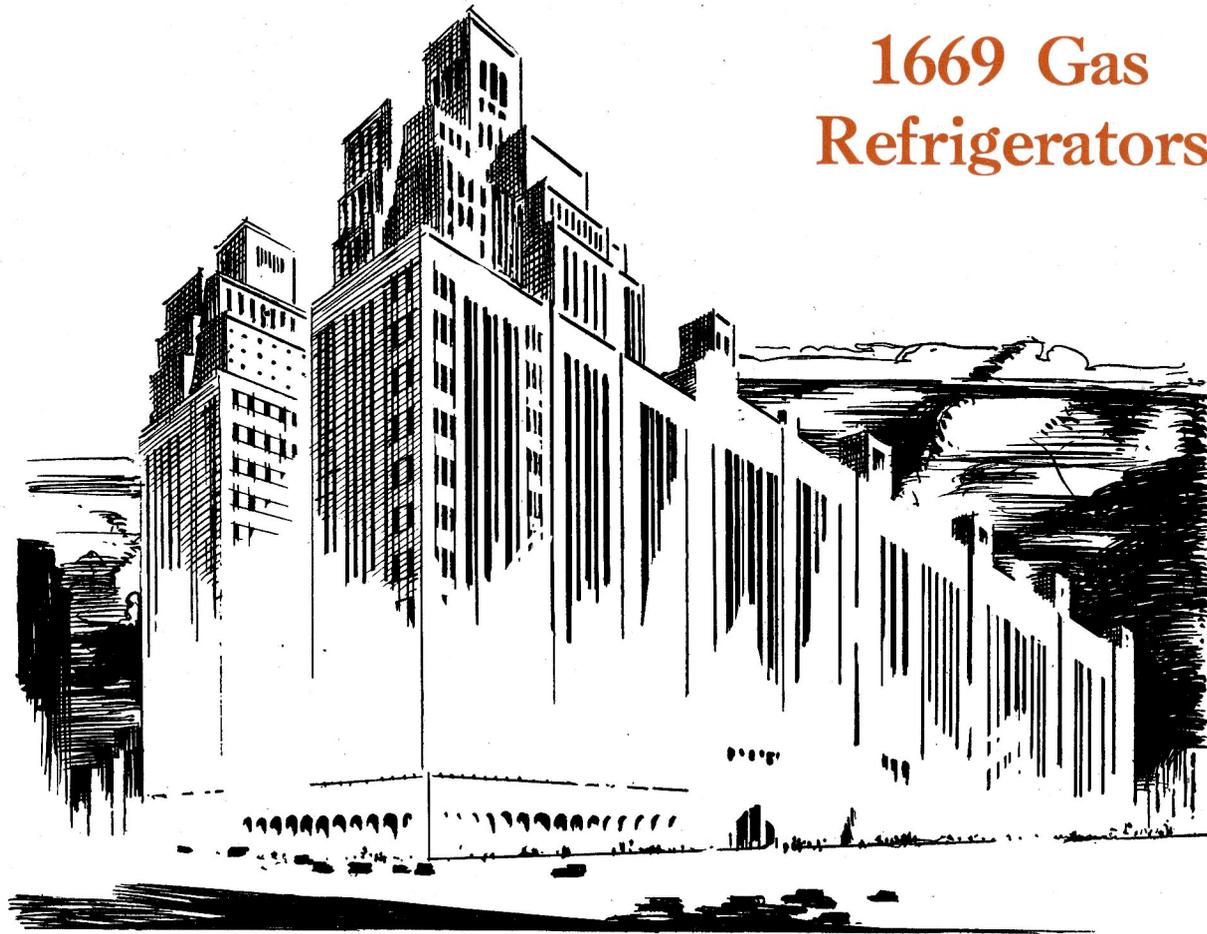
offers especially attractive possibilities for the enterprising builder. Bounded on the north by Old Forest Hill Rd.—south by Burton Rd.—east by Spadina Rd., and west by Vesta Rd., this fine property has long been noted for its natural beauty.

A small frontage of choice wooded lots, in this district, is still available at the attractive prices—\$65.00 per foot—making an ideal location for popular priced homes.

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Bridgend—Humber

Valley Surveys

Location: East of Humber River, north from Bloor Street.

Acreage: 30 acres.

Amount sold: One-half.

Improvements: Water, electricity, pavements, sewers, city telephones, gas.

Selling price: \$50.00.

Restrictions: Detached house, 30 to 50 foot frontages, \$5,000 to \$7,000.

Owner or agent: Home Smith & Company, Old Mill.

Burnhamthorpe Park

Location: Islington, overlooking Islington Golf Course.

Frontage: 12,000 feet.

Amount sold: 7,000 feet.

Improvements: Water, electric light, gravel roads, cement sidewalks in some places.

Selling price: \$18 to \$35 per foot.

Restrictions: Houses to cost \$3,000 to \$5,000 according to location. Lots forty and sixty feet.

Owner or agent: W. T. Rogers, Lumsden Building.

Cavendish Park

Location: Yonge Street at Willowdale.

Frontage: 1,518 feet. Very deep lots.

Improvements: Light and water, good gravel road.

Selling price: \$5 to \$8 per foot.

Owners: Dovercourt Land, Building & Savings Co., Ltd., 244 Bay Street, Toronto.

Cedarvale

Location: North of St. Clair Avenue west of Bathurst Street.

Acreage: About 50,000 feet frontage.

Amount sold: 18,000 feet.

Improvements: High level bridge on Bathurst Street to be opened May 24, 1930. Water, pavements, sewers, electricity, gas and telephones now installed on many streets.

Selling price: \$42.50 to \$125 per foot.

Restrictions: Solid brick detached houses costing \$4,500 to \$10,000. Apartments on Bathurst Street frontage—stores on Eglinton Avenue frontage.

Owners and agents: H. R. Douglas & Company, Mail Building.

Claxton Boulevard

Location: Between Vaughan Road and Bathurst Street north of St. Clair Ave.

Acreage: 5 acres.

Amount sold: 20 per cent.

Improvements: All in.

Selling price: \$75.

Restrictions: Detached dwelling on 50-foot lot to cost at least \$6,000.

Owner or agent: John MacLean, 638 Danforth Avenue.

Clissold Park

Location: South-west corner of Bloor Street and Islington Avenue, Islington.

Frontage: 8,500 feet.

Amount sold: 3,500 feet.

Improvements: Water, electric light, some roads and sidewalks.

Selling price: \$10 to \$30 for residential lots.

Restrictions: Detached houses to cost not less than \$2,000.

Owner or agent: W. T. Rogers, Lumsden Building.

Davies Estate (East)

Location: Between Pape and Broadview Avenues.

Acreage: 50 acres.

Amount sold: 60 per cent.

Improvements: Pavements on three streets—all else in.

Selling price: \$40 per foot.

Restrictions: Solid brick or equivalent to cost not less than \$3,500.

Owner or agent: John MacLean, 638 Danforth Avenue.

Davies Estate (West)

Location: West side of Broadview Ave. north of Danforth Avenue.
 Acreage: 50 acres.
 Amount sold: None.
 Selling price: Not yet ready.
 Improvements: Water and sewers promised.
 Restrictions: Solid brick or equivalent to cost at least \$3,500.
 Owners and agents: John MacLean, 638 Danforth Avenue.

Donlands Park

Location: South-east corner of Donlands Avenue and Cosburn Avenue.
 Acreage: 12 acres.
 Amount sold: About 150 lots.
 Improvements: Part sewers and water, gas, electricity and sidewalks.
 Selling price: \$28 and up.
 Restrictions: Moderate priced detached or semi-detached dwellings of solid brick.
 Owner or agent: Parks:ide Realty Co., 72 Queen Street West.

Donlands Survey

Location: South-east corner of Donlands and Sammon Avenues.
 Acreage: 1,500 feet frontage.
 Amount sold: One-third.
 Improvements: All in.
 Selling price: \$45 per foot and up.
 Restrictions: Houses to cost at least \$1,800 on 18-foot lot.
 Owner or agent: National Trust Company, King Street East.

Donwoods

Location: York Mills.
 Acreage: About 29 acres.
 Improvements: Water, light and roads.
 Selling price: \$25 to \$60 per foot.
 Restrictions: \$4,500 to \$6,000.
 Owner and agent: H. R. Douglas & Co., Mail Building.

Eastbourne Park

Location: Danforth Avenue and Kennedy Road.
 Acreage: 80 acres.
 Amount sold: 75 per cent.
 Improvements: Water, electricity, gravelled roads.
 Selling price: \$8 to \$25 per foot.
 Restrictions: \$1,500 house.
 Owners or agents: Robins Ltd., 347 Bay Street.

Edgewood Park

Location: Opposite Ford plant.
 Acreage: 60 acres.
 Amount sold: 75 per cent.
 Improvements: All.
 Selling price: \$15 to \$65 per foot.

Restrictions: \$2,200 house; stores on Danforth.
 Owners or agents: Robins Ltd., 347 Bay Street.

Forest Hill

Location: Kilbarry Road to Forest Hill Roads on west side of Spadina Road.
 Acreage: About 20 acres.
 Amount sold: About 80 per cent.
 Improvements: All in.
 Selling price: \$65 to \$90 per foot.
 Restrictions: One house to 60 feet to cost \$12,000, and one house to 50 feet to cost \$8,500, depending on location.
 Owners or agents: Suydam Realty Company, Excelsior Life Building.

Forsyth Park

Location: East of Mount Pleasant on Davisville Avenue.
 Acreage: 2,200 feet.
 Amount sold: 75 per cent.
 Improvements: All in.
 Selling price: \$40 to \$45 per foot.
 Restrictions: Detached brick or brick and shingle houses to cost at least \$2,500. Semi-detached of same specifications.
 Owner or agent: Suydam Realty Company, Excelsior Life Building.

Glebemount Gardens

Location: Donlands Avenue and Don Mills Road.
 Acreage: About 19 acres.
 Amount sold: About one-third.
 Improvements: Water mains, sewers and sidewalks; electricity.
 Selling price: \$27.50 per foot up.
 Restriction: Dwellings to cost \$1,500.
 Owner or agent: National Trust Company, King Street East.

Glengrove Estates

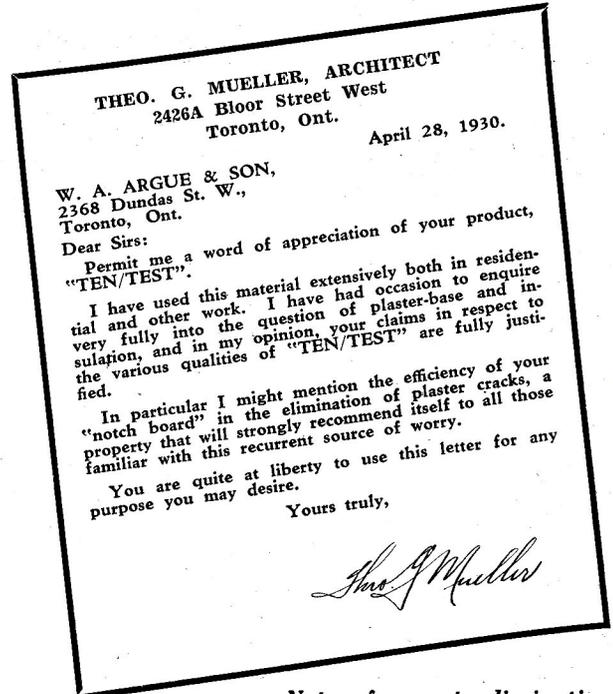
Location: Corner of Bathurst Street and Lawrence Avenue, east to Otter Crescent.
 Acreage: 80 acres.
 Amount sold: Two-thirds.
 Improvements: Water, cement walks, graded streets.
 Selling price: \$30 per foot.
 Restrictions: Detached solid brick or equivalent on 40-foot lots to cost at least \$7,000.
 Owner or agent: R. J. Lillico, 364 Bay Street.

Glenmount Park

Location: South side of Gerrard Street, just east of Woodbine Avenue.
 Acreage: 30 acres, 8,000 feet.
 Amount sold: 90 per cent.
 Improvements: All in.
 Selling price: \$50 per foot.
 Restrictions: Solid brick or equivalent.
 Owners or agent: W. N. McEachren, Ltd., Royal Bank Building.

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Glebemount Gardens Subdivision is at the corner of Donlands Avenue and Don Mills Road. Sewers, water, sidewalks and other improvements are in and a great many small attractive homes have already been constructed and are now occupied. Indications point to this property becoming a very desirable home section. Lots are selling at \$27.50 per foot.

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GLEBEMOUNT GARDENS

Governor's Bridge, Rosedale

Location: North Rosedale, close to Government House.
Acreage: 30 acres.
Amount sold: One-third.
Improvements: All in.
Selling price: \$80 per foot and up.
Restrictions: Plans to be approved by owner company.
Owners and agents: W. N. McEachren & Sons, Ltd., Royal Bank Building.

Greenmount Park

Location: North-east corner of Sammon and Greenwood Avenues, Twp. East York.
Acreage: 40 acres, 10,000 feet.
Amount sold: About 70 per cent.
Improvements: Sewers, lights and sidewalks.
Selling price: \$35 per foot.
Restrictions: Solid brick or equivalent.
Owners and agents: W. N. McEachren & Sons, Ltd., Royal Bank Building.

Hampstead Gardens

Location: On Dufferin Street, Glen Grove Avenue West.
Frontage for sale: 3,898 feet.
Improvements: Water, light, good gravel roads.
Selling price: \$7 to \$12 per foot.
Owners: Dovercourt Land, Building & Savings Co., Ltd., 244 Bay Street, Toronto.

Hampstead Park

Location: On Dufferin Street, just north of Belt Line.
Frontage for sale: 3,730 feet.
Improvements: Water, sidewalks, and pavements in part of property.
Selling price: \$13 to \$18 per foot.
Owners: Dovercourt Land, Building & Savings Co., Ltd., 244 Bay Street, Toronto.

Homestead Estate

Location: Yonge Street at Willowdale.
Frontage for sale: 5,842 feet.
Improvements: Street paved half-way back. Light and water.
Selling price: \$5 to \$10 per foot.
Owners: Dovercourt Land, Building & Savings Co., Ltd., 244 Bay Street, Toronto.

Kingsway Park—**Humber Valley Surveys**

Location: North of Bloor Street highway, west of Humber River.
Acreage: 250 acres.
Amount sold: One-third.
Improvements: Water, electricity, pavements, city telephones.
Selling price: \$30 to \$65.
Restrictions: Detached houses on 40 and 50-foot lots; \$4,000 to \$7,500.
Owner or agent: Home Smith & Company, Old Mill.

Keelesdale

Location: South-west corner of Keele and Eglinton Avenues, York Twp.
Acreage: 23,000.
Improvements: Water, light, some sewers, sidewalks, some pavements.
Selling price: \$25 to \$40 per foot.
Restrictions: One house to 25 feet.
Owner or agent: Suburban Securities, Ltd., c/o J. M. Norton.

Kennedy Park

Location: North side Bloor Street West, opposite High Park between Clendennan Avenue and Glendonwyne Road.
Acreage: About 28 acres.
Amount sold: About three-quarters.
Improvements: Water, sewers, pavements, sidewalks, gas and electricity.

Selling price: \$70 to \$90 per foot.
Restrictions: Two houses to 55 feet on east half, one to 30 feet on west half; \$6,000 minimum.
Owners and agents: Garton & Hutchinson, 120 Victoria Street.

Kingsmount Park

Location: South side of Gerrard Street, just west of Woodbine Avenue.
Acreage: 30 acres, 8,000 feet.
Amount sold: 6,500 feet.
Improvements: All in.
Selling price: \$60 per foot.
Restrictions: Solid brick or equivalent.
Owners and agents: W. N. McEachren & Sons, Ltd., Royal Bank Building.

Lawrence Park West

Location: Chatsworth and Yonge.
Frontage for sale: 3,661 feet. Choice ravine lots.
Improvements: All conveniences. Lateral sewers in and paid for.
Selling price: \$80 to \$95 per foot.
Restrictions: One house to 40 feet. Cost price of house, \$8,000.
Owners: Standard Reliance Assets, Ltd., 244 Bay Street, Toronto.

Langley Park

Location: South-west corner of Bathurst and Wilson Avenue.
Acreage: 150 acres.
Amount sold: 10 acres.
Improvements: Water, gas, asphalt pavements on Wilson Ave. Trees and pavements were put in this year.
Selling price: \$15 per foot and up.
Restrictions: Substantial houses.
Owner or agent: F. W. Hill, Confederation Life Building.

Leaside

Location: North-east section of Greater Toronto.
Acreage: 1,025 acres. 100 acres factory land.
Amount sold: Over one-half.
Improvements: Sewers, water, gas, electricity, pavements.
Selling price: \$25 per foot and up.
Restrictions: South of Soudan, detached houses to cost \$3,500 on 25-foot lots. Semi-detached of \$3,000 each to 40 feet on Laird, Soudan, Bayview Aves. and Millwood Road.
Owner or agent: Wood, Fleming & Company, Royal Bank Building.

Lowther Park

Location: East side Woodbine Ave., north from Danforth.
Acreage: 51,167 feet subdivided; 307 acres not yet subdivided.
Amount sold: 37,312 feet frontage.
Improvements: Water, sewers.
Selling price: \$10 to \$28 per foot.
Restrictions: One house to 25 feet to cost not less than \$2,000.
Owners or agents: Toronto City Estates Ltd., 244 Bay Street.

McMaster Estates

Location: North-west corner of Eglinton Ave. and Avenue Road.
Acreage: About 26 acres.
Amount sold: 2,650 feet.
Improvements: Water, sewers, gas, electricity. Sidewalks and pavements this spring.
Selling price: \$65 and \$100 per foot.
Restrictions: Detached solid brick house on not less than 30 feet.
Owner or agent: Chartered Trusts and Executors Company.

McMaster Heights

Location: Between Eglinton and Rose-lawn Avenues, three streets west of Avenue Road.
Frontage: 10,000 feet.

Amount sold: 5,500 feet.
Improvements: Sewers, water, electric light. Sidewalks and pavements on Lattimer and Teddington Avenues, balance to go in this year. Over thirty houses, ranging in price from \$7,000 to \$8,500, erected on this property in 1929.
Selling price: \$40 to \$60 per foot.
Restrictions: Solid brick detached to cost not less than \$3,500 on 25-foot lot.
Owner or agent: W. T. Rogers, Lumsden Building.

Meadowvale

Location: South-west corner of Bloor Highway and Church Street, Etobicoke.
Acreage: 35 acres.
Amount sold: Ninety per cent.
Improvements: Water, light, roadways.
Selling price: \$25 and up.
Restrictions: Houses to cost \$3,500 on lots 25 feet.
Owner or agent: W. T. Rogers, Lumsden Building.

Melrose Park

Location: West from Yonge, opposite car terminus to Bathurst Street.
Acreage: 325 acres.
Amount sold: 75 per cent.
Improvements: Partly with water, sewer, sidewalk and light.
Selling price: \$12 to \$35 per foot.
Restrictions: \$2,000 house.
Owners or agents: Robins Ltd., 347 Bay Street.

Moore Park Annex

Location: Adjoining Moore Park to the east between Moore Avenue and Heath Street.
Acreage: About 8 acres.
Improvements: Partly in. Water in, sewers being arranged for. High level bridge about to be erected to connect with the city. This area will shortly be annexed to the city of Toronto.
Selling Price: \$60 to \$100 per foot.
Restrictions: One house to 45 and 50 feet to cost at least \$8,500.
Owners or agents: Suydam Realty Company, Excelsior Life Building.

Northbourne Heights

Location: Stop 10, Yonge Street.
Acreage: 200 acres.
Amount sold: 90 acres.
Improvements: Water, electricity, telephone and school, graded streets.
Selling price: \$12 to \$20 per foot.
Restrictions: \$2,000 to \$4,000.
Owners or agents: Robins Ltd., 347 Bay Street.

Northview Heights

Location: York Mills (Mercer Avenue).
Acreage: 50 acres.
Amount sold: 20 per cent.
Improvements: Partly water and light.
Selling price: \$8 to \$16 per foot.
Restrictions: \$2,500 house.
Owners or agents: Robins Ltd., 347 Bay Street.

Old Mill—Humber

Valley Surveys

Location: West of Humber River, with Bloor Street frontage.
Acreage: 20 acres.
Amount sold: One-fifth.
Improvements: Water, electricity, pavements, city telephones.
Selling price: \$50 to \$100.
Restrictions: Detached houses on 50 and 75 foot lots—\$5,000 to \$7,500.
Owner or agent: Home Smith and Company, Old Mill.

Oakwood Heights

Location: South-east corner of Oakwood Avenue and Vaughan Road, York Township.
Acreage: About 5 acres.
Amount sold: About 20 per cent.
Improvements: All in.
Selling price: \$35 per foot and up.
Restrictions: One pair to 45 feet, one single to 25 feet. Solid brick.
Owner or agent: Suydam Realty Company, Excelsior Life Bldg.

Overland Park

Location: West side of Weston Road South, north of Overland plant, York Township.
Acreage: About 40 acres.
Amount sold: About 80 per cent.
Improvements: Sidewalks, water, light, sewers and paved streets.
Selling price: \$50 to \$75 per foot and up.
Owner or agent: Dr. Mooney, 1893 Davenport Road.

Park Road

Location: East and west side of Dufferin Street, just north of Belt Line.
Acreage: About 250 acres.
Activity: 125 houses and post office.
Improvements: Concrete and cinder roads, electric lights, phones and water.
Selling price: \$10 to \$14 per foot.
Restrictions: 1 house to 25 feet.
Industrial section: Trackage at \$1,000 per acre and up.
Owner and agent: H. R. Douglas & Co., Mail Building.

Pugsley Estate

Location: Bathurst St., bordering Deloraine Ave.
Acreage: 200 acres, in 1/2 acre lots.
Amount sold: 70 per cent.
Improvements: Light, water, graded streets.
Selling price: \$4 to \$10 per foot.
Restrictions: \$1,500 to \$2,500.
Owners or agents: Robins Ltd., 347 Bay Street.

Regents Park

Location: Dawes Road, running south from St. Clair.
Frontage for sale: 5,161 feet.
Selling price: \$12 to \$15 per foot.
Owners: Dovercourt Land, Building & Savings Co., Ltd., 244 Bay Street, Toronto.

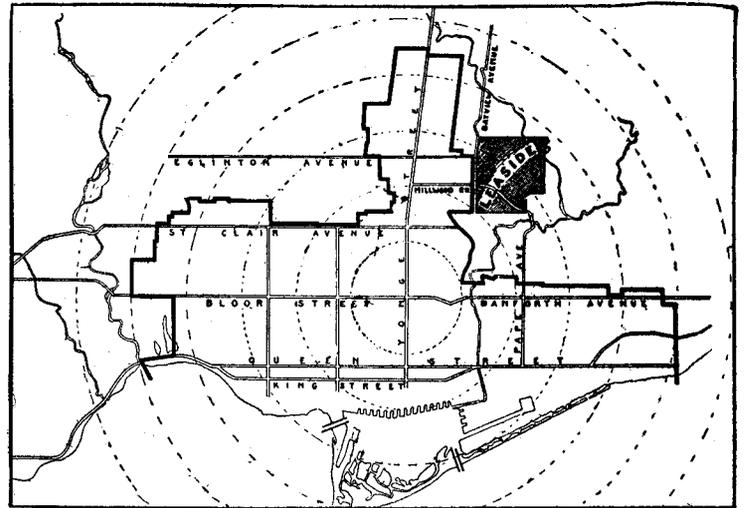
Ridley Park

Location: Deloraine to Wilson Avenues.
Acreage: 90 acres.
Amount sold: Two-thirds.
Improvements: Water, paved roads, drains on some streets, gas and electricity.
Selling price: \$50 to \$60 per foot.
Restrictions: Detached house on 50-foot lot to cost at least \$7,000.
Owners or agents: R. J. Lillico, 364 Bay Street.

Rivercourt

Location: Situated on the Don Mills Road at the head of Pape Avenue and running down into the valley of the Don Ravine, including about three-quarters of a mile of wooded ravine.
Acreage: About seventy acres on the level and about twenty-five in the ravine.
Amount for sale: About \$50,000 worth.
Improvements: Water, sewers, sidewalks, gas and electricity.
Restrictions: Dwellings to cost at least \$3,000 on lot 25 feet frontage.
Owner or agent: Suydam Realty Company, Excelsior Life Building.
 (Continued on page 22)

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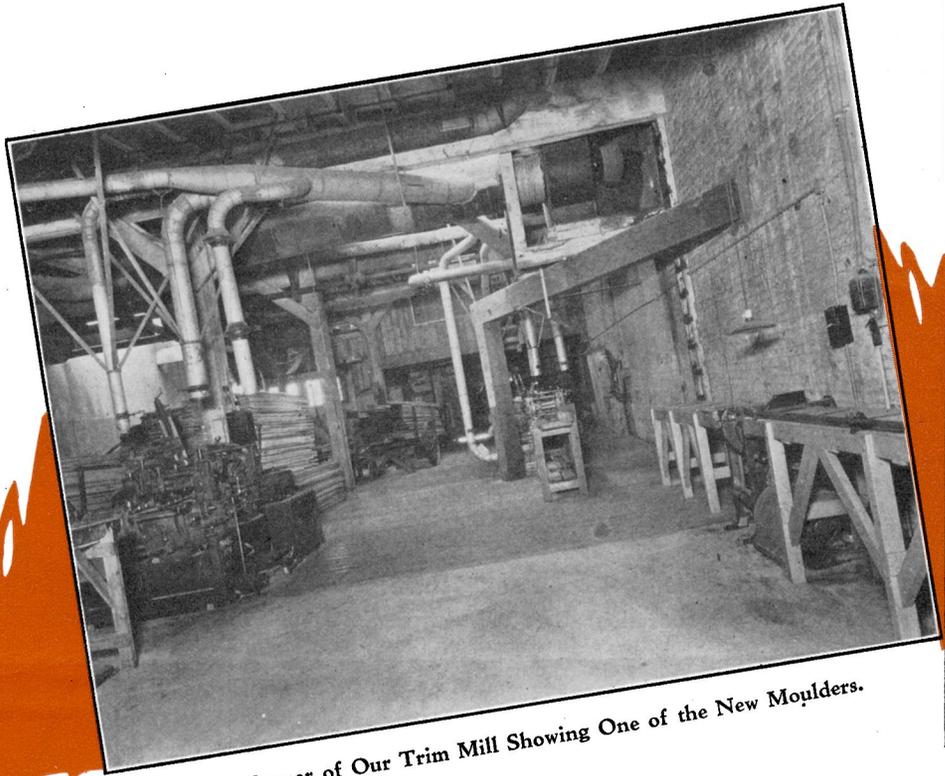
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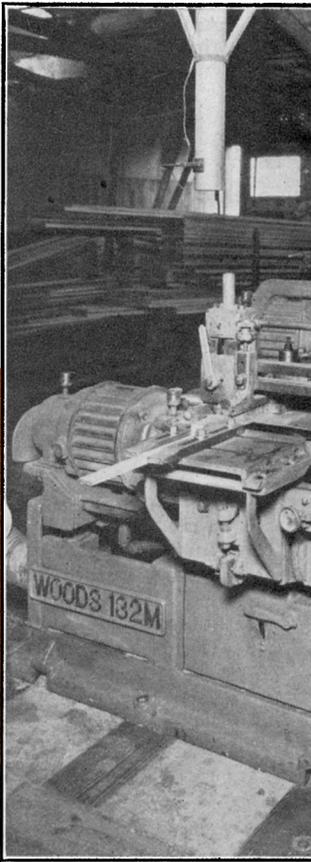
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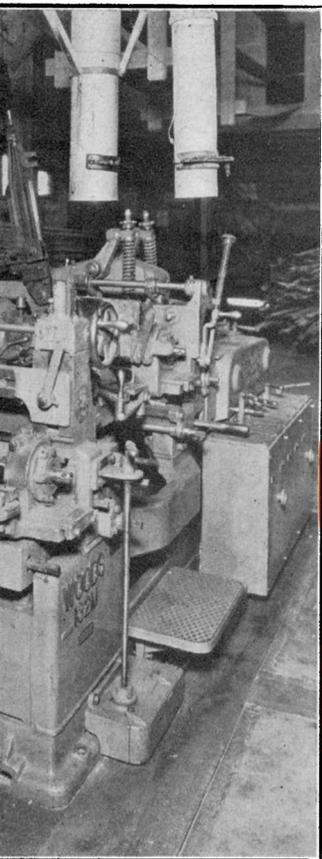
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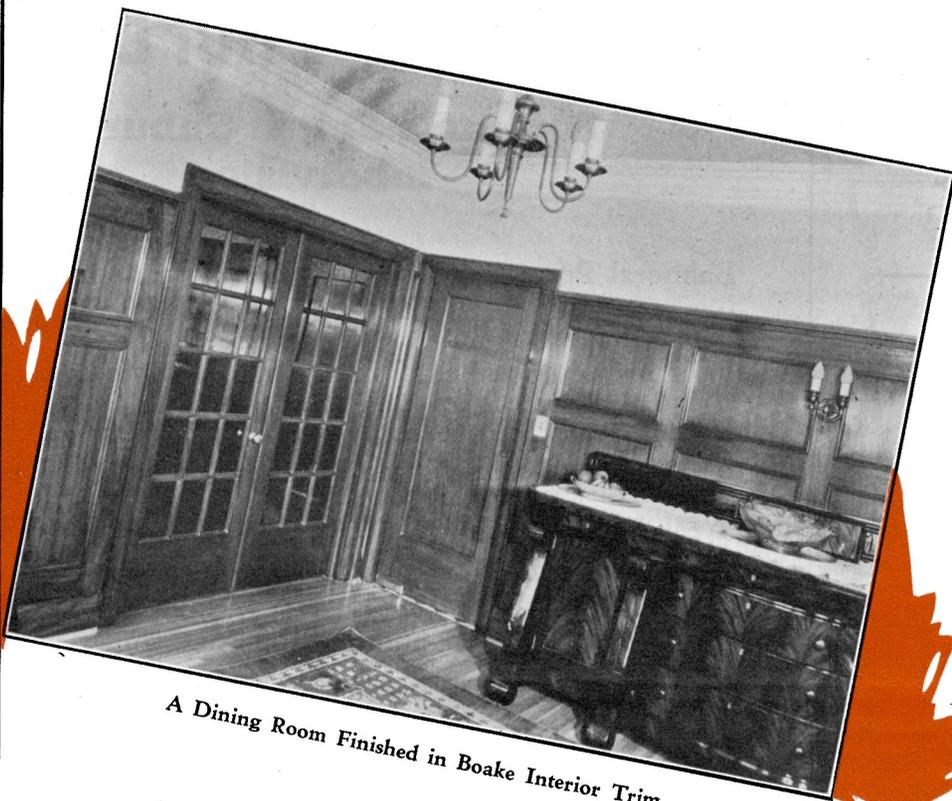
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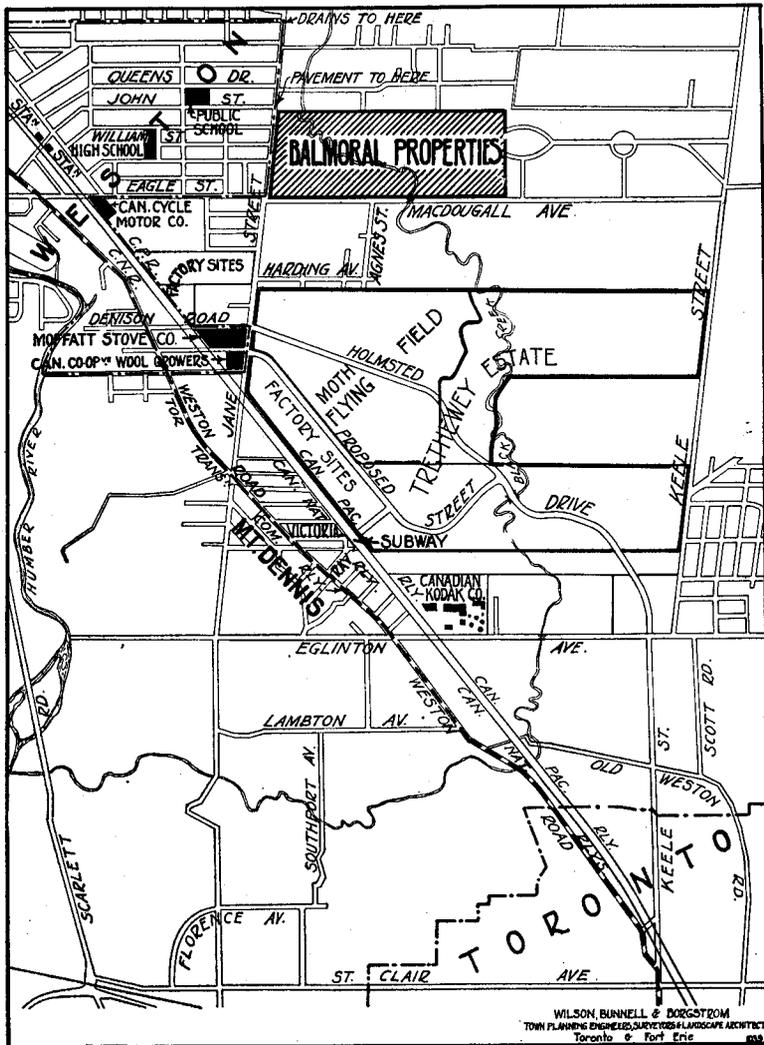
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The key plan of Balmoral Properties shows its favorable position in respect to the north-west growth of the city.

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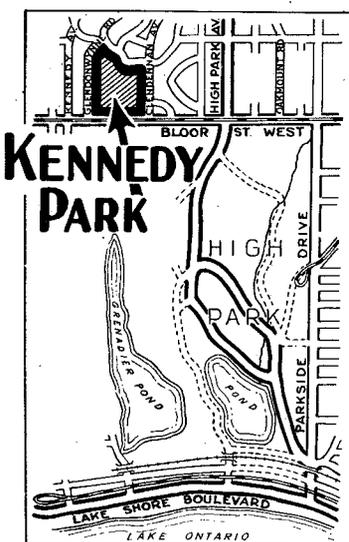
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The above map showing the location of Kennedy Park, gives some idea as to why building has been so successful in this district.

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Current Trends in House Building

By A. G. DALZELL, M.E.I.C.,

President of the Town Planning Institute of Canada

Editor's Note—Mr. Dalzell is widely known throughout Canada as a specialist in town planning and housing problems. This article on "Current Trends in House Planning" is synopsised from an article on the subject by Mr. Dalzell in "Saturday Night." It gives food for serious thinking to those who believe in home ownership.

Before considering the trend in housing on the North American continent since the war it is advisable to recall what happened before the war.

A characteristic feature of the development of urban communities on the North

followed has however much to be said in its favour. The people live in their own homes, even if heavily mortgaged and heavily taxed. They have been built according to their own ideals and to their own taste. There is plenty of space around, land to cultivate as gardens, vacant lots for children to play in, plenty of fresh air and plenty of sunlight. The home-owner has also a direct interest in his community, a definite stake in the welfare of the municipality, a vote and interest in local government. The advantages are great, the disadvantages may be lessened.

tions and shipbuilding, to provide new homes and even organize new communities. To some extent these examples of community development benefited by the experience of Great Britain, and served to stimulate a few industrial corporations to undertake the provision of dwellings for their employees. There have been some industrial housing developments both in the United States and Canada, carried out since the end of the war, which are very creditable and very instructive.

Government intervention in housing, either in the United States or Canada has however been very limited. In Canada the Dominion government under the provisions of The War Measures Act, loaned to provincial governments the sum of \$23,500,000 to enable them to stimulate house building by loans to builders on reasonable terms. By this means 62,444 houses were erected in 179 municipalities in seven of the provinces of Canada. This served a useful purpose as a demonstration of what could be done with money loaned at a reasonable rate of interest, but in no way solved the problem of creating better housing conditions for workers in large centres of population. The great bulk of housing since the war on the North American continent has been done, as it was before the war, by private enterprise, but in what direction is it now tending?

Last June the writer was asked by the Mayor of a city in western Canada, with which he is very familiar, to visit the city to make some investigations and report on the housing conditions as they affected working people. He has also had the opportunity within the last two years of visiting and again examining many towns and cities in western Ontario, and the prairie provinces, which he had thoroughly investigated as to housing conditions in 1919 as a member of the staff of the Town Planning Adviser of the Dominion government. In the city under special investigation he found the same conditions as in others. Whereas before the war many working men bought lots in outer areas and built their own homes, today there seems little inclination to do anything of the kind. It is true that

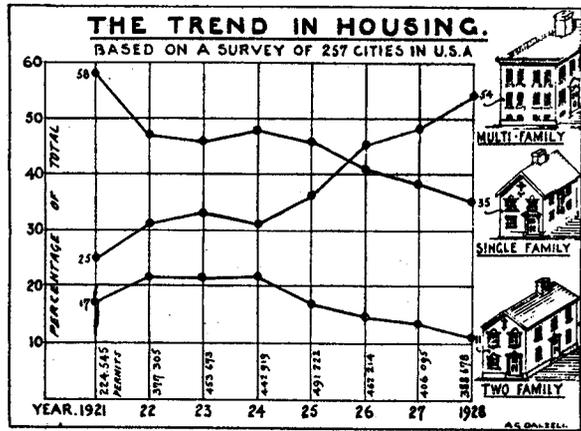
everywhere there are a great number of houses being built at a cost of from \$5,000 to \$15,000, but very few indeed being built to rent at even \$30 a month. Though the city under investigation actually owns one-third of the building land within municipal limits, no move has yet been made to aid or encourage home building by those who need it most.

The tendency of the people of the working class, whether native Canadian, British immigrants, or people of foreign origin, seems to be towards living in apartment buildings, or sharing with others the houses which have been discarded by those who are building the new homes in the \$5,000 to \$15,000 class. Social workers and health authorities complain about overcrowding and promiscuous living, but have no solution to offer. Conditions have been found where in a nine-room house, originally built as a single-family dwelling, eight families, including nine children now live, and all have to share what is commonly known as a three-piece set of plumbing fixtures.

Tendency to Multi-family Dwellings in Ontario and Eastern Canada.

This tendency is not peculiar to western Canada, it is just as clearly marked in the eastern provinces, and is perhaps still more definite in the United States. From the United States Labour Department figures have been obtained from which the graph (A) has been made. This shows that in 1921 from the total permits for dwellings in 257 cities in the United States, amounting in all to 224,545, the percentage of single-family dwellings was 58. In multi-family dwellings the percentage was 25, and in two-family dwellings, in which are included dwellings over stores, the percentage was 17. The change in trend is remarkable because in 1928 out of a much larger number of permits, 388,678, the single-family dwelling only accounted for 35 per cent. of the total, the multi-family dwelling had increased to 54 per cent., and the two family dwelling had declined to 11 per cent. It should be noted that these figures refer to number of permits, not the number of families provided for, and whereas the

(Continued on page 24)



GRAPH A

American continent in the closing years of the past, and the early years of the present century, was the movement of the population from the centre of urban areas to suburban areas. This was first aided by electric street railway transportation, and the adoption of a standard fare, which tempted the workers to travel to the end of the street car lines and buy cheap land, often just outside municipal boundaries. The movement was later greatly stimulated by the mass production of cheap motor vehicles. Low wage workers, and even the better paid artisans bought land in suburban areas on the instalment plan, and by their own, often very unskilled labour, sometimes aided by friendly building tradesmen and neighbours doing the same thing, they erected their own dwellings which were almost invariably detached, single-family, frame houses.

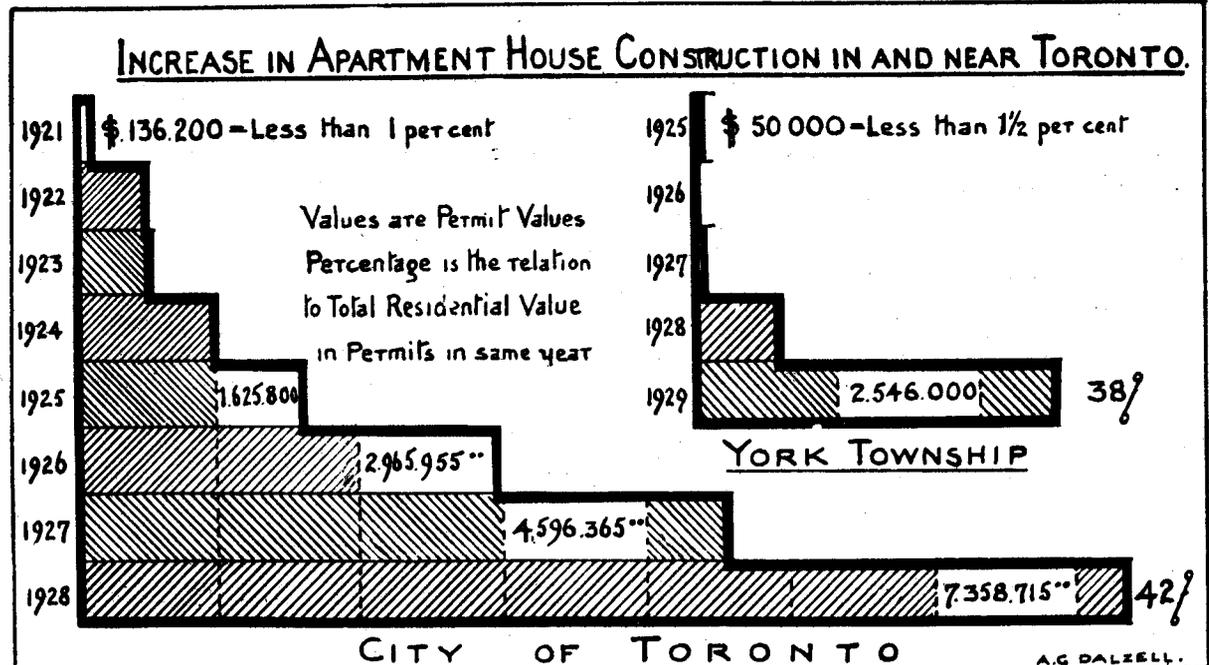
So-called "shack-towns" are to be found in and around most of the urban communities of North America. Some of them have developed into very creditable settlements, and the shack-town is now Mount Pleasant, or Rose Park. Some degenerated and became veritable plague spots, a sanitary and moral menace. Most of them are burdened with excessive municipal taxation arising from the wide dispersion of population, and thus the excessive cost of all street improvements and public utilities. In Canada it is common to find large areas where the density of population is not 4 to the acre, whereas British Garden suburbs house 40 to the acre, in single-family houses. The low density in Canada is because there are 12 vacant lots to every one built upon, and often not more than half of the improved lots are served with sanitary utilities. The cost of local improvements is carried for years by vacant property until the owners get tired of paying and relinquish their holdings to the local authority rather than continue to pay taxes.

The outward movement of population, and the decentralization of industry which

But are the advantages being maintained, or are still greater disadvantages of another kind arising?

The Trend Since the War.

Even before the war started a check in immigration and other causes had tended to reduce the outward flow of population. The large number of men that enlisted immediately war was declared, and the movement of their families, reduced the demand for houses and during the war there was little housebuilding, even in centres where munitions were made. When at a later date the United States entered the war it did find it necessary, both for those engaged in the production of muni-



GRAPH B

Cedarvale

The high class, fashionable residential growth of most large cities is north-westerly, when the prevailing winds are from that direction. Those winds force back the smoke and dust from the industrial districts and keep the air clean and fresh.

Just as soon as you rise over the crest of the "HILL" and arrive on Cedarvale, you cannot fail to notice this change in atmosphere and realize that Cedarvale is the place to live and bring up your family.

CEDARVALE is about 482 feet above sea level and is 3½ miles from the City Hall.

The new high level bridge over the Cedarvale ravine on Bathurst Street just north of St. Clair Avenue, is rapidly nearing completion and will be opened to the public about June 1st of this year. Bathurst Street from the new bridge to Eglinton Avenue, will be paved in time for the opening of the new bridge.

Asphalt roads, sewers, water, electric light, telephones and gas have been installed over a large part of Cedarvale.

30 Foot Lots—\$42.50 per foot. Restricted to \$4,500
Detached Residences.

40 Foot Lots—\$50.00 per foot. Restricted to \$7,000
Detached Residences.

50 Foot Lots—\$55.00 per foot. Restricted to \$8,000
Detached Residences.

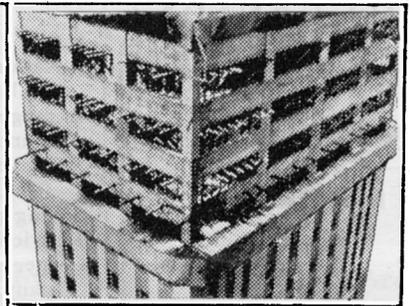
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Mail Building—ELgin 3308

Evenings: A. C. Jennings, HY. 5432-Estate Office: Bathurst & Eglinton, HU. 7604



"The Financial Post" staff photographs

UPPER LEFT shows a view of King Street, Toronto, with the Royal Bank, King Edward Hotel, C.P.R. Building, Dominion Bank Building, and the new Canadian Bank of Commerce Building now going up. UPPER RIGHT shows the new Sterling Tower in the distance, and the new Canada Permanent Building in the foreground. The tall building below is the Concourse Building from above, while at the extreme right the new Victory Tower Building is shown.

\$450,000,000 is Toronto's Seven Year Total

(Continued from page 1.)

nation. No other Canadian city has yet surpassed Toronto's building record of 1928 when it issued building permits in excess of \$50,000,000. No city can

point to 200 apartment houses erected in two years.

But in spite of the great developments in office, commercial and apartment

buildings, Toronto still maintains its leadership as the city of fine homes. Approximately two-thirds of the dwelling houses in Toronto are owned by the

people who live in them. Apartments have increased, but still over 60 per cent. of Toronto residents live in houses—and the great majority of them are good houses too.

In the past eight years, nearly 170 office buildings, with a permit value of more than \$16,500,000 have been built. In the same period the permits issued for the erection of residences totalled five times as much—\$83,000,000. This figure is for brick houses only and there was a total of 17,380 houses built from 1923 to the end of 1929.

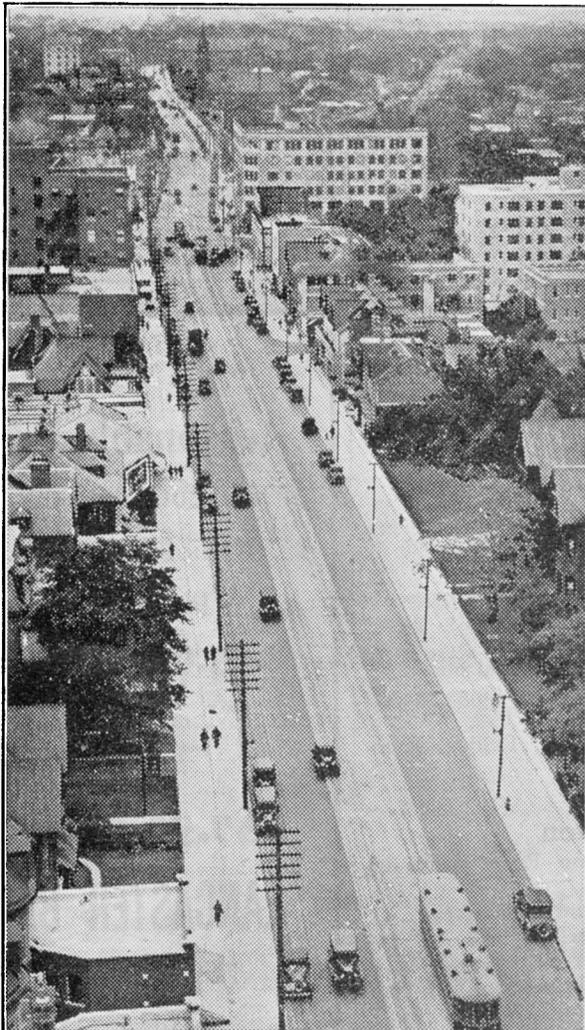
During these seven years there were no less than 323 apartment blocks constructed, the permit values of which exceeded \$20,000,000.

The whole metropolitan area of Greater Toronto shows immense progress in building in all directions. Areas outside the city limits which a few years ago were open meadows are covered today with trim houses, well served by paved streets, public utilities and all the ordinary city services.

The usual method of gauging a city's growth by the amount of its building permits does not tell the whole story. In any building, the cost of plumbing, land, interior fittings and furnishings must be added to the amount of the permit. Thus the Royal York Hotel, with a permit amount of \$7,500,000 in reality represents an expenditure by its builders of more than \$17,600,000. The assessment figures do not carry the whole story either, for it is seldom that any building is assessed for its full value. The figures for Toronto's 1923 assessment and its 1930 assessment, however, do show a record of growth. Seven years ago the city's assessment roll carried a total of \$823,000,000 and last year the billion-mark was topped. The figure for 1930 is \$1,016,000,000.

The city's building programme has included every kind of construction work. At the city architect's office, builders of millionaires' residences have jostled against carpenters who sought permits to erect a home for a mechanic, a construction company desired permission to build a 20-story office just after a permit had been issued for a service station.

Toronto is still suffering somewhat from growing pains but the hectic rush which characterized the past few years has subsided and its place is taken by a normal, healthy and steady expansion.



Bloor Street, the Fifth Avenue of Toronto, which was recently widened and beautified, and is now gaining many fine new shops.

Yonge Street, where the big stores are. The workmen are engaged in putting a new stone face on the C.P.R. Building.

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221 RONCESVALLES AVE.
EASY TERMS

Subdivision Survey of Greater Toronto

(Continued from page 15)

Riverside—Humber

Valley Surveys

Location: North of Lake Shore Boulevard, south of Bloor Street.

Acreage: 125 acres.

Amount sold: One-half.

Improvements: Water, electricity, pavements, city telephones.

Selling price: \$50 to \$65.

Restrictions: Detached houses, 50 to 100 foot frontages, \$5,000 to \$7,500.

Owner or Agent: Home Smith and Company, Old Mill.

Riverside Extension—

Humber Valley Surveys

Location: South of Bloor Street, in Village of Swansea.

Acreage: 75 acres.

Amount sold: None.

Improvements: Water, electricity, city telephones, sewers, sidewalks.

Selling price: \$50 to \$60 per foot.

Restrictions: 30 to 50 foot frontages.

Owner or agent: Home Smith and Company, Old Mill.

Rosemount

Location: East of Moore Park (Heath St. East).

Acreage: 80 acres.

Amount sold: 95 per cent.

Improvements: Water, sewers, at once, graded streets.

Price: \$45 to \$100 per foot.

Restrictions: \$7,500 house.

Owners or agents: Robins Ltd., 347 Bay Street.

Roslin

Location: South-west corner Bathurst and Sheppard.

Acreage: 80 acres.

Amount sold: 70 per cent.

Improvements: Water, electricity, streets.

Selling price: \$450 per half acre and up.

Restrictions: \$1,000 house.

Owners or agents: Robins Ltd., 347 Bay Street.

Rowntree Estate

Location: Junction of Keele Street and Weston Road to Kane Street.

Acreage: 1,000 lots.

Amount sold: 900 lots.

Improvements: All in.

Selling price: \$24 and up. Weston Road, \$60 per foot.

Owner or agents: Rowntree Agency, 746 Weston Road.

Rusholme—Denison Estate

Location: North-west corner Dundas St. West and Rusholme Road.

Acreage: About 5 acres.

Amount sold: All except 210-foot frontage on Dundas St., one lot on each of Rusholme Rd. and Rusholme Drive, and 150 feet on St. Anne's Road.

Improvements: Sewer and water laid on the new Rusholme Drive. Pavement, sidewalks, electricity, telephone and gas.

Selling price: \$65 to \$100 per foot.

Restrictions: Except Dundas St., residences to cost not less than \$4,000, including garage; minimum frontage of building, nineteen feet.

Agent for owners: G. C. Denison, 18 Toronto Street.

St. Andrew's College

Location: The north-western part of Rosedale, being the former site of the famous St. Andrew's College, bounded on the south by Highland Avenue, on

the east by MacLennan Avenue, on the north by Summerhill Avenue, and on the west by the ravine.

Acreage: About 20 acres.

Amount for sale: About \$200,000 worth.

Improvements: Water, sewers, sidewalks, pavement, gas and electricity.

Selling price: \$75 per foot and up.

Owner or agent: Suydam Realty Company, Excelsior Life Building.

Smith Estate

Location: South side Don Mills Road, between Donlands Avenue on the east and Pape Avenue on the west.

Acreage: About 12 acres or 130 lots.

Activity: New plot.

Improvements: None at present; six streets to be opened soon.

Owners or agents: Royal Trust Company.

Uptown Park

Location: Between Pape and Donlands Avenues, north of Danforth Ave.

Acreage: 60 acres.

Amount sold: 30 per cent.

Improvements: Water, sewers, gas, electricity and sidewalks. Pape and Samson Aves. paved.

Selling price: \$40 per foot and up.

Restrictions: Solid brick or equivalent, to cost at least \$3,500.

Owner or agent: John MacLean, 638 Danforth Avenue.

Village of Humber Valley—

Humber Valley Surveys

Location: North of Dundas Highway, west of Humber River.

Acreage: 700 acres.

Improvements: Water, electricity, city telephones, gas. This property is in the development stage; about 100 acres are at present on the market.

Price: \$40 to \$75 per foot.

Owners: Home Smith and Company, Old Mill.

Vaughan Road Heights

Location: North-west corner of Dufferin Street and Eglinton Avenue.

Frontage: 15,000 feet.

Amount sold: 10,000.

Improvements: All in.

Selling price: \$18 to \$35 per foot.

Activity: Considerable building activity in this district, consisting mainly of bungalows and houses to sell at \$4,500 to \$5,500.

Restrictions: Houses to cost \$2,500.

Owner or agent: W. T. Rogers, Lumsden Building.

Waverley Park

Location: Yonge, Lawrence Avenue, Bayview, Ranleigh Ave., just north of Lawrence Park.

Acreage: 6,000 feet available at present.

Improvements: Water, electricity, pavements, sewers.

Selling price: \$45 per foot and up.

Restrictions: Detached dwellings on 25 and 50 foot lots.

Owner or agent: R. B. Reilley, Kent Building.

Weston

Location: On Weston Road, north of town limits.

Acreage: 5,433 feet and 13.07 acres.

Amount sold: 2,039 feet.

Improvements: Water on two streets.

Selling price: \$7 to \$10 per foot up.

Restrictions: Moderate.

Owners or agents: British & Colonial Land & Securities Co., 244 Bay Street.

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\$45.00 per foot

also Merton St. corner lot

50 x 100

\$37.50 per foot

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Suitably Restricted, Beautifully and Well Located
These Properties Offer Very Fine Building Possibilities

McMASTER HEIGHTS

Situated west of Avenue Road, between Eglinton and Roselawn Avenues on Heddington, Tyrol and Latimer Avenues. These streets either have all improvements installed or are under contract for installation this spring.

The land is exceptionally high and commands a fine panoramic view of the city.

Houses from \$7,000 to \$9,000 built on the property last fall are selling readily and a number of new ones have been started during April.

Heddington and Tyrol Avenues are restricted to one detached house costing not less than \$3,500 to 25 feet, and Latimer Avenue slightly less.

McMaster Heights is the last best building site in Toronto. Loans are easily obtained and houses command a ready market. Builders would be well advised to investigate this property at once.

Prices—Latimer Ave. \$40 per foot.

Tyrol and Heddington Aves. \$50 per foot.

BURNHAMTHORPE PARK

Situated in the best part of Islington on the height of land overlooking the Islington Golf Course.

The Park was laid out by a firm of Landscape Architects and everything was done to develop the property to the best advantage. Parkettes, trees and winding roads all help to add beauty to a site already beautiful.

All lots are from 50' to 60' frontage with a good depth and are restricted to one house per lot.

Houses already built have sold readily and builders may be sure that houses up to \$10,000 will find purchasers.

Give us an opportunity to take you to see this property.

Prices range from \$20 to \$35 a foot.

VAUGHAN RD. HEIGHTS

Situated on the north-west corner of Eglinton Avenue and Dufferin Street.

This property has all the improvements, including gas. The T.T.C. cars run along Eglinton Avenue past the property.

Considerable building activity in bungalows and houses to sell at \$4,500 to \$5,500 is now under way and, with the well-known shortage of houses of this type, will increase.

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Prices from \$15 to \$30 per foot.

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 \$45—Lawrence Park—100 x 150, restricted 2 houses.
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Subdivision Survey of Greater Toronto

(Continued from page 22.)

Weymouth Gardens

Location: Opposite York Downs Golf Club.

Acreage: 200 acres.

Amount sold: 70 per cent.

Improvements: Light, electric, streets.

Selling price: \$10 to \$20 per foot.

Restrictions: \$3,500 to \$4,500.

Owners or agents: Robins Ltd., 347 Bay Street.

Wilcox Heights

Location: Between Winona Drive and Strathearn Road, south of Eglinton Ave.

Acreage: 9,217 feet.

Amount sold: 3,000 feet.

Improvements: Water, sewers.

Selling price: \$30 per foot and up.

Restrictions: Solid brick, stone or stucco house on 25 feet, to cost \$2,200 and up.

Owners or agents: Estates Developments Limited, 244 Bay Street.

Willowdale Annex

Location: Yonge Street at Finch's Corners.

Frontage for sale: 7,162 feet.

Improvements: Water.

Selling price: \$5 to \$10 per foot.

Owners: Dovercourt Land, Building and Savings Co., Ltd., 244 Bay Street, Toronto.

Current Trends in

House Building

(Continued from page 19)

single-family dwelling only provides as its name implies for one family, the multi-family apartment seldom provides for less than 10, and may provide for 100 or more.

If there are any who think that this marked trend in recent years towards living in multi-family dwellings is peculiar to the United States, and does not prevail in Canada, an examination of the building statistics of their own city within the same period will probably disclose figures that may astonish. No city in Canada is more justly proud of its percentage of home-owners than the city of Toronto. But this new trend in housing is just as marked in Toronto as in the cities of Western Canada and the United States.

From official reports the graph (B) has been prepared and shows the increase in apartment house construction for the same period as that given for the United States cities. The comparison is however made on the basis of the value as declared on the application for building permits. It is generally understood that this is below actual value, but the proportion is not materially affected. From this graph it will be seen that whereas in 1921 the permit value for Toronto apartment building only amounted to \$136,200, in 1928 it amounted to \$7,358,715. Or put another way. In 1921 apartment building represented less than one per cent. of the total value of residences of all kinds built in the same year, in 1928 it represented 42 per cent. Even this hardly tells the whole story because duplex houses, and semi-detached, two-family dwellings for four families, are not classed as apartments, and in 1926 permits for one operator alone were granted to the value of one million dollars for buildings of the latter type. It is not the object at this time to discuss the advantages and disadvantages of multi-family dwellings of any type. The figures are given to show that there is a distinct trend away from home-ownership. Even a duplex dwelling usually implies one owner instead of two. It may be contended that such apart-

ment building that has been done in large cities in recent years is of a superior type, and has no relation to the housing of people of the low wage class. It is true that apartments have been erected in Toronto, which have a base rent of around \$30 a room per month, not \$30 per suite. There is however evidence that builders are seeking sites in the suburbs instead of high-priced city land, and are building a much cheaper type of apartment, which may in a few years deserve no other name than tenement. The municipality of York Township adjoins some parts of the city of Toronto, but outside the three mile radius from the City Hall. On the graph (B) is shown the increase in apartment house construction since the municipality was formed with its present boundaries in 1925. In that year only one apartment building was erected of the estimated value of \$50,000, and this was less than 1½ per cent. of the value of residential building. In 1929 the apartment house value had grown to \$2,546,000 which is 38 per cent. of the total residence value in that year, and very close to the percentage of the larger city.

The evidence herewith submitted shows an unmistakable difference in the trend of housing in Great Britain, and that which at present prevails on the North American continent. Can anyone doubt which holds the greatest promise for the future? Are the people of this Dominion desirous to know what has caused the change in the trend? Are they serious enough to seek a solution?

Amateur Lawyer.

Penitent—I have stolen a fat goose from a poultry yard.

Priest—That is very wrong.

Penitent—Would you like to accept it, father?

Priest—Certainly I will not receive stolen goods—return it to the man from whom you stole it.

Penitent—But I have offered it to him and he won't have it.

Priest—In that case you may keep it yourself.

Penitent—Thank you, father.

The priest arrived home to find one of his geese gone.

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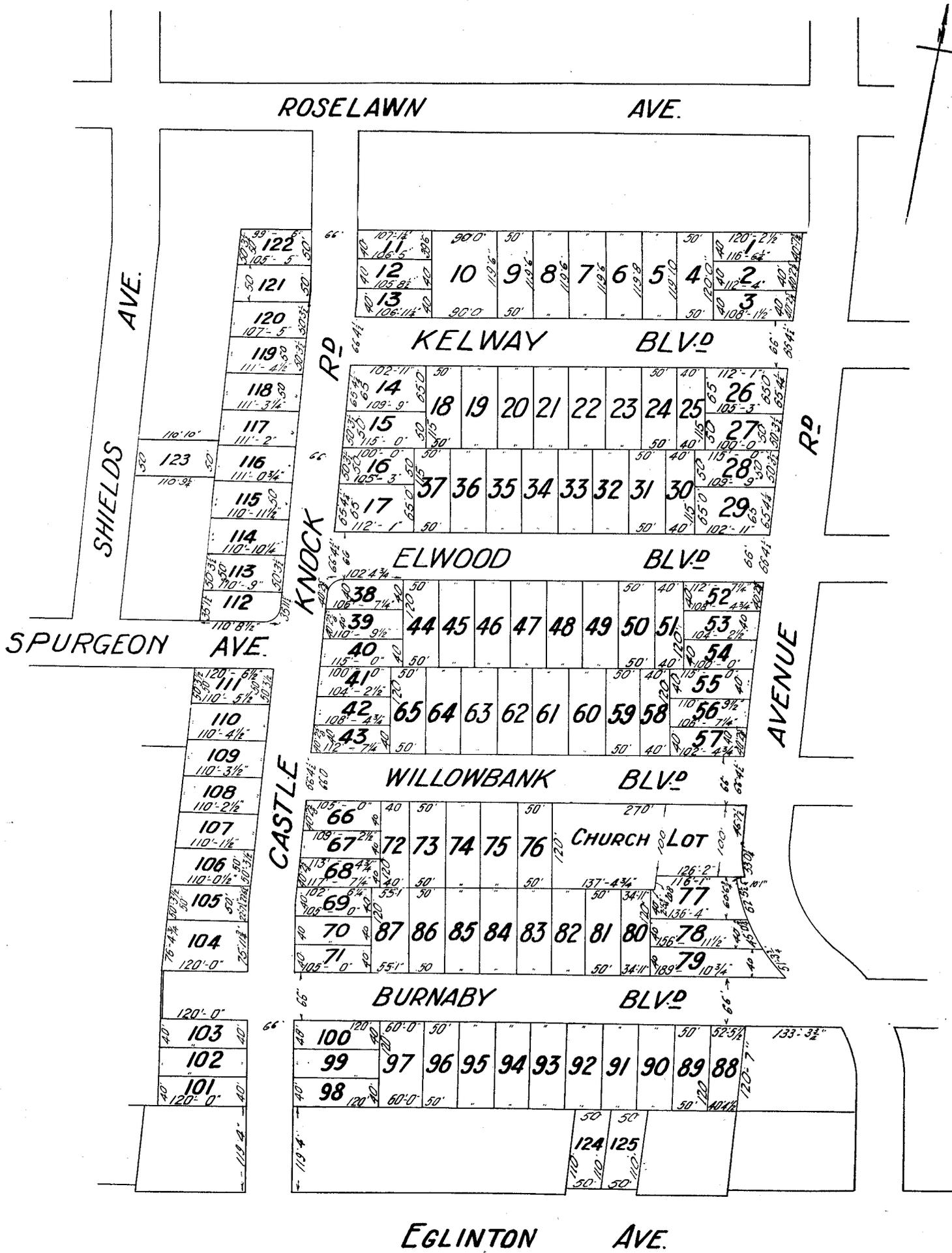
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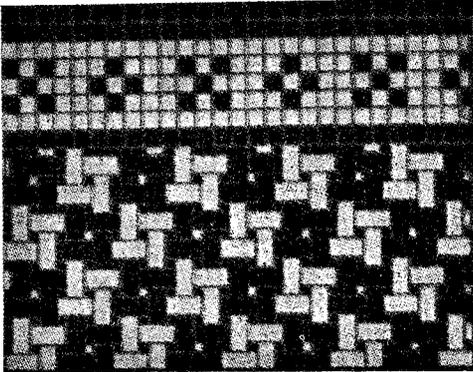
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Comparative Building Activities in Leading Cities

(Continued from page 8)

valued at \$21,865,242 in 1929, or 9.3 percent. of the aggregate for the 61 cities; this was the same proportion as in 1928.

Building Permits Issued By Four Largest Cities 1911-1929.

Statistics of Building Permits issued in Toronto, Montreal, Winnipeg and Vancouver since 1911 are given below:

TORONTO:

1911	\$24,373,949
1912	27,401,761
1913	27,038,913
1914	20,694,288
1915	6,651,889
1916	9,881,671
1917	7,163,556
1918	8,535,331
1919	19,617,838
1920	25,737,063
1921	23,878,246
1922	35,237,925
1923	30,609,227
1924	23,926,028
1925	25,797,196
1926	26,029,584
1927	31,274,876
1928	51,607,188
1929	47,698,654

MONTREAL:

1911	\$22,516,832
1912	22,433,398
1913	29,723,452
1914	20,226,401
1915	8,263,021
1916	5,527,544
1917	5,501,918
1918	4,882,873
1919	10,033,901
1920	14,067,609
1921	21,291,273
1922	21,132,586
1923	27,125,863
1924	31,013,419
1925	25,520,523
1926	31,720,049
1927	45,200,842
1928	36,347,901
1929	46,065,924

WINNIPEG:

1911	\$18,233,550
1912	20,595,750
1913	18,621,650
1914	12,845,050
1915	1,826,300
1916	2,507,300
1917	2,212,450
1918	2,050,650
1919	2,948,000
1920	8,370,150
1921	5,580,400

1922	6,875,750
1923	4,484,100
1924	3,177,900
1925	4,156,690
1926	10,362,600
1927	7,569,300
1928	10,547,400
1929	11,050,250

VANCOUVER

1911	\$17,501,512
1912	19,374,522
1913	10,423,197
1914	4,484,476
1915	1,593,249
1916	2,989,893
1917	768,255
1918	1,450,229
1919	2,271,411
1920	6,403,851
1921	7,444,913
1922	12,585,611
1923	9,387,599
1924	11,100,736
1925	14,077,065
1926	22,937,602
1927	16,669,680
1928	19,445,288
1929	21,572,727

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Marie: "So would I."



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Present Building Situation Gives No Cause for Pessimism

To-day Offers Owners and Investors Unique Opportunities for Well Planned Buildings

By GEORGE GANDER, Secretary, Toronto Builders' Exchange

Considerable thought is being given to conditions prevailing in the building and construction business to-day. While we must acknowledge that there is not the amount of work on the architects' tables as in the past few years (which in some instances established a record), yet there is in fact no cause for pessimism.

When we say that work is proceeding slowly, it means that there is sane thinking—that work now undertaken is necessary—and one cannot object to mature judgment being made before starting any construction. We are coming to the point of realizing that all proposed work is now being given that serious consideration which means that the builder or owner is building because he is sure of his ground—that the building is really needed, and that he is fully acquainted with the possibilities of the venture as an investment.

I think that as builders and contractors we should help the owner or investor to get away from a pessimistic outlook. We should be well able to show him that to-day is the real day of Bargain Building. Not that in any sense he should be dragged into reckless speculation—for we would not want to be parties to that—but that we can honestly tell him that the



GEORGE GANDER

cost of construction to-day is cheaper than for some years past, and that as building has not been overdone in this city, that the opportunity should certainly be taken advantage of.

In this city we have not been going to extremes in construction work. We feel positive in saying that the wild schemer of promotion has not invaded Toronto, and for that we have to be profoundly thankful. Our realtors have handled their subdivision business with due caution. Subdivisions have not been opened up recklessly, which in previous years often proved a burden of taxation by having all costly civic improvements and then not built on.

The Home Builders in their Association are dealing with the matter of overbuilding in an earnest manner, and to their credit it must be said that their efforts have been successful, for we do not notice any surplus empty residences. In fact, there is a good demand for the smaller type of residence, and good rents are being paid for the same.

All these facts give us the satisfaction of knowing that the city is not overbuilt and that the future holds much good in store for the building and construction industry of our city.

Prices of materials have dropped considerably, and labor is fairly well settled down, with no increases or new wage demands other than those arranged for in a previous agreement. Yet if labor wishes to encourage business and keep their members fairly well employed, they should keep well in mind the lower prices that are now prevailing in builders' supplies.

With our city not being over-built, and with basic conditions sound, with competition healthfully keen and with peace reigning in the various building trades, the present is an opportune time for the investor to place his money in construction. Full advantage should be taken of these opportunities.

To-day in Toronto there are several large projects in the course of erection, which means a very good season for the various inside sub-trades. Other new prospects are well in sight, especially for public and educational purposes, all of which gives confidence to those connected with the building and construction industry. As builders and contractors, we are part of a business that is a wonderful help to the progress of any city, and we are optimistic enough to feel that this good city of Toronto has a great and prosperous future before it.

CAROLINA-CREST HOTEL

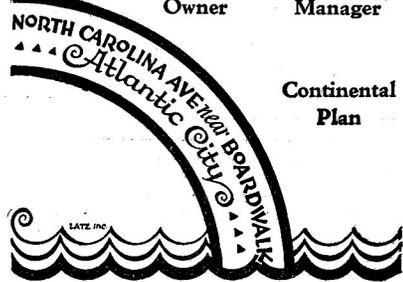


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The bedrooms are built for comfort; each with its own private bath, large closets, modern furnishings, bridge and reading lamps and three or more windows to the room. Everything is cozy and home-like.

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Owner Manager



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Toronto's Population Over 700,000

(Continued from page 5)

Toronto's assessment upon which 1930 taxation is based is over one billion dollars for the first time in history of the city. The following table shows the growth in assessment values since 1917: **Keeping Track of 800,000 People.** Just a word or two about the 1930 edition of Toronto City Directory. This year's

Assessment Tops Billion

Year	Assessment	Taxes Levied	Rate Mills
1917	\$ 588,420,313	\$14,897,062	25½*
1918	602,939,239	18,341,142	30½
1919	621,434,201	17,569,687	28½*
1920	641,454,156	19,471,099	30½
1921	697,418,435	23,076,988	33
1922	776,134,636	24,003,992	32.35
1923	823,820,951	24,333,813	30.8
1924	849,121,200	24,414,972	30
1925	873,329,523	24,969,845	29.85
1926	886,638,980	25,166,367	29.6
1927	909,984,965	27,683,530	31.8
1928	922,717,572	28,029,719	31.8
1929	967,371,437	29,189,589.96	31.5
1930	1,016,081,124		

*Includes 1 mill War Tax

Directory marks the 45th annual publication. There are 1,663 pages of alphabetically listed names—a total of 366,860 actual names. The usual multiple by which publishers estimate population, and which has been scientifically worked out by the Association of North American Directory Publishers from statistics gathered in nearly 1,000 cities over a period of over fifty years, is 2½ times the number of names printed. This year we estimate the population of the city proper on a low multiple of 2.22 and in the suburbs of 2.50. This difference is accounted for by the growing city areas of boarding houses containing single persons, business areas, private, semi-private and standard hotels, and apartments. In the suburbs the average number of persons in each family appears to be larger than that in the city

A Full Boy.

All work and no play makes jack.—Brooklyn Eagle.

Table No. 1—Buildings and Improvements

Houses:—	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Total
Classification									
Occupied by Owners	8,776	8,082	4,980	4,674	8,422	12,623	5,924	9,936	63,417
Occupied by Tenants	5,343	7,122	4,163	4,444	5,649	6,645	2,718	5,611	41,695
Vacant	171	531	395	259	194	252	167	371	2,340
Unfinished	23	95	193	27	32	38	47	107	562
Total	14,313	15,830	9,731	9,404	14,297	19,558	8,856	16,025	108,014
Duplexes	121	530	357	352	339	822	283	484	3,288
Triplexes	17	43	43	77	53	123	13	30	399
Apartment Houses	24	207	143	125	98	152	37	86	872
Stores	1,082	1,211	1,667	1,278	1,504	1,770	715	1,014	10,241
Colleges and Schools	14	32	32	38	19	25	13	17	190
Churches	29	47	49	54	55	55	19	30	338
Factories	114	203	237	282	109	200	53	28	1,226
Office Bldgs. and Warehouses	6	69	466	109	39	19	10	5	723
Licensed Garages, Stables and Service Stations	169	249	184	90	83	94	49	52	970
Miscellaneous	222	459	659	529	431	519	214	290	3,323
Totals	16,111	18,880	13,568	12,338	17,027	23,337	10,262	18,061	129,584
New residences in above	56	255	368	26	68	54	98	188	1,113

Compiled by Assessment Department.

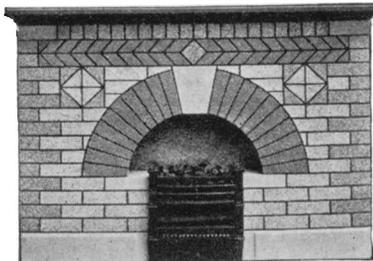
Table No. 2—1929 Buildings Classified

Classification	Permits	Erections	Value	Classification	Permits	Erections	Value
Apartment houses	26	29	\$2,533,000	Schools	2	2	340,000
Apartment houses—alterations and additions	30	34	81,425	Schools—alterations and additions	22	22	520,100
Banks	11	11	4,834,150	Service stations	28	28	259,300
Banks—alterations and additions	16	16	58,500	Service stations—alterations and additions	21	21	52,220
Canopies	14	14	7,030	Sheds	166	171	246,738
Churches	14	14	951,000	Signs	711	818	209,994
Churches—alterations and additions	22	22	251,485	Stables	18	18	329,310
Brick dwellings	804	1,452	8,176,910	Stores	79	150	6,360,600
Frame dwellings	4	4	7,000	Stores—alterations and additions	372	399	891,540
Frame dwellings—alterations and additions	926	1,202	241,728	Tanks	441	764	266,420
Brick dwellings—alterations and additions	134	138	398,775	Temporary buildings	60	61	24,335
Factories	47	47	4,257,500	Theatres	3	3	93,100
Factories—Alterations and additions	166	178	1,268,268	Theatres—alterations and additions	50	50	91,525
Fire Escapes	53	63	29,860	Verandahs	796	868	129,916
Garages	3,430	3,816	2,645,634	Warehouses	13	13	712,300
Municipal buildings	16	16	200,620	Warehouses—alterations and additions	35	35	167,720
Offices	36	36	6,008,740	Miscellaneous buildings	114	116	4,164,150
Offices—Alterations and additions	51	51	878,760				
				Total	8,731	10,682	\$47,698,654

Compiled by Might Directories, Limited.

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EDITORIAL COMMENT

Toronto Resumes Its Onward March

In this issue an attempt has been made to visualize to some degree at least the progress that has been made during recent years and in the past year in particular in the building of a great and ever better City of Toronto. The developments of the past seven years along construction lines in this city and its suburbs have been little short of phenomenal. A city has been transforming and expanding before our very eyes—and the miracle is not even half accomplished.

Had a little more foresight been used by our city fathers then, fifteen, yes, twenty years ago, our progress and developments would have been much further advanced. In almost every section of the city and in nearly every phase of our municipal life we are paying the penalty for delay and lack of vision in higher costs for improvements that should have been started years ago—to say nothing of the prolonged inconveniences occasioned by such neglect.

However, such delayed progress, due to the inability of councils and ratepayers to look far enough ahead, is not peculiar to Toronto, and probably in comparison with many other cities, has been less here than elsewhere. After all, councils are chosen by the people and in the final analysis the people are responsible for the calibre of men elected. Indecision and inability to accomplish things are seldom rebuked by the voters and progressive action, efficiency, and vision all too often fail to receive recognition.

But the story has not been all one of progress delayed—far, very far indeed from that. No one can look upon our waterfront developments, the erection of so many beautiful towering downtown structures, the beautification of University Avenue, our viaducts at Danforth, Leaside and the Humber, the development of north Yonge Street, St. Clair Avenue, Danforth Avenue, and Sunnyside, without genuine amazement at the great difference just a few years have made. The development of so many fine residential sections such as Humber Valley, Forest Hills, Cedarvale, Bayview, Boulton and Nordheimer Estates, Moore Park, Leaside, and the many other splendid home sites along "the hill," north of St. Clair and Eglinton Avenues, North Toronto, Rosedale, through the great Danforth district, the Beaches to the east and out to Weston on the west, are an everlasting credit to the progressiveness of Toronto builders and realtors.

And this progress, marked as it has been, is but a forerunner of the better things ahead. The present city council have several important and extensive improvements under discussion. They have agreed, in principle at least, to the extension of University Avenue, Church and Sherbourne Streets. These works should go ahead this year—provided they are not further impeded through a continuation of the process of "referring back," "reporting on" and listening to further deputations. The extension of Fleet Street eastward is, the Mayor says, assured for this year—at any rate it will be started. These works will provide much needed employment and stimulate business in every direction.

As we have said, the past seven years have witnessed remarkable developments in this city. The stock market crash of last winter caused a temporary halt, but Toronto has with its customary courage resumed its onward march. Our readers are referred particularly to messages in this issue from the President of the Toronto Home Builders' Association and from the Secretary of the Toronto Builders' Exchange. Both are from the pens of men widely acquainted with building—Mr. Kerwin as a home builder and Mr. Gander with the construction of all types of the larger class of buildings. Both do not hesitate to affirm that when all phases of our business financial and construction conditions are considered, that there is every good reason for optimism.

Let us therefore proceed with certain confidence that Toronto has a bright and glorious future. Each one of us as individuals will have our own part to take in the advancement of our city, and in the degree that we accept our responsibilities and faithfully perform our duties, with full faith and confidence in the ultimate triumph of progress, will the day break and the shadows of a somewhat dark financial winter flee away.

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The daily newspaper is the recognized advertising form for the great retail trade—for the bargain counter—tooth pastes—groceries—wearing apparel, etc., but for Industrial and Business advertising, where careful thought must be given to the Selling and Buying of the product or material, no other form of publicity has ever or can surpass the Live, Well-edited, Reader-interest creating trade and business journal.

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We would be glad to talk things over. Drop a line to Weekly Building Reporter, 31 Willcocks St., Toronto, or telephone KINGSdale 6718.

Suydam Realty Receives Exclusive Selling Agency for Forsyth Park

Suydam Realty Co., Limited, have been given the exclusive agency to sell the choice close-in sub-division of Forsyth Park. Forsyth Park is located between Millwood Road and Davisville Avenue, right in the midst of one of the most active home building districts, where houses, detached and semi-detached, are in good demand. The streets on which the lots front are Whitewood Road, Cleveland Avenue, Martin Avenue, McCord Avenue, Davisville Avenue and Bayview Avenue.

Every lot is an exceptionally choice one, elevated well above the street to give excellent draining and yet not too high to cause extra expense in excavating. The improvements are in, the pavements now being laid. The T.T.C. buses giving excellent access to Yonge St. and Danforth Ave. Already builders are actively engaged on this excellent building land. Several hundred feet of land are for sale, but at the rate builders are buying and houses are being erected, Forsyth Park will not last long. The restrictions are moderate, yet ample for good protection. Several hundred feet front on Bayview Avenue and will no doubt in time become business frontage.

The property has been priced at a low figure per foot to ensure a quick sale, and terms are highly attractive.

Builders considering building a really saleable type of house would do well to consult with the Suydam Realty Co., Limited, about this property.

Building Contracts

Rise During Month

According to MacLean Building Reports Limited, new construction started in Canada during April amounted to \$48,778,600, which is an increase over the volume reported for April, 1929, of 12.7%. The Dominion total for the first four months, all types, now stands 1.2% less than for the same period of 1929. Building only is 15.6% below last year.

By provinces, the April construction was apportioned as follows: Province of Quebec, 38.2%, or \$18,624,500; Ontario, \$18,021,200 or 37%; Prairie Provinces, \$8,349,500, or 17.1%; British Columbia, \$2,406,200, or 4.9%, and the Maritimes 2.8%, or \$1,377,200. Business buildings accounted for most of the April construction, having taken care of 45.7% or \$22,291,100. Engineering followed with \$10,960,600 or 22.5%. Residence construction amounted to \$9,631,200 or 19.7% and industrial 12.1% or \$5,895,700.

W. Churchill, 162 Earlsdale Avenue, has the walls started for the erection of a detached residence on the north side of Jesmond Avenue, near Glenholme Avenue. It will be two storeys, of solid brick construction on concrete block foundations, and will cost about \$4,500.

G. B. Patton, 85 Springhurst Avenue, has completed excavation operations for the erection of a three-family dwelling on the north side of Northcliffe Boulevard, near Genesee Avenue. It will be two storeys, of solid brick on concrete block foundations. The cost will be approximately \$7,500.

Fully Explained.

A recruit wearing 14's in boots was enlisted in the army. One night he was included in a rounding-up party, and when the roll was called afterward he was "non est." "Has any one seen O'Halloran?" said the Sergeant. "Sir," said a voice, "he's gone up to the cross roads to turn around!"—Vancouver Sun.

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Real Estate Depression Over Believes Well Known Realtor

House Shortage Here Now, and Will Become Progressively More
Severe During Next Fall and Winter

For the past two or three months, A. E. LePage has been predicting an early return to normal business conditions in the real estate business. If the incessant ringing of telephone bells in his office, a general air of intense activity, and a number of people waiting to see "the boss," are any indication of real business, then this prophecy has come true.

Mr. LePage is generally the easiest man in the city to interview. When the representative of the Weekly Building Reporter called this week, it was a case of line up and wait your turn—Admission to Mr. LePage's private office—staccato answers to questions—a brief statement, and the reporter found himself outside again. It seemed more like old times!

When asked if Mr. LePage thought that there would really be a house shortage by the end of the year—the reporter hardly had a chance to end the sentence before Mr. LePage said, "The end of the year—why it is here now."

"Young man, do you realize that on account of the stock market crash last year, and the general uncertain conditions of business, most of the builders last Fall did not go on with their Fall building program? Most of them had not sold a number of their houses and hesitated to start more.

"The result, there was not the usual number of houses built last Fall and this Winter, and this, together with the fact that a lot of the big construction work down town had been finished, threw a lot of men in the building trade out of employment. This, added to the fact that many builders were speculating on the market, and they and the prospective purchasers of their houses did not know whether they were going to lose their securities through the failure of stock-broking houses, cast a deep, dark gloom over the builders. Prices were cut and real buyers held off expecting to get bargains.

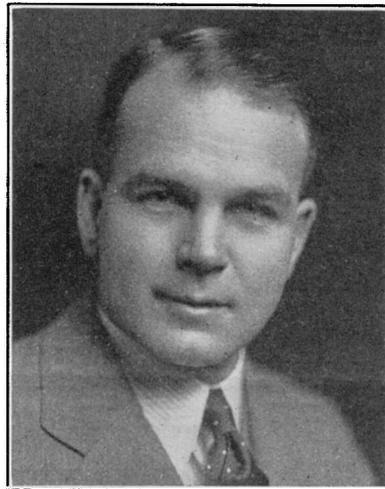
"Do you realize that general business conditions have improved greatly with the Spring, warm weather and sunshine? Do you realize that at last the Public has awakened to the fact that the bargain season is passed. That it is almost impossible to rent a house?

"Do you know that three large firms brought in over 150 families to Toronto, mostly from Montreal, within the past four months? Do you know that most of these people expected to rent houses, and most of them had to purchase? Do you know that the normal vacancy for houses is 10 per cent., and that the assessment commissioner reported last year that the vacancy in Toronto was less than 2 per cent?

"Do you realize what all of these street widenings and extensions will mean to the house building industry in Toronto? For five or six years the real estate business in the Beach district has been stagnant. I predicted last year that as soon as Fleet Street was extended, or even definitely decided upon, this district would come into its own again. Try and get a house down there to-day at anywhere near the price you could buy it last year. The definite decision to extend, plus the wrecking of all the houses along the water front, has taken up all the surplus houses at the Beach. At a meeting of some builders down there last week, they told me that they were never so busy, and could not get the houses up fast enough.

"Drive through Rosedale and see how many vacant houses you find. Last week

I offered to bet one of these bargain hunters that there were not more than fifteen. Do you realize that there will be from fifty to seventy-five houses demolished to make way for the Sherbourne Street extension? Where are the owners of these houses going to? From my



A. E. LePAGE

observation, about half of them would prefer to stay in Rosedale, the other half want to go up on the Hill or North Toronto.

Ridiculous Statements as to Forced Sales.

"For the last few months, I have listened to the most ridiculous statements as to the number of houses for sale in the Village of Forest Hill owned by builders and others who would be forced to lose their houses. I counted them last week and found that there were less than twenty-five houses finished that were not sold. As for the people who would be forced to lose their houses, I have only come across three genuine cases of distress. One man paid \$29,000 for a house and had to sell for \$25,000, a loss of \$4,000. Why the owner of that house would think nothing of taking a loss of from \$2,000 to \$3,000 depreciation on his motor car. The other two may have to lose \$2,000 or \$3,000, but it is their own fault. They could have sold out with a small profit in the early stage of the depreciation.

"Remember this, Toronto leads the Nation for a quick come back to prosperity. We are ideally located geographically for manufacturing, finance, tourist trade, and in close touch with the best farming possibilities on the continent and with the wealth of several nations at our back door in the form of our wonderful mines, backed up by the most healthful conditions of any city on the Continent, and if the city council will only get busy on the extension of Sherbourne Street and University Avenue, the surplus labor will soon be taken up and the house builder should have several years of profitable business. Remember—as a man thinketh in his own heart, so he is. If mob thought is that the depression is over, and prosperity is at hand, we will have it. If the builders and the newspapers will do their part nothing can hold us back.

"And say—if there is not a severe house shortage by the end of the year, I will give a dinner to every member of the Toronto Home Builders' Association, between the first and fifteenth of January next year."

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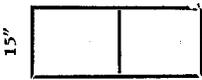
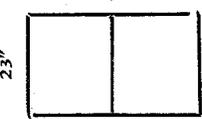
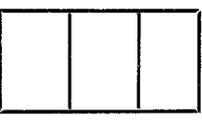
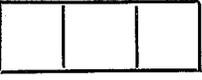
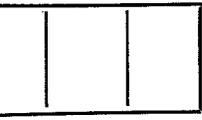
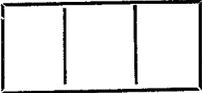
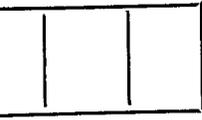
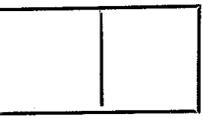
TEL. WAVERLEY 2227
INSURANCE AGENCY

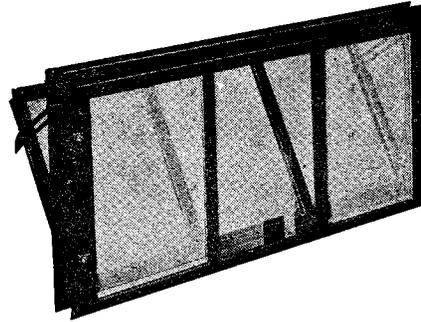
SMITH BELTING WORKS

We will be glad to quote prices on
rubber hose, split pulleys, shafting, trans-
mission equipment and rubber and
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140 YORK ST. - Phone ADEL 1438

VENTO Puttyless Steel Basement Windows

23½"		Glass Size 10" x 12" Masonry Opening 23½" x 15"
31⅞"		Glass Size 14" x 20" Masonry Opening 31⅞" x 23"
33¾"		Glass Size 10" x 25" Masonry Opening 33¾" x 23"
33¾"		Glass Size 10" x 12" Masonry Opening 33¾" x 15"
39¾"		Glass Size 12" x 18" Masonry Opening 39¾" x 21"
33¾"		Glass Size 10" x 16" Masonry Opening 33¾" x 19"
39¾"		Glass Size 12" x 20" Masonry Opening 39¾" x 23"
33¾"		Glass Size 10" x 24" Masonry Opening 33¾" x 27"
31⅞"		Glass Size 14" x 24" Masonry Opening 31⅞" x 27"



"VENTO" Steel Frames are made of heavy 12-gauge steel—electrically welded into one solid piece, no rivets.

"VENTO" Sash is made of 1" x 1" x 1/8" Tee Bar Stock, arc welded together at all joints.

"VENTO" Basement Windows open in at the top for ventilating; also can be lifted up to open full. Sash can be removed from frame.

"VENTO" Basement Windows have a safety lock, holding bottom rail of sash into frame when window is open at top. Windows lock at top when closed.

"VENTO" Basement Windows are easy to install. Fin plates on sides provide secure anchorage. Adaptable to brick, frame, concrete block or cement construction.

"VENTO" Basement Windows are weather and water-proof. Will not sag or bind.

"VENTO" Basement Windows open as freely in the winter as the summer. When opened from the top, ice and snow is broken loose at the bottom.

"VENTO" Basement Windows are painted with weather-proof Vento-green metal ship paint.

"VENTO" Basement Windows are puttyless. This exclusive feature saves glazing costs. Glass is held against Muntins by patented glazing clips. The bed for the glass is a strip of chemically treated cork fastened to the Muntin by gasket cement. Little time required to glaze sash.

"VENTO" Basement Windows can be fitted with "Vento" outside storm sash in the winter or outside screens in the summer. They are drilled and tapped at the shop to take these fittings.

Phone our nearest Yard and we shall send a representative to show you a sample of Vento Puttyless Steel Basement Windows and to quote prices.

R. Laidlaw Lumber Company, Ltd.

Established 1871

Head Office: 67 Yonge St. ELgin 5234

TORONTO 2

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East Yard:

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