

WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

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Paul L. Stevens
146 Wellington St. W.
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FEATURING TORONTO'S BUILDING AND REAL ESTATE DEVELOPMENT



DOWNTOWN TORONTO AS SEEN FROM THE GOODYEAR BLIMP

Photo—Courtesy Toronto Industrial Commission

Toronto To-Day

**Ours is a City of Fine Homes, High Finance, Healthy Commerce
and Sound Industry.**

The visitor to Toronto is more impressed, perhaps, by the wide diversification of this city's interests than by anything else related to the business life of the finest city in Canada, and for that matter, according to the expressed opinions of innumerable visitors from our neighbour to the south, the most attractive city on the continent of North America.

Pittsburgh is far renowned for Steel. Chicago is equally famous as a packing centre. Mention of New York brings thoughts of Wall Street. Detroit and the Motor Car Industry are almost synonymous. But Toronto tells a different tale, and herein lies the city's strength. We are possessed

of two of the largest departmental stores in the world. Numerous other healthy commercial enterprises thrive here, and more are coming from the States, from Britain and from foreign countries elsewhere every month. We have a Stock Exchange and all the banking and financial strength that is essential to a city that would be independent and basically sound. As a city of widely diversified industries, few, if any, in the world can claim to be our peers, and among these are none offering the great advantages in education, recreation, climate, religious and social life and many other things that are to be found in Toronto

(Continued on page 15)



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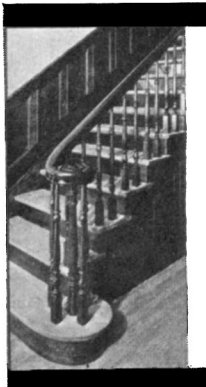
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Building Costs Due for Rise

Already Certain Materials Have Made Price Increase and More Scheduled Shortly — Stability to Prices Means Business Gradually Improving

Members Hear Splendid Address by Harold W. Timmins, Who Discusses Many Points of Building Law.

Statements that have appeared in the press to the effect that building costs are "away down", and that therefore the present was an opportune time to buy or build, were roundly condemned as not true to fact and prejudicial to the best interests of the builder and contractor, at the regular April Banquet and General Meeting of the Toronto Home Builders' Association, held at the Prince George Hotel last Monday night. Several members quoted their individual experiences of the past few weeks to show that certain building materials—notably some grades of lumber, and several important items in plumbing and heating had taken a very definite upward price course.

J. O. Scott introduced the matter of material prices and strongly criticized articles and items that had appeared in the press, which stated that building materials were at low price levels. As a matter of fact, said Mr. Scott, practically everything the builder bought today for construction was at the same or even higher levels than a year ago, with the exception of certain few grades of lumber and one or two other items, and that even on these the reduction was not 15 to 20 per cent. as published, but more like 8 per cent. The price of good building sites had not depreciated to any appreciable extent, while taxes were higher, and on top of everything else the prevailing business conditions and financial stringency made it harder than ever to sell homes. Any slight advantage that the builder might have in the way of cost reduction on a few items was more than offset by the high taxes, higher selling and carrying charges, and more difficult house selling. Indeed, said Mr. Scott, the slight advantage, if any, gained by the builder in material prices was often completely wiped out by the lower price he had to accept for his structures, due in no small measure to the belief that had been created in the buyers' mind that building costs were "away down" and that consequently the contractor could not expect to get what he was asking for his houses, stores or duplex. He was strongly supported in his views on this important question by several members including Past-Presidents Little, Fugler, Martin, W. H. Kitchen, J. I. Lindsay and others. Past-president W. H. (Bert) Little, told the meeting that

only that very day he had been informed by a representative of a brick company that prices on some grades of brick were due for a rise May 1st. It was decided that an official statement on the situation should be issued to the press.

Official Solicitor Speaks.

Due to having been suddenly called out of the city, the speaker scheduled for the evening, C. G. Grant, was not present, and despite the fact that Mr. Grant had not been able to advise the committee of his absence until Monday evening, Harold W. Timmins, official solicitor of the Association kindly agreed to "fill in", and, on less than an hour's notice, give an address on some legal points in building.

There was no need for disappointment over the inability of the scheduled speaker to attend, for Mr. Timmins' address proved most interesting, and was replete with many valuable suggestions regarding building law. Among the points dealt with by the speaker were the repayment clauses in mortgages, which were now more stringent than ever before; the present mortgage tax levied only in Toronto for the upkeep of the Registry Office and which might possibly be removed within a year.

Offers to exchange should always be carefully scrutinized by the builder or his solicitor, for they sometimes contained a clause to the effect that each party agrees to assume the incumbencies on the other property, and, in that event, no matter what might develop with regard to mortgage payments in future years, one could be held responsible. Conditional sales agreements were another item that frequently caused builders trouble, because under these the ownership of the equipment remained with the manufacturers until it was all paid for.

The old bug-bear of "extras" was another point discussed by Mr. Timmins, and he strongly advised all builders when building by contract to have the matter of Extras carefully defined in a separate clause of the contract.

On motion of W. H. (Bert) Little, a hearty vote of thanks to Harold for his very fine talk was unanimously endorsed.

Co-operate for Annexation.

Deputy Reeve Alf. Gray, of York Township, a member of the Association, was called on by President Maybee for a

few remarks. Discussing the annexation of the township to the city, Mr. Gray stressed the need for co-operation between the city officials and the township officials. This week was the first time that the parties had ever really gotten together to discuss their problems. Unquestionably, the city had to seriously consider some details. In a few weeks the financial report of the township would be ready for scrutiny by the city officials, and he was satisfied that the city would be agreeably surprised in many directions. He hoped the city would soon let the township know on what terms they would agree to annexation, so that the township might take a vote of their electorate intelligently. Sooner or later, and probably sooner, the township would have to consider some form of metropolitan incorporation in order to handle their affairs efficiently — that is unless annexation was consummated.

Concluding his address, Mr. Gray favored the boys with a vocal selection, which was very much appreciated. "Alf." has a splendid tenor voice of exceedingly rich and full tone.

Legislation Committee Reports.

Reporting for the Legislation Committee, W. J. Fugler summarized the situation to date with regard to the assessments under the Ontario Apprenticeship Act. While April 25th, was stated to be the "last day" of grace for paying these assessments, the stand of many contractors seemed to be one of passive resistance, and such attitude would likely be continued.

So far as the Mortgage Tax was concerned, there was, as already reported by our Official Solicitor, Harold Timmins, every possibility that this tax would be done away with. It was understood that the city had already received, in a year, some \$10,000 more than was required to pay the carrying charges on the Registry Office Building, for which purpose the tax had first been levied.

No definite action had yet been taken with regard to the proposed Licensing of Builders. The matter was being very carefully considered from every angle, and Bill assured the meeting that, unlike the framing of the Apprenticeship Act, the whole question of the Licensing of Builders would be placed intelligently before the builders, so that they would know exactly what was being proposed.

No attempt would be made to force something on the industry that was not wanted, or that was not in the best interests of the industry.

Toronto Versus Chicago.

In the great game of Building, Toronto certainly had it all over Chicago. This fact was brought out in the report that Bill Fugler gave the meeting of the recent convention of Building Officials held in Toronto, and which was attended by several representatives of the Association. The Convention had been a complete success, due largely to the splendid efforts of our own City Architect J. J. Woolnough in perfecting the organization of the local committee. Visiting building superintendents from the United States were amazed at the amount of building going on in Toronto, in comparison with the dull times prevailing across the line. A Chicago building superintendent had informed Bill, that there were at the moment in Chicago over 45,000 vacant apartments and over 20,000 vacant duplexes. So that the Toronto builder certainly had a much happier (Continued on page 15)

Among Our Members

S. H. BENNETT, King George's Rd., has been awarded the general contract and will commence building operations Monday for a \$16,000 residence for Dr. L. V. Large, on Queen Mary's Drive, Humber Valley Surveys. This will be a beautiful structure in the Old English motif, two-and-a-half storeys, stone and brick construction. The downstairs will be featured by beam ceilings and fir trim, while Pilgrim shingles will comprise the roof.

Mr. Bennett has also started the construction of a new stone and stucco residence for Dr. L. Schumacher on The Kingsway at the corner of Kingsway and Lambton Avenue. Plans call for a two-and-a-half storey, stone and stucco structure, and the estimated cost is \$20,000.

The charming \$30,000 home which "Sid" is erecting at 82 Baby Point Road is fast nearing completion. This is one of the finest residential structures to be erected in the western part of the city. It is also a two-and-a-half storey building, of stone and stucco construction, with attached four car garage. The dining room is panelled in walnut, and oak is the predominant trim throughout. There are eleven rooms and four bathrooms in this home which should be seen and inspected to be fully appreciated.

Mr. Bennett has just finished the plastering of the new stone and stucco home he is erecting at 314 Kingsway. This is a nine room structure, valued at \$12,000.


MAYEE & FUGLER, 159 Sheldrake Blvd., have been awarded the contract and will commence at once the construction of an eight-room solid brick, stone-trimmed residence on Glen Ayr Avenue, just south of Deverall Avenue, in Forest Hill Village.

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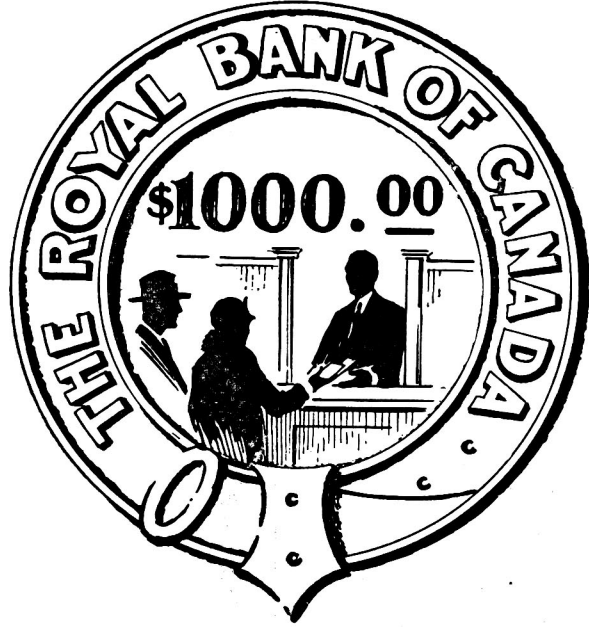
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TORONTO PERMITS.

245 MELROSE AVE. near Elm Rd. Chester May, 534 Main St., build one det. two-storey brick dwlg. and one frame garage, \$4,200.

469 KING ST. near Spadina Ave. Dominion Paper Box Co., 469 King St. W., build one-storey brick loading shed, \$2,250.

10 TEMPERANCE ST. near Yonge St. Sterling Trust Corp., 327 Bay St., alter store front in office bldg. and cut new stairway, also make interior alterations on 2nd floor, \$1,500.

S.S. DOUGLAS AVE. near Greer Rd. Peter McMaster, Scarboro Jct. P.O., build one pr. semi-det. brick dwlgs., \$8,000.

S.S. WANLESS AVE., s.e. cor. Ad-drossan Pl. National Cons. Co., 485 King St. W., build two det. brick dwlgs. and two det. private garages, \$12,000.

S.S. DOUGLAS AVE. near Greer Rd. Peter McMaster, Scarboro Jct. P.O., build two det. brick dwlgs., \$8,800.

136 WALMER RD. near Dupont St. Albert A. S. Wilkins, 36 Walmer Rd., enclose verandah at side of dwlg. for sunroom, \$500.

174 SHERWOOD AVE. near Mt. Pleasant Rd. Stanley Bemdock, 1040 Mt. Pleasant Rd., build one det. brick dwlg., \$4,600.

1126-30 AVENUE RD. near Rose-lawn Ave. Lewis A. Beatty, 33 Hill-hurst Blvd., build a one-storey con. blk. private garage attached to dwlg., also one det. private garage, \$800.

265 BOON AVE. near Morrison Ave. Geo. Cook, 265 1/2 Boon Ave., build one semi-det. brick dwlg. and dem. existing frame cottage, \$3,200.

515 SHERBOURNE ST. near Isabella St. St. Ausgars Danish Lutheran Church, 95 Normandy Blvd., make alterations to dwlg. for ministers res., also build private garage, \$1,000.

N.S. LAWRENCE AVE., near Preston Pl. Henry Morris, 138 Ranleigh Ave., build two det. brick dwlgs., \$9,500.

S.S. CRANBROOKE AVE. near Greer Rd. Lorne E. Lankin, 174 1/2 Laurence Ave. W., build two one-storey bungalows and one pr. semi-det. private garages, \$6,700.

S.S. AVION AVE. near McLean Ave. Lankin and Locke, 174 1/2 Lawrence Ave., build one pr. semi-det. brick dwlgs. and two det. private garages, \$7,600.

221 ROSEMOUNT AVE. near Elm-wood Ave. Mrs. Maude Oliver, 221 Rose-mountain Ave., move present dwlg. back on lot and build addition to front of dwlg. for bedrooms, \$1,600.

70 KING ST. W. near Bay St., Daily Star, 70-80 King St. W., alter store front, \$600.

26 LATIMER AVE. near Eglinton Ave. Henry Hinder, 26 Latimer Ave., enclose two-storey verandah at front of dwlg. with 9 in. brick on existing 12 in. con. found., also brick veneer dwlg. on existing 12 in. found., \$800.

179 GLENDONWYNE RD. near Eve-lyn Ave. Wilfred J. Turner, 721 Windemere Ave., build det. brick dwlg. and private garage, \$6,000.

N.S. CASTLE FRANK CRES. near Prince Edward Viaduct Dr. S. R. Graham, 27 Castle Frank Cres., build one det. private res., \$12,000.

E.S. AVENUE RD., n. of Trammer Ave. Giovanni Donofrio, 2045 Davenport Rd., build one det. two family brick dwlg., \$15,000.

486 ROSELAWN AVE. near Avenue Rd. Mrs. Catherine M. Hall, 260 Glen-lake Ave., build one det. two-storey brick private res., \$5,000.

38-40 ROE AVE. near Greer Rd. Her-berth Mitchell, 140 Pinewood Ave., build one pr. semi-det. two-storey brick dwlgs., \$8,000.

100 BELMONT ST. near Davenport Rd. Mrs. J. H. Rothwell, 21 Hillsboro Ave., build one two-storey brick two-family dwlg., \$8,500.

1370 QUEEN ST. W. near Cowan Ave. Geo. T. Hooper, 1375 Queen St. W., make interior alterations to increase 2nd storey walls to 18 in. of store and dwlg. for ad-ditional living quarters, \$650.

177 LAWRENCE AVE. E. near Ronax Ave. Chester Robinson, 26 Dawlish Ave., build det. res. with private garage, \$8,000.

E.S. NORMA CRES. near Glendon-wynne Rd. Morris Small, 236 Annette St., build one det. brick two-family dwlg., \$8,500.

81 TEDDINGTON PK. AVE. near Hilda Ave. Clifford E. Hough, 226 Golf-dale Rd., build one det. private res. with private garage attached, \$25,000.

378 JANE ST. near Baby Point Rd. Luke Stanway, 376 Jane St., build one det. two-storey brick dwlg. for two fam-ilies only, \$9,000.

S.S. CORTLEIGH BLVD. near Avenue Rd. John Meldrum, 2341 Yonge St., apt 33, build det. private res. and private garage, \$8,000.

E.S. DENNICK CRES., s.e. cor. Chel-tenham Ave. Hubert Grange, 571 Christie St., build one det. private res. with private garage attached, \$5,500.

S.S. DONCLIFFE DR. near Hilda Ave. David V. Klein, 86 Adelaide St. E., build det. brick dwlg. The dwlg. is half in York and half in Toronto, \$3,900.

S.S. GLENGARY AVE. near Greer Rd. Mrs. Erie Hurlburt, 247 Brookdale Ave., build one pr. semi-det. brick dwlgs., \$6,500.

W.S. SHIELDS AVE., near Roselawn Ave. Jas. R. Hamilton, 106 Gloucester Grove, build two det. brick dwlgs. and one pr. semi-det. private garages, \$11,000.

143 ISABELLA ST. near Sherbourne St. Mrs. Caroline Sloan, 130 Eastbourne Ave., make alterations to 2nd floor of apt. house by altering bedroom, bath-room and kitchen, \$1,000.

N.S. WHITEHALL RD. near Gregory Ave. Samuel Robertson, 24 Burton Rd., build six det. duplex dwlgs. and six det. private garages, \$84,000.

N.S. LAWRENCE AVE. E., n.w. cor. Wanless Ave. Harry Goldman, 239 Shaw St., build four det. brick dwlgs., \$17,500.

406-8 SPADINA AVE. near Oxford St. Chas. H. Kellerman, 408 Spadina Ave., alter store front, remove inside brick wall at rear of store and replace with steel beam, \$1,000.

123 BRUNSWICK AVE. near Ulster Ave. Sam. Fegelman, 34 Rusholme Rd., build one det two-storey brick dwlg. and one frame private garage, \$5,400.

N.S. GLENGROVE AVE. near Mona Rd. Geo. S. Peppy Building Co., 21 Rus-sell St., build one det. two-storey brick private res. with garage attached, \$7,500.

98 DOVERCOURT RD. near Wood-bine Ave. Albert Cornell, build one det. two-storey brick and stucco dwlg. with private garage in cellar, \$4,000.

29-31 LEUTY AVE. near Queen St. E. Wm. Hornby and Chas. Youngman, 29-31 Leuty Ave., raise 2 ft., excavate and build 9 in. con. blk. found. under pair of dwlgs., footings to be 4 ft. below grade, \$1,140.

32-34 MYRTLE AVE. near Jones Ave. Jos. Frost, 194 Jones Ave., build one pr. semi-det. dwlgs., \$5,000.

N.S. CASTLEFIELD AVE. near Ave-nue Rd. Parkdale Builders Ltd., 36 Rush-olme Dr., build three pr. semi-det. dwlgs. and six garages, \$25,800.

N.S. LAKE SHORE RD., 500 ft. E. of Jane St. Cities Service Oil Co., 1161 Yonge St., instal 6-1,000 gal. gasoline tanks and 6-20 gal gasoline pumps, \$1,500.

N.S. WANLESS AVE. near Ronan Ave. E. J. Colbourne, 186 Silverthorne Ave., build two det. dwlgs. and one pr. semi-det. private garages, \$10,400.

N.S. GORMLEY BLVD. near Lawton Blvd. Lumkin and Locke, 174 1/2 Lawrence

Ave. W., build one det. private res. and one det. private garage, \$4,000.

156 KENILWORTH AVE. near Queen St. Alfred T. E. Taylor, 2163 Queen St. E., apt 5, build one det. dwlg. and private garage, \$3,700.

YORK TOWNSHIP PERMITS.

OAKWOOD AVE., w.s. near Vaughan Rd. C. A. Fraser, 180 Atlas Ave., a two-storey duplex dwlg. and garage at rear, \$7,300.

WHITMORE AVE., n.s. near Locksley St. W. Russell, 38 Holmesdale Rd., a one-storey brick dwlg., \$3,500.

LANARK AVE., s.s. near Oakwood Ave. W. A. Caddell, 16 Northcliffe Blvd., one pr. of two-storey brick dwlgs., \$7,500.

CHAMBERLAIN AVE., w.s. near Bowie Ave. E. Whitford, 351 Nairn Ave., one pr. of two-storey brick dwlgs., \$7,000.

EVERSFIELD RD., n.s. near Hatherly Rd. J. A. Saunders, 8 Eversfield Rd., add a frame and veneer top storey to home, \$1,000.

RAMSDEN AVE., n.s. near Fairbank Ave. F. H. Tobby, 2151 Dufferin St., a one-storey and attic brick dwlg., \$3,500.

FOXWELL AVE., s.s. near Scarlett Rd. F. W. Wood, 34 Hager Ave., a two-storey brick dwlg. and garage, \$4,600.

HARVIE AVE., w.s. near Chudleigh Ave. W. H. Harlton, 96 Haverson Ave., a one-and-a-half storey brick dwlg., \$3,500.

ROBINA AVE., e.s. near Holland Park. T. Walters, 249 Robina Ave., make alter-ations to house, \$2,000.

ELORA RD., s.s. near Bicknell Ave. Jones and Hill, Elora Rd., a garage, \$2,500.

WILMOT AVE., e.s. near Weatherall Ave. W. H. Avison, 176 Glendonwynne Rd., a two-storey brick dwlg. and garage, \$6,200.

OXFORD DR., s.s. near Weston Rd. C. Exton, 6 Lambton Ave., one pr. of two-storey brick dwlgs., \$7,500.

LIVINGSTONE AVE., s.s. near Locks-ley St. H. Whitehorn, 175 Locksley St., a two-storey brick dwlg. and garage, \$4,600.

RIVERSIDE DR., w.s. near Bloor St. E. Hulme, 507 Mossom Rd., a two-storey brick dwlg. and double garage, \$9,000.

HARVIE AVE., w.s. near Eglinton Ave. Lamb and Vale, 150 Cedric Ave., two brick one-storey dwlgs., \$7,000.

EAST YORK TOWNSHIP PERMITS.

MARLOW AVE. near Sammon Ave. W. Padfield, 535 Donlands Ave., two prs. of brick and shingle dwlgs., \$14,000.

CHILTON RD., e.s. near Donlands Ave. W. J. Scott, 46 Sparkhall Ave., two brick dwlgs. and two garages, \$8,000.

SWANSEA PERMITS.

ARMADALE AVE., e.s. G. A. Rome, 291 Mossom Rd., two det. dwlgs., \$12,000.

ARMADALE AVE., e.s. N. R. Rome, 291 Mossom Rd., a det. dwlg., \$6,000.

ETOBICOKE PERMITS.

DOUGLAS AVE. T. Bailey, Douglas Dr., a frame bungalow, \$2,000.

RIVERSIDE BLVD. A. Sneyd, River-side Blvd., Thistledown, a brick veneer residence, \$3,000.

BERRY AVE. Mr. Crombie, 49 Lavina Ave., Swansea, a solid brick residence, \$6,500.

LAKE SHORE RD., Long Branch. A. Ecclestone, Lake Shore Rd., a brick and block residence, \$4,900.

ISLINGTON AVE., Islington. Frank Ball, rosvenor Cres., Islington, a brick residence, \$4,000.

JACKSON AVE. H. McSherry, 46 Humber Trail, a block and brick resi-dence, \$8,000.

DODDINGTON DRIVE. Henry Smith, Doddington Drive, Etobicoke, a brick veneer residence, \$3,000.

CARNARVON AVE., Mimico. T. A. Bush, 38 Evans Ave., Mimico, a frame residence, \$1,500.

LEASIDE PERMITS.

J. Hancock, 132 Mavety St., a dwlg., \$3,000.

Gatehouse Bros., 86 Adelaide St. E., a factory, \$22,000.

R. Wilson, 34 Chilton Rd., a dwlg., \$4,000.

R. Wilson, 34 Chilton Rd., a dwlg., \$4,000.



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 75 Subdivisions.

ALEXANDRA GARDENS.

Location: East and west of Avenue Road, north of Eglinton Avenue.
Acreage: 200 acres.
Amount sold: 90 per cent.
Improvements: All in.
Selling price: \$50.00 to \$80 per foot.
Restrictions: Mostly 50 foot frontages for detached brick and stone dwellings.
Owner or agent: Trusts and Guarantee Company, Ltd., 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.

BALDWIN ESTATE.

Location: Northerly boundary, Eglinton Avenue; easterly boundary, Elmes-thorpe Avenue; southerly boundary, Belt Line; westerly boundary, Russell Hill Road (approximately).
Acreage: 40 acres.
Amount sold: All but Eglinton Avenue frontage.
Improvements: All in.
Selling price: \$125 to \$175.
Restrictions: Business buildings on Eglinton Avenue.
Owners or agent: R. J. Lillico, 364 Bay Street.

BALMORAL PROPERTIES.

Location: MacDougal Avenue, adjoining eastern limits of Weston.
Acreage: 70 acres.
Amount sold: Two and a half acres sold

for school site to trustees of Harding-ton School Section.

Improvements: Water and electricity available. Gas, sidewalks and pavements going in. Four rooms school completed.

Selling price: \$15 per foot and up.
Restrictions: Brick dwellings.
Owners or agent: McWilliams and Broughall, 25 King Street West.

BAYVIEW HEIGHTS.

Location: North York Township.
Acreage: 900 acres.
Amount sold: 450 acres.
Improvements: Water, concrete pavements, telephone, electricity available. New Bayview bridge completed and open to traffic.
Selling price: \$3,000 to \$4,000 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 and Meredith, Limited, 38 King Street West.

BEDFORD PARK.

Location: Bedford and Woburn Avenues from Yonge to Bathurst St.
Acreage: About 100 acres.
Amount sold: 85 per cent.
Improvements: All in city portion.
Selling price: \$20 to \$25 per foot.
Restrictions: Twenty foot frontages.
Owners or agents: Trusts and Guarantee Company, Ltd., 302 Bay Street.

BEECHBORO GRANGE.

Location: East of Keele Street north of Eglinton Avenue.
Acreage: 110 acres.
Amount sold: Ten per cent.
Improvements: Water and light available.
Selling price: \$15 to \$35 per foot.

Restrictions: Very light.

Owners or agents: Trusts and Guarantee Company.

BEVERLEY HILLS.

Location: Bounded on the north by Hogg's Hollow Ravine, on the south by Wilson Avenue, on the west by Bathurst Street, and on the East by Hogg's Hollow Ravine.
Acreage: About 500 acres.
Improvements: Water and sewers on part. Some pavement. Avenue Road extension passes through property.
Selling price: \$20 to \$100 per foot.
Restrictions: \$7,000 to \$30,000.
Owners and agents: R. J. Lillico, 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: Sidewalks, 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.
Restriction: Moderate houses.
Owner or agent: F. W. Hill, Confederation Life Building.

BOULTBEE 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, 34 King Street West.

BRIGDEND—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: \$50,000.
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: 8,000 feet.
Improvements: Water, electric lights, gravel roads, cement sidewalks in some places.
Activity: A number of houses selling at \$6,000 to \$12,000 are under construction this summer. Houses already finished found ready purchasers.
Selling price: \$18 to \$35 per foot.
Restrictions: Houses to cost \$3,000 to \$5,000, according to location. Lots 40 and 60 feet.
Owner or agent: W. T. Rogers, Lumsden Building.

CAVENDISH PARK.

Location: Yonge Street at Willowdale.
Frontage: 1,120 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.



It helps to sell
the houses
you build

Home-buyers want the comforts and conveniences that only a well-wired home can give . . . they buy "Red Seal" homes.

TORONTO HYDRO-ELECTRIC SYSTEM

225 YONGE ST.

TORONTO

KEEP CANADA PROSPEROUS—BUY GOODS MADE IN CANADA



'Arry: "After all, it's a big satisfaction ter be laying S-K 'ardwood flooring."

Bill: "Yus?"

'Arry: "We never gets no kicks an' we never 'as ter go back 'an patch up a job or do it again."

SEAMAN-KENT COMPANY LIMITED

WALLACE AVENUE, TORONTO Phone LLOYDbrook 3101

Best Available Sites for
Duplex or Double Duplex
Avenue Road Near Eglinton

\$60 per foot, 120 feet—30 foot restrictions,
all improvements. Will divide.

BLACK & CAMPBELL

15 St. Clair W. - - - - - HYland 3500
Evenings—HYland 5032

GLEN EDYTH

The central location of Glen Edyth, its picturesque beauty, and its convenience to transportation, all combine to assure it a successful future as a home-building area. Bounded by Poplar Plains, Russell Hill, the Lady Eaton Estate, and Davenport Road, it is located on the highest and most picturesque part of "the Hill."

Beautiful wooded lots, commanding a wonderful panorama of the city below, and restrictions to assure permanent value, make a direct appeal to the discriminating builder and home purchaser.

Further particulars from

The Toronto General Trust Corporation

253 Bay Street - - - - - ELgin 4371

Lauder and Glenholme
Avenues

(South of Vaughan Rd.)

400 Feet at \$40.00 and \$45.00 Per Foot.

Will Take Good Second Mortgages

OWNERS

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REID FOR - SPEED -

WHOLESALE AND RETAIL LUMBER
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ELgin 7252

Yard, Planing Mill and Dock
Esplanade, Foot of Berkley.

REID & CO. LUMBER LTD.
A FOOT'S A FOOT

CEDARVALE.

Location: North of St. Clair Ave., west of Bathurst Street.

Frontage: About 50,000 feet.

Amount sold: 18,000 feet.

Improvements: Water, electricity, gas, sewers, pavements 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 and stores on Eglinton Ave. Owners of northerly section are Cedarvale Realty Co. Ltd.

Agent: H. R. Douglas, Mail Building.

CLAXTON BOULEVARD.

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

Acreeage: 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: Southwest corner of Bloor Street and Islington Avenue, Islington.

Frontage: 8,500 feet.

Amount sold: 4,500 feet.

Improvements: Water, electric lights. 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.

Acreeage: 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.

Acreeage: 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.

Owner or agent: John MacLean, 638 Danforth Avenue.

DONWOODS.

Location: York Mills.

Acreeage: 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, Mail Building.

EASTBOURNE PARK.

Location: Danforth Avenue and Kennedy Road.

Acreeage: 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.

Acreeage: 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 HILLS.

Location: Kilbarray Road to Forest Hill Road, on west side of Spadina Road.

Acreeage: About 20 acres.

Amount sold: About 90 per cent.

Improvements: All in.

Selling price: \$65 to \$90 per foot.

Restrictions: 50 to 60 foot lots. House to cost \$12,000.

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

FOREST RIDGE.

Location: West of Bathurst Street and north of Belt Line, Forest Hill Village.

Frontage: 15,000 feet.

Sold: Two-thirds.

Improvements: Water, electricity, telephones. Others available.

Restrictions: Municipal restrictions.

Selling price: \$10 to \$25 per foot.

Owners or agents: R. J. Lillico, 364 Bay Street.

FORSYTH PARK.

Location: East of Mount Pleasant on Davisville Avenue.

Frontage: 1,200 feet.

Amount sold: 90 per cent.

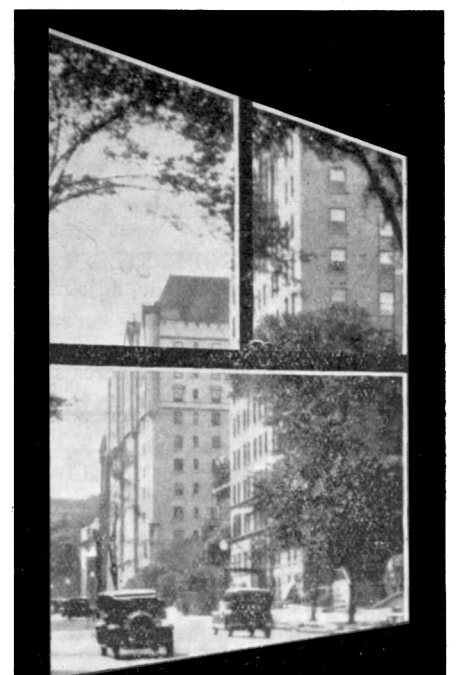
Improvements: All in.

Selling price: \$35 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.

(Continued on page 8)



THE
CONSOLIDATED
PLATE GLASS CO.
OF CANADA LIMITED
241 SPADINA AVE. TORONTO

Glass & Mirrors of every description
for Buildings & Automobiles
TELEPHONE TRINITY 8000

Cautious Optimism Needed Today

The Worst Seems Over and Stage Is Set For Better Times.

By W. E. MAYBEE, President, Toronto Home Builders' Association.

ANOTHER year has passed, and again comes the Annual Spring Review issue of our official journal, The Weekly Building Reporter, and as has been the custom in our craft "from time immemorial" the president of your Association is expected to review the building conditions of the past year and possibly to prophesy as to future activities.

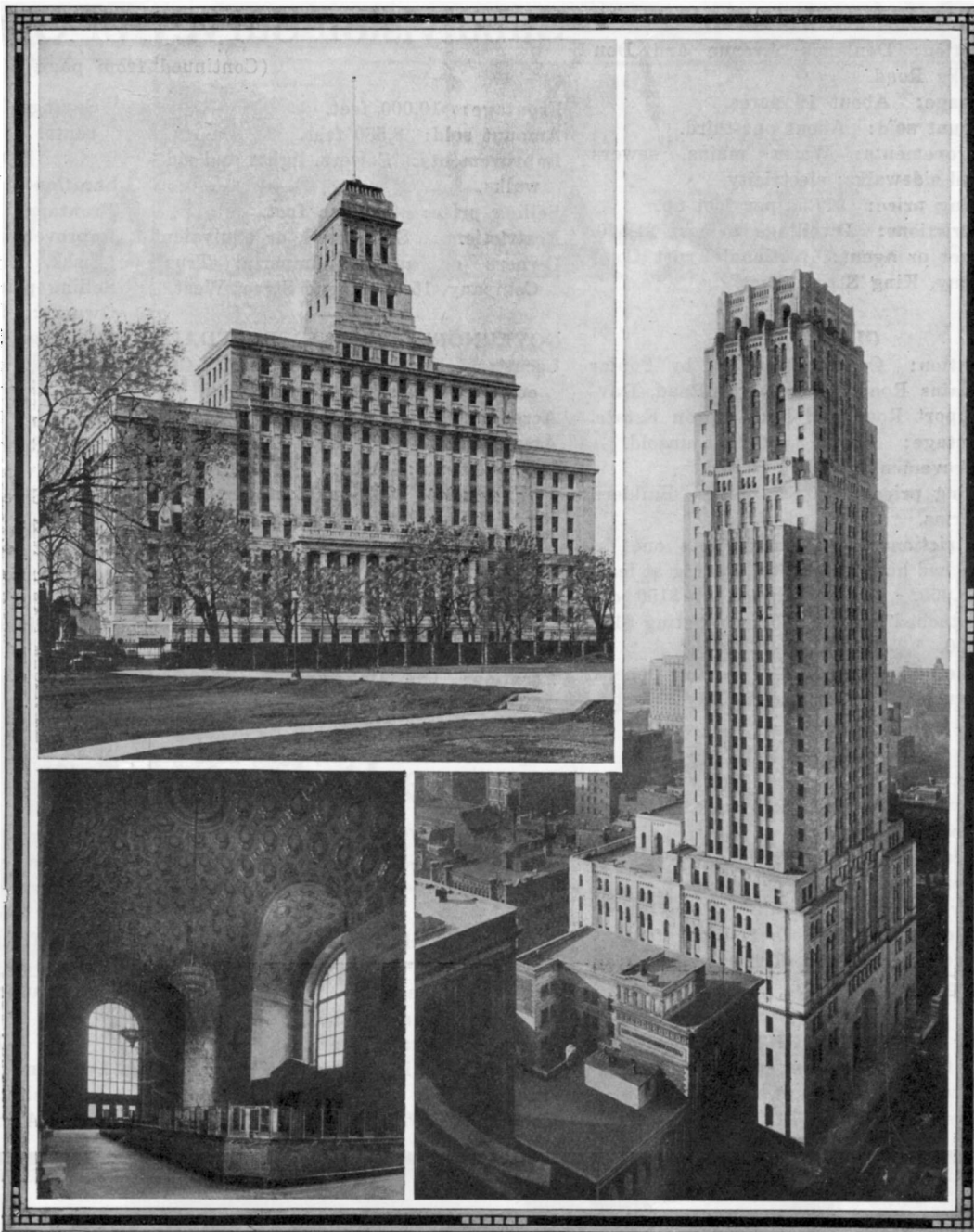
Due largely to the fact that world conditions slowed down building operations last fall and winter, any reviewing of the past year becomes a comparatively easy matter, and, as for the future, my task there too will be easy for I shall not presume to prophesy at all, though I might hazard a guess or two, and right now one guess would seem to be about as good as another.

Building, as we all know, in common with all other industries, has been passing through a time of trial. Some other industries have been more seriously affected than building—if that is any consolation—and undoubtedly Canada as a whole is coming through the period of depression in very much better shape than possibly any other country in the world.

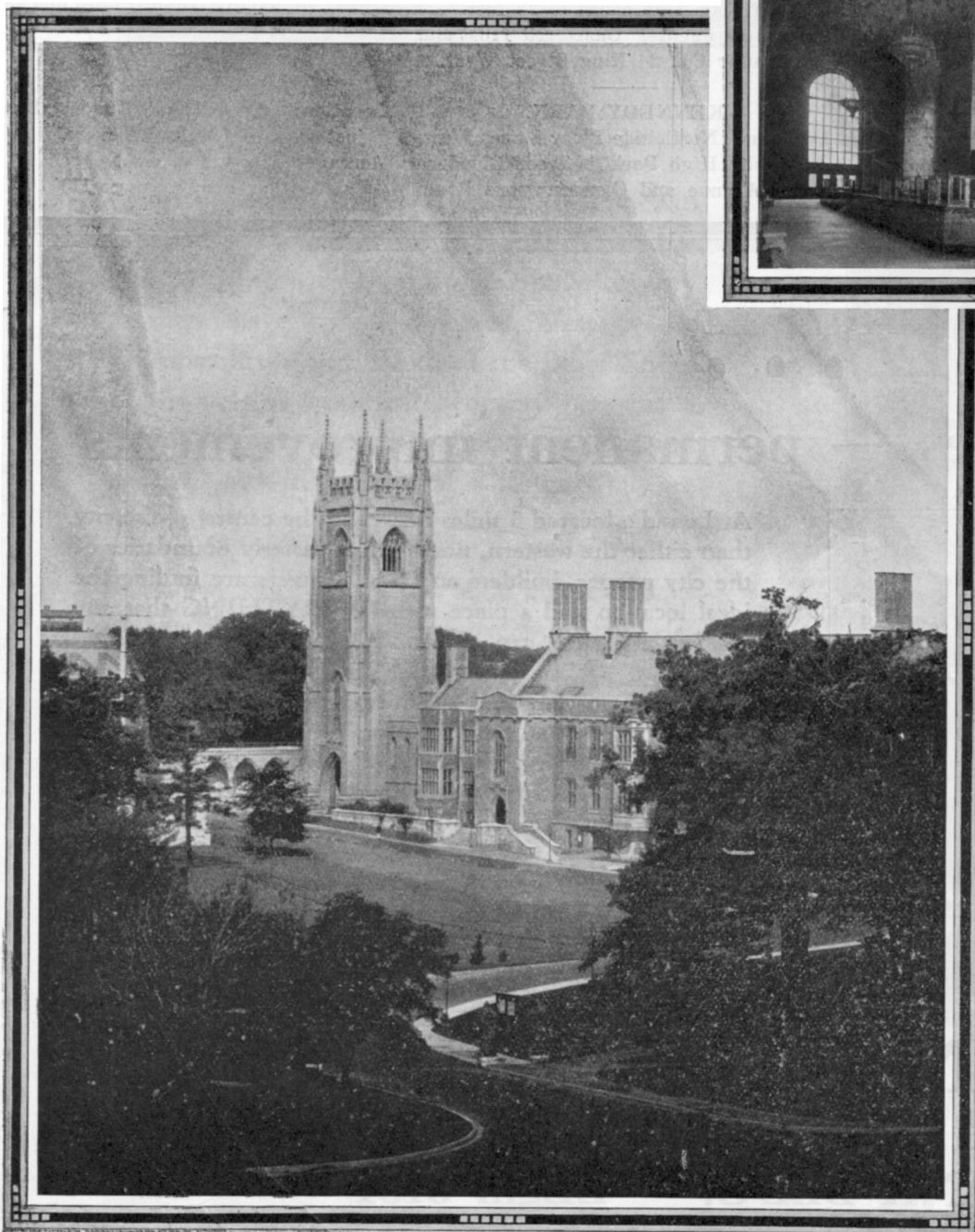
The remarkable feature of it all is that building has held up as well as it has in Canada, and especially is this true of residential building, which, while its totals are lower than two years ago, is still accounting for about 85 per cent. of the building permits issued so far in Toronto, and as usual the largest share of this is accounted for by the activities of the members of the Toronto Home Builders' Association, which, by the way, let us not forget, is the largest organization of building contractors in the Dominion of Canada.

The past year and this year so far have been difficult periods for the

(Continued on page 15)



Photo—Courtesy of Toronto Industrial Com'n.



Photo—Courtesy of Toronto Industrial Com'n.

Anticipates Improvement in Real Estate Situation

J. S. Masson Outlines Home Smith & Company's Activities for Season in Contrast to Last Year.

IF real estate activity in the Humber Valley is indicative of conditions generally a marked improvement may be looked for soon, according to J. S. Masson, general manager of Home Smith & Company, members of the Toronto Real Estate Board, who made the following statement to the Weekly Building Reporter this week:

"It is a generally accepted fact that activity in real estate is a pretty accurate barometer of business conditions as a whole. If such is the case, and if the properties controlled by Home Smith & Company are representative of real estate generally, the conditions are decidedly improved. This company, which controls 3,000 acres of property, has so far this year shown a marked advance over the corresponding period of last year. Whereas at this time last year sales of 1,040 feet frontage had been made, this year frontage of 8,195 feet has been sold.

The bulk of this property has been acquired by speculative builders. It is a fine indication that these men have bought not with the idea of holding as an investment, but rather of building on it at once. In support of the above statement we need only say that at the present time approximately 55 houses are either under construction or have just been completed. While it is impossible to state accurately the number of houses under construction at this time last year, a fair estimate would be between 20 and 25. The speculative builder is showing us in no uncertain manner that he at least has faith in the future.

Home Smith & Company are proceeding with their plans of developing and opening up the properties. They have recently com-

(Continued on page 15)

Subdivision Survey of Greater Toronto

(Continued from page 6.)

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.
Restrictions: Dwellings to cost \$1,500.
Owner or agent: National Trust Company, King Street East.

GLEN EDYTH.
Location: Central; bounded by Poplar Plains Road, Russell Hill Road, Davenport Road and Lady Eaton Estate.
Frontage: About 3,500 feet unsold.
Improvements: All installed.
Selling price: \$80 to \$160. Builders' terms.
Restrictions: On certain lots one detached house to 40 feet costing at least \$8,000. On lots priced at \$150 one detached house to 50 feet costing \$12,000.
Owners or agents: Toronto General Trusts Corporation, 253 Bay Street.

GLENGROVE.
Location: Glengrove and Glencairn Avenues, in first block west of Avenue Road.
Acreage: Five acres.
Amount sold: Five per cent.
Improvements: All in.
Selling price: \$50 to \$60 per foot.
Owners or agents: Trusts and Guarantee Company Ltd., 302 Bay Street.

GREENMOUNT PARK.
Location: Northeast corner of Sammon Avenue and Greenwood Avenue, East York Township.

Frontage: 10,000 feet.
Amount sold: 8,580 feet.
Improvements: Sewers, lights and sidewalks.
Selling price: \$35 per foot.
Restrictions: Solid brick or equivalent.
Owners or agents: Imperial Trusts Company, 15 Richmond Street West.

GOVERNOR'S BRIDGE, ROSEDALE.
Location: North Rosedale, close to Government House.
Acreage: 30 acres.
Amount sold: All but 4,700 feet.
Improvements: All in.
Selling price: \$80 per foot and up.
Restrictions: Plans to be approved by owner company.
Owners or agent: Imperial Trusts Company, 15 Richmond Street West.

HAMPSTEAD GARDENS.
Location: On Dufferin Street, Glen Grove Avenue West.
Frontage for sale: 3,116 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: 3,670 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.

JOHN DEW ESTATE.
Location: Eastern boundary, Old Forest Hill Road; northerly boundary, Eglington Avenue; westerly boundary, Bathurst Street.
Frontage: 4,000 feet.
Amount sold: 2,300 feet.
Improvements: All in.
Selling price: \$55 to \$110 per foot.
Restrictions: \$7,000 to \$20,000 detached solid brick or equivalent.
Owners or agent: R. J. Lillico, 364 Bay Street.

KEELESDALE.
Location: West of Keele Street and north of Old Weston Road.
Frontage: About 6,000 feet for sale.
Improvements: Water, electricity, sewers, sidewalks, and some pavements.
Selling price: \$20 to \$40 per foot.
Restrictions: One house to 25 feet.
Owners or agents: Chartered Trust and Executor Co., 34 King Street West.

KENNEDY PARK.
Location: North side Bloor Street West, opposite High Park, between Clendenan Avenue and Glendonwynne Road.

Acreage: About 28 acres.
Amount sold: About three-quarters.
Improvements: Water, sewers, pavements, sidewalks, gas and electricity.
Selling price: \$65 to \$90 per foot.
Restrictions: Two houses to 55 feet.
Agent and Manager, Garton & Hutchison, 120 Victoria St.

KINGSGROVE PARK.
Location: West side Church Street, north of Bloor Street, Humber District.
Acreage: About 60 acres.
Amount sold: Just being placed on market.
Selling price: \$25 to \$35 per foot.
Restrictions: One house to 50 feet on easterly part, one house to 40 feet on central part, one house to 30 feet on westerly part.
Agents and managers: Garton and Hutchinson, 120 Victoria Street, Elgin 4281.

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 telephone.
Selling price: \$30 to \$65.
Restrictions: Detached houses on 40 and 50-foot lots; \$4,000 to \$7,500.
Owner or agent: Home Smith and Company, Old Mill.

LAMBTON.
Location: South side Dundas Street, just west of Lambton Bridge.
Acreage: About 10 acres.
 (Continued on page 11)

LEASIDE . . .

low taxes — permanent improvements



At Leaside, located 3 miles nearer to the centre of the city than either the western, northern or easterly boundaries of the city proper, builders and home buyers are finding the ideal location and a place with EVERYTHING that any residential district can offer and MORE.

Excellent transportation is afforded by the T.T.C. Buses, both to Yonge St. and Danforth Ave. Improvements include 20,000 feet frontage of pavements, 4 miles of sewers, 6 miles of city water mains, Hydro-Electric lighting, Consumers' Gas Co., and Bell Telephone Services.

Rapid industrial growth makes homes a real necessity. Investigate to-day. For further information, call or telephone.

HOUSES ARE SELLING AT LEASIDE

WOOD FLEMING & CO. LIMITED

Exclusive Agents

700 ROYAL BANK BLDG. — ELgin 6161

Leaside Office: Millwood Road and Bayview Avenue

HUDSON 1791-W

KINGSWAY PARK

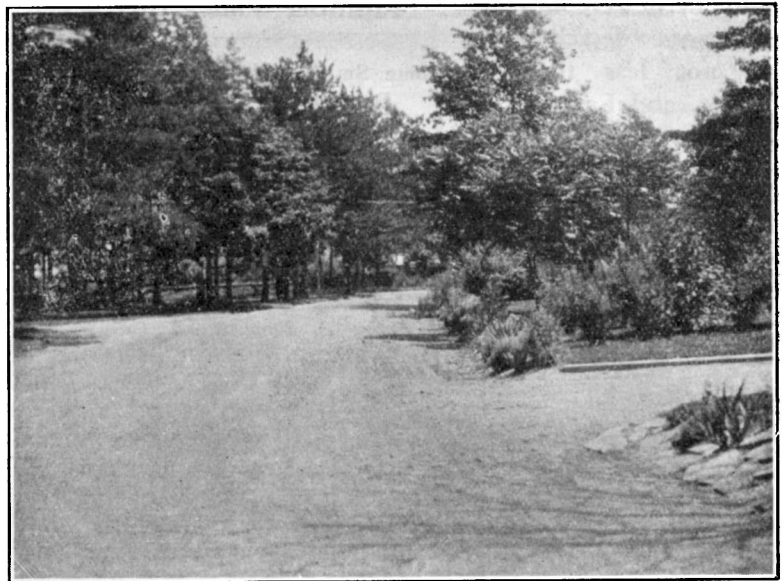
A Vista of Natural Beauty



In the
Lovely Valley
of the
Humber

Kingsway Park a scene of suburban beauty which makes it difficult to realize that Downtown Toronto is only twenty minutes drive away. Located West of the Humber River and North of the Bloor Street Highway this beautiful property presents a scene of new homes of fine architectural design, and in individual settings that are distinctive.

Kingsway Park has such conveniences as Gas, Water, Hydro-Electricity, City Telephones, and T.T.C. Bus Service. It is an ideal home location.



"Let the Valley of the Humber be your Family's
Playground."

HOME SMITH & Co.

OLD MILL POST OFFICE

LYndhurst 3141

KENNEDY PARK
 \$65—Glendonwynne Road
 150 feet
 \$65—Elora Road, 110 feet
 Two splendid locations for
 immediate building.
GARTON & HUTCHINSON
 120 Victoria St. - ELgin 4281

**IT WILL PAY YOU TO BUILD IN
 YORK TOWNSHIP**
 FOR FACTORY, APARTMENT
 OR HOME SITES
ASK E. TIJOU & CO.
 HILLCREST 7795
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 WE SPECIALIZE IN YORK TWP. PROPERTIES

**McMASTER
 HEIGHTS**
 Situated west of Avenue Road,
 between Eglinton and Roselawn
 Avenues on Heddington, Tyrol
 and Latimer Avenues.

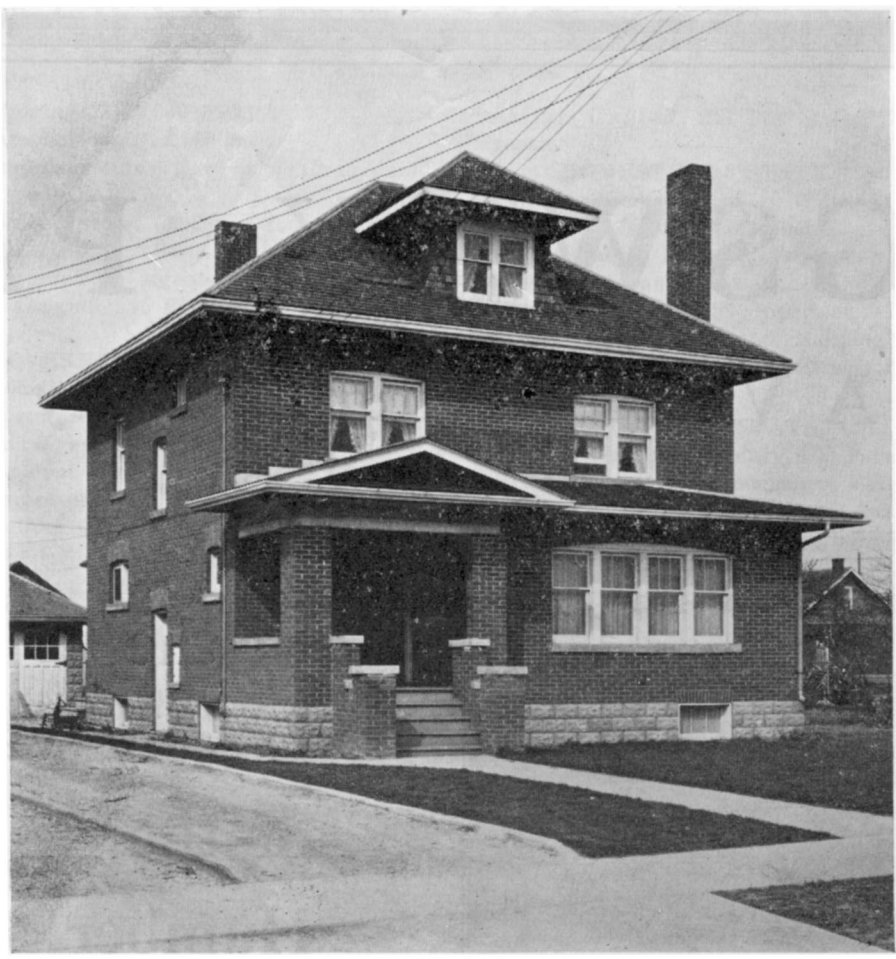
The land is exceptionally high
 and commands a fine panoramic
 view of the city.
 Heddington and Tyrol Avenues
 are restricted to one detached
 house costing not less than
 \$3,500 to 25 feet, and Latimer
 Avenue slightly less.

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., \$45 per foot
 Tyrol Ave., \$50 per foot
 Heddington Ave., \$55 per foot
W. T. ROGERS
 Adelaide 1597
 510 LUMSDEN BUILDING

**HOPE
 SASH**
Geo. S. Hope & Son
 390 DELAWARE AVENUE
 LOmbard 6900

Tell Advertisers
 You Saw It In
 Weekly Building Reporter



This attractive residence is the home of F. K. Beamish, Esq., and is situated at 624 Simcoe Street North, Oshawa, Ontario. Mr. Beamish is responsible for both its design and construction. Standard Red Stock Brick, supplied by the Standard Brick Company, 500 Greenwood Avenue, Toronto, was used throughout in this dwelling.

**Many Land Sales in
 Humber Valley this Week**

**Home Smith and Company Report
 Particularly Active Days.**

The encouraging real estate activity
 in the Humber Valley Surveys continues,
 according to the list of land sales sub-
 mitted by that company to the Weekly
 Building Reporter this week. They are
 as follows:

Easterly 20 feet of lot 15 and the
 westerly 20 feet of lots 16 and 17 north
 side of Williams Ave., purchased by
 George Stuart for \$1,400.00. East 50
 feet of the west 100 feet of lot 236 on
 s. s. King George's Rd., purchased by
 C. A. Roberts for \$2,000.00. F. H. Cham-
 bers purchased easterly 30 feet and
 westerly 10 feet on s. s. Williams Ave.,
 for \$1,400.00. Also easterly 40 feet on
 s. s. Queen Mary's Drive for \$1,400.00.
 South 19 feet and north 41 feet on the
 east side of Silverthorn Ave., purchased
 by Walter Stubbings for \$1,800.00.
 Northerly 1 foot of lot 179, all of lot
 180 and southerly 9 feet of lot 181 on
 east side of Silverthorn Ave., purchased
 by Clinton E. Bunston for \$1,800.00.
 Northerly 30 feet on the west side of
 Silverthorn Ave., purchased by James
 Currie for \$900.00. Easterly 3 feet of
 lot 47 and the westerly 27 feet of lot 46
 on s. s. Foxwell St., purchased by F. W.
 Wood for \$600.00. Southerly 26 feet 6
 inches of lot 13 and northerly 25 feet 6
 inches of lot 14 on east side Armadale
 Ave., purchased by T. J. Colborne for
 \$2,600.00. Westerly 30 feet s. s. Dele-
 mere Ave., purchased by F. H. Hemming
 for \$600.00. North 41 feet of lot 175
 e.s. Silverthorn Ave., purchased by Nor-
 man Hulme for \$1,800.00. All of lot 24,

westerly 30 feet of lot 23 and easterly
 40 feet of lot 21 on s. s. Williams Ave.,
 purchased by Wm. Richardson for \$4,-
 200.00. East 100 feet of lot 208 and 209
 on the n.s. King George's Road purchas-
 ed by John Carroll, Sr., for \$4,250.00.
 80 feet on the east side of Gardhouse
 Ave., purchased by W. B. Petch for \$2,-
 800.00.

**Leaside Building
 Activity Continues**

Numerous Sales Made There Recently
 Wood Fleming and Company, Royal
 Bank Building, report great activity in
 house sales in Leaside this week. With-
 in the past ten days eight houses have
 been sold in the Town of Leaside. Sev-
 eral new houses have also been started
 within the last couple of weeks and a
 large season's building program here is
 in prospect. It is reported that substan-
 tial cash payments have been received
 in these sales, and several transactions
 have been negotiated for all cash. The
 prospects generally for development in
 Leaside appear to be very encouraging
 for this year, they state.

**SNOWDEN AVE., n.s., east of Hilda
 Ave., vacant lot, 35 x 125, Hubert F.
 Tarbush to Caroline A. Cruikshank. Sale
 price, \$900.**

**GLENCAIRN AVE., n.s., No. 200, 50
 x 174, Ethel M. Manckee to Olive Mac-
 Arthur and John W. MacArthur. Sale
 price, \$10,500.**

BUILDERS' SUPPLIES

Baird's Barton Stone.....	MI. 4784
Calkins Ltd., H. W.....	HY. 7601
Canada Building Materials Ltd.....	WA. 1051
Ellis Bros.....	LY. 2060
McKay Cut Stone.....	HY. 3959
McKay Co. Ltd., Alex.....	KE. 0289
McCord & Co., Ltd., S.....	EL. 8141

LOT BARGAINS
 \$39—West of Yonge, near Greer Road,
 150 feet on paved street.
 \$45—Courtleigh Blvd., west of Avenue
 Road, 50 feet, special price for
 quick sale.
 \$55—Glengrove Ave., west of Avenue
 Road, bargain, high class street.
BUILDERS—Let us show you other available
 building lots in fast selling sections.

 2073 YONGE ST. - HYland 2118

BARGAIN
 Lawrence Park Ave. E., west of Mt.
 Pleasant Rd., \$35 per foot, for im-
 mediate building. This lot is a 50-
 foot ravine lot in the most attractive
 part of Lawrence Park.
WOOD FLEMING & CO.
 LIMITED
 ELgin 6161 Evenings: HUdson 4247

**FOREST HILL
 LOTS**
 SEE
Andrew Hazlett
 From \$20 per foot up
 Sewers, Water and Pavement
 Telephone HYland 9942


IT'S THE BEST.

**H. W. CALKINS
 LIMITED - LEASIDE**
**BUILDERS'
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 Manufacturers of
 STUCCOS and
 READY MIXED
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 'Phone HYland 7601
 EVENINGS
 GE. 4943 HA. 2881


**CALEDON
 SHALE
 BRICK**
 1167 Bay St. - Kingsdale 1431

Subdivision Survey of Greater Toronto

(Continued from page 8)

Amount sold: About one-third.
Improvements: Water, electric and gas.
Selling price: \$25 and \$30.
Restrictions: One house to 25 feet, solid brick.
Agents and managers: Garton and Hutchinson, 120 Victoria Street, Elgin 4281.

LAND INVESTMENTS LIMITED.

Location: West of Avenue Road and south of Eglinton Avenue.
Acres: 25 acres.
Amount sold: 80 per cent.
Improvements: All in.
Selling price: \$50 to \$85 per foot.
Restrictions: Brick dwellings on 30 and 40 foot lots.
Owners or agents: Trusts and Guarantee Company, Limited, 302 Bay Street.

LANGLEY PARK.

Location: South-west corner of Bathurst and Wilson Avenue.
Acres: 150 acres.
Amount sold: 10 acres.
Improvements: Water, gas, asphalt pavements on Wilson Avenue, 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.

LAUDER AND GLENHOLME.

Location: Bounded by Eleanor Avenue, Lauder Avenue, Glenholme Avenue and Amherst Avenue.
Frontage: 400 feet.
Amount sold: 31 feet.
Improvements: Water, cement sidewalks,

graded streets, Lauder Avenue paved.
Selling price: \$42.50 per foot.
Restrictions: None.
Owners or Agents: L. Coldoff and Company, 55 York Street.

LAWRENCE PARK WEST.

Location: Chatsworth and Yonge.
Frontage for sale: 3,232 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.

LEASIDE.

Location: North-east section of Greater Toronto.
Acres: 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.
Owner or agent: Wood, Fleming and Company, Royal Bank Building.

LOWTHER PARK.

Location: East side of Woodbine Avenue, north from Danforth Avenue.

Acres: 51,167 feet subdivided, 307 acres not yet subdivided.
Amount sold: 47,412 feet.
Improvements: Water, sewers.
Selling price: \$8 to \$28 per foot.
Restrictions: One house to 25 feet to cost not less than \$2,000. Stores on Woodbine Avenue.
Owner or agents: Toronto City Estates Limited, 244 Bay Street.

McMASTER HEIGHTS.

Location: Between Eglinton and Rose-lawn Avenues, three streets west of Avenue Road.
Frontage: 10,000 feet.
Amount sold: 7,000 feet.
Improvements: Sewers, water, electric, gas. A choice location for builders. 150 houses erected here to date.
Selling price: \$40 to \$55 per foot.
Restrictions: Solid brick detached dwelling to cost not less than \$3,500 on a twenty-five foot lot.
Owner or agents: W. T. Rogers, Lumsden Building.

McMASTER HEIGHTS.

Location: Northwest corner of Eglinton Avenue and Avenue Road.
Acres: 26 acres.
Amount sold: One-third.
Improvements: Water, sewers, gas, electricity, sidewalks, pavements.
Selling price: \$55 and \$65 per foot.
Restrictions: Detached solid brick dwellings on not less than 30 feet.

Owner or agent: Chartered Trust and Executor Company, 34 King Street W.

MEADOWVALE.

Location: South-west corner of Bloor Highway and Church Street, Etobicoke.
Frontage: 5,000 feet.
Amount sold: 4,500 feet.
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.
Acres: 325 acres.
Amount sold: 75 per cent.
Improvements: Partly with water, sewer, sidewalks and light.
Selling price: \$14 to \$35 per foot.
Restrictions: \$2,000 house.
Owners or agents: Robins Ltd., 347 Bay Street.

MOORE PARK ANNEX.

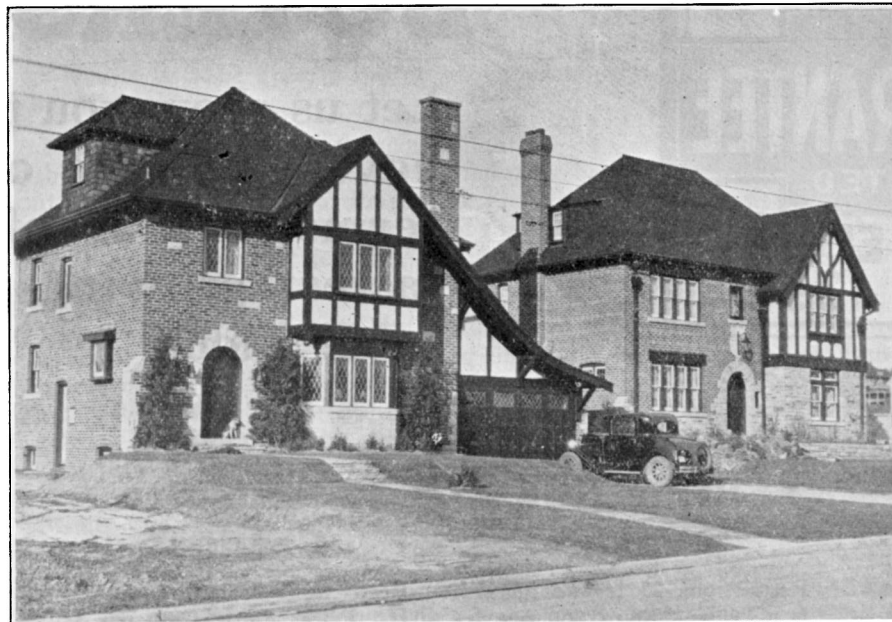
Location: Adjoining Moore Park to the east, between Moore Avenue and Heath Street.
Acres: About 8 acres.
Improvements: Partly in. Water and sewers in. High level bridge to be erected to connect with the city. This area will shortly be annexed to Toronto.
Selling price: \$60 to \$100 per foot.
Restrictions: One house on 50 foot lot, to cost not less than \$10,000.
Owner or agent: Suydam Realty Company, Excelsior Life Building.

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

OAKWOOD HEIGHTS.

Location: South-east corner of Oakwood Avenue and Vaughan Road, York Township.
Acreage: About 5 acres.
Amount sold: About 75 per cent.
Improvements: All in.
Selling price: \$35 per foot and up.
Restrictions: One pair of 45 feet, one single to 25 feet. Solid brick.
Owner or agent: Suydam Realty Company, Excelsior Life Building.

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.

ORIOLE PARK

Location: Oriole Parkway and Avenue Road, north from Upper Canada College.
Acreage: 30 acres.

Amount sold: 85 per cent.
Improvements: All in.
Selling price: \$55 to \$90 per foot.
Restrictions: Oriole Parkway detached residences on 50 foot lots to cost \$8,000.
Owners or agents: Trusts and Guarantee Company Limited, 302 Bay St.

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 Avenue.
Acreage: 200 acres, in one-half acre lots.
Amount sold: 70 per cent.
Improvements: Light, water, graded streets.
Selling price: \$12 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: 5,061 feet.
Selling price: \$12 to \$15 per foot.
Owners: Dovercourt Land, Building and

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, electricity.
Selling price: \$35 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 \$30,000 worth.
Improvements: Water, sewers, sidewalks, gas, electricity.
Restrictions: Dwellings to cost at least \$3,000 on lot 25 feet frontage.
Owner or agent: Suydam Realty Company, Excelsior Life Building.

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.

RIVERVIEW

Location: West side Main Street, Weston.
Acreage: About 5 acres.
Amount sold: About twenty per cent.
Improvements: Water, sewers, pavements, sidewalks, gas and electricity on all frontage except Wilby Crescent.
Selling price: \$30 to \$35 per foot.
Restrictions: Solid brick houses one to 25 feet.
Agents and managers: Garton & Hutchinson, 120 Victoria Street, Elgin 4281.

ROSEMOUNT

Location: East of Moore Park (Heath St. East).
Acreage: 80 acres.
Amount sold: 95 per cent.
Improvements: Water, sewers, graded streets.
Price: \$45 to \$100 per foot.
Restrictions: \$7,500 house.
Owners or agents: Robins Ltd., 347 Bay Street.

(Continued on page 14)



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EDITORIAL COMMENT

GOOD SHIP "TORONTO" WEATHERS THE STORM

HAVING come through the tempestuous business seas of last fall and winter, and having weathered the spring gales of 1931 very much better than was ever hoped, the good ship "Toronto" with all sails set is making for calmer and more prosperous waters. There are still some clouds in the sky, the waters are not completely smoothed, and occasionally a far away rumble is heard that strikes fear in the heart and makes the voyagers wonder if the storm is really over. But experienced navigators aboard are reading the signs aright, and while they are careful to tell us that some "dirty weather" may yet be experienced, yet they assure us that the worst of the blast is gone and with efficient navigation tactics the port of prosperity will surely be reached ere long.

Toronto, indeed, has come through the depression remarkably well. Of that, there can not be the least doubt, especially when we compare our position to-day with that of other cities on this continent. One dislikes very much to take comfort out of the distress of others, but when one considers that in Chicago there are at the moment over 45,000 vacant apartments and over 20,000 vacant duplexes and some 8,000,000 square feet of vacant office space to be absorbed, and that property values in practically all the leading cities of the United States are badly dissipated, we must conclude that Toronto is not so badly off after all.

In many directions, the progress made in this city during the past year has been remarkable. The city authorities are going ahead with several large and extensive street improvements that will remake important sections of the city. The University Avenue extension is scheduled to be well towards completion this year, and the widening of Davenport Road is already under way, with the extension of the Bay Street car line to meet the new thoroughfare a few blocks north of Bloor Street. Church Street is being extended north from Bloor in a wide sweep to meet the newly widened Davenport Road at Yonge. Jarvis Street or Sherbourne Street extension has for the time been held up due to technicalities, and while this is to be greatly regretted, let us hope that the delay will be of short duration.

The unsightly and most inconvenient jog at Carlton and Yonge Streets is being removed and Carlton widened over beyond Church Street; while out in the north-west portion of the city the steam shovels are about to commence work for the elimination of the level crossing on St. Clair Avenue by the building of a series of splendid subways. The Lansdowne Avenue subway is rapidly going forward.

In the matter of new buildings, the beautiful Canada Life structure on University Avenue and the towering head office of the Canadian Bank of Commerce have been completed since our last Spring Review. Work has already started for the erection of the fine new sports arena at Church and Carlton Streets—one of the largest of its class in America. And in addition to all this heavy construction, residential building, the backbone of the industry, has held up remarkably well, and in the west areas of Greater Toronto and in some sections of the north end, home building exceeds last year's activities.

So that for a period of so-called depression, Toronto has not done too badly, and given any sort of decent business weather, should be soon sailing full speed ahead.

Fifty fathers out of a hundred do not answer letters from a college where their boys have gotten into serious trouble. I would not have believed that, if a man of long experience like Dean Gauss did not vouch for it. It is to be noted that that kind of father has the kind of son who does get into trouble in college. Not all the atheists in America can do so much damage as such careless homes.—Dr. Harry Emerson Fosdick.

* * * *

The ruin of most men dates from some idle moment.—G. S. Hillard.

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Subdivision Survey of Greater Toronto

(Continued from page 12)

RUSHOLME—DENISON ESTATE
Location: North-west corner of Dundas Street West and Rusholme Road.

Acreage: About 5 acres.

Amount sold: All except 210 foot frontage on Dundas Street, Rusholme Road and 100 feet on St. Anne's Road.

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

Selling price: \$70 to \$100 per foot.

Restrictions: Except Dundas Street, 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.

SMITH ESTATE

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

Acreage Remaining: About 9 acres or 100 lots.

Activity: In process of development.

Improvements: All in on streets built on—otherwise immediately at boundaries of property.

Price: From \$35 per foot upwards.

Owners or agents: The Royal Trust Company, 59 Yonge St.

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 \$75,000 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.

TORONTO INVESTMENTS

Location: East of Avenue Road and south of Eglinton Avenue.

Acreage: Ten acres.

Amount sold: 75 per cent.

Improvements: All in.

Selling price: \$85 per foot.

Restrictions: Brick dwellings on 40 and 50 foot lots.

Owners or agents: Trusts and Guarantee Company, 302 Bay Street.

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 Sammon Avenues paved.

Selling price: \$40 per foot and up.

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

Owner or agent: John MacLean, 638 Danforth Avenue.

VAUGHAN ROAD HEIGHTS

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

Frontage: 15,000 feet.

Amount sold: 12,000 feet.

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.

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.

WAVERLEY PARK

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

Acreage: 5,000 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. Reilly, Kent Building.

WESTMINSTER HEIGHTS

Location: West side of Bathurst north of Wilson Avenue.

Acreage: 100 acres.

Amount sold: Just placed on market.

Improvements: Water, electricity, graded roads.

Selling price: \$24 and up.

Restrictions: Houses to cost \$4,500.

Selling agents: Robins Limited, 347 Bay Street.

WESTON

Location: On Weston Road, north of Town Limits.

Acreage: 5,333 feet, and 13.07 acres.

Amount sold: 143 feet.

Improvements: Water on two streets.

Selling price: \$6 to \$12 per foot.

Restrictions: Moderate.

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

WEYMOUTH GARDENS

Location: Opposite York Downs Golf Club.

Acreage: 200 acres.

Amount sold: 70 per cent.

Improvements: Light, electric, streets.

Selling price: \$23 and up.

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, pavement.

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 Development Limited, 244 Bay Street.

Toronto To-day

(Continued from page 1)

Industrially, Toronto is dominant, with more factories than any other city in Canada, twice as many branches of British works and three times as many branches of United States companies. Its industries are situated in a wide variety of location, in the harbor zone and in other industrial areas within the city limits and in a number of suburbs surrounding the city.

There is healthy diversity as well as volume in the manufacturing activities of Toronto. This diversity of production is important. It means that Toronto already has skilled workers in every craft and also an adequate supply of unskilled labor, male and female. It means that employment and local purchasing power are stabilized.

On top of all this is the fact that sixty-three per cent. of Torontonians own their own homes. This is a most unusual percentage of home owners for a city even approaching ours in size. It is proof of the fact that the economic foundation of our metropolis is sound, and it is the reason that Toronto is outstanding among other great cities of the world as a "City of Homes".

Building Costs Due for Rise

(Continued from page 3.)

pier outlook for immediate and future business than did his Chicago confrere.

Favorable comparison of Toronto with other leading American cities was also made by Past-President W. H. Kerwin, who recounted some of his experiences of the past winter in the south. Bill urged the boys to have every faith in Toronto and in Canada, and if they would hold fast now, in a short time they would be reaping the benefit of the prosperity that was bound to return in greater measure than ever before.

Annual Picnic, June 20th.

R. D. Wood and J. W. Rowlinson for the Picnic Committee reported that they had been successful in securing the Kiwanis Grounds again for this year's picnic, which would be held Saturday, June 20th. All signs pointed to a successful gathering, but the co-operation of every member was needed. Let everyone talk picnic, and above all, let every member plan now and decide now that, come what may, he and his family and friends will be there when the roll is called out yonder at Kiwanis Camp.

Splendid Entertainment.

It was a wonderfully fine meeting in all respects, with a large attendance of members, if not the largest of the season. Al and Bob Harvey, the famous "Melody Boys" of the air provided the chief entertainment interspersed with songs and dances by Betty Stephenson. Those melody boys both have "it" and are "it", and their numbers were roundly applauded and generously responded to.

"CAUTIOUS OPTIMISM" NEEDED TO-DAY.

(Continued from page 7)

builder, demanding carefulness and caution in projecting building programs. There are indications that the depression

is lifting, and the situation in Toronto is more promising than possibly in any other city. We have been singularly fortunate in Toronto in escaping the worst of the business depression, but even here builders have had to exercise due care and to carefully consider the whole situation before undertaking building. This policy of common sense and "cautious optimism" if I may so term it, has proved a blessing, for it leaves the builders in this city in a much better position to carry on than if everyone had gone ahead and built recklessly. On account of such a policy Toronto is not overbuilt, and with prosperity gradually returning, we will find a shortage of homes developing and the long looked for "Builders' market" will be here. Just how soon this will be I doubt very much if anyone knows, for prosperity will most likely come back gradually, and even now may be nearer than many of us expect.

During the past few weeks there have been signs that building material prices are firming up, and from now on we can most likely expect a gradual increase in such costs, and it is to be hoped that the public will be duly informed of the true situation with regard to building costs and a check be made to the everlasting bargain hunting on the part of home buyers. In this connection, all real estate firms and builders should co-operate to correct the false impression that many people seem to have that these are the days to get bargains in homes, or, in other words for the builder to take a loss. Good times never prevailed during a period of bargain house sales, and the longer such views prevail so much longer will building prosperity be delayed. There has been altogether too much talk and too much advertising in the house sales columns of our daily papers along such lines as "Builder's Sacrifice", "Startling Bargains", "Owners' Sacrifices", etc. Such talk and such publicity helps to keep values down.

Let us continue to have faith and confidence in our city and country. We are living in the finest city on this continent amid a home-loving people, and the best way to improve building conditions is to foster that spirit of home ownership and so to stimulate a real and true demand for homes—not bargains. Such is the aim of our Association in publishing our Home Builders' Annual, which will be off the press shortly, and which will undoubtedly prove of great benefit and assistance to every builder and to the manufacturer and dealer of building supplies and equipment.

IMPROVEMENT IN REAL ESTATE SITUATION.

(Continued from page 7)

pleted extensive grading operations on land just east of the Humber River and further work on property adjoining this is at present under way.

"Real estate firms have given us concrete examples of their faith in the future of this section, at least, by the erection of branch offices on this property. These buildings will serve as West end offices for them and will be completely equipped for the use of their sales forces.

"From indications at hand, conditions appear to be considerably improved over last year and the trend appears to be toward a general improvement."

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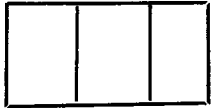
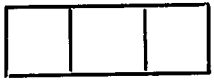
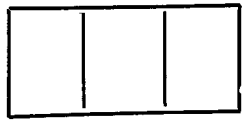

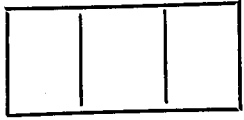


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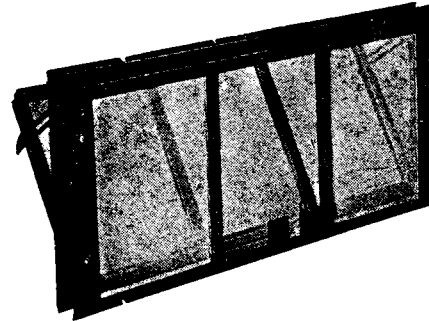
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QUALITY and SQUARE DEALING

VENTO Puttyless Steel Basement Windows

15"	23½"		Glass Size 10" x 12" Masonry Opening 23½" x 15"
23"	31⅞"		Glass Size 14" x 20" Masonry Opening 31⅞" x 23"
23"	33¾"		Glass Size 10" x 25" Masonry Opening 33¾" x 23"
15"	33¾"		Glass Size 10" x 12" Masonry Opening 33¾" x 15"
21"	39¾"		Glass Size 12" x 18" Masonry Opening 39¾" x 21"
19"	33¾"		Glass Size 10" x 16" Masonry Opening 33¾" x 19"
23"	39¾"		Glass Size 12" x 20" Masonry Opening 39¾" x 23"
27"	33¾"		Glass Size 10" x 24" Masonry Opening 33¾" x 27"
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 ⅛" 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 is required to glaze sash.

"VENTO" Basement Windows can be fitted with "Vento" outside storm sash in the winter or outside screen 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.

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ESTABLISHED 1871

TORONTO 2

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