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Real & Estate



RLOOR AND BALMUTO CORNER CHANGES HANDS FOR \$400,000

Property Next to Bloor Building | Record Price Secured For Development Purposes

DIET KITCHEN IS SOLD

No Immediate Change Contemplated-Other Big Bloor Street Deals

The intense activity in Bloor-Bay st properties, which was a strong note in the 1928 real estate market, was still further emphasized this week by reports of transactions completed and in process of consummation, which in volve close to one million dollars.

Outstanding among these transactions is the sale, for something over PLAN APARTMENTS 800,000, of the large vacant parcel of land, east of the Bloor building, at the southwest corner of Bloor and Balmuto Sts. This property has a frontage of 199 feet 3 1-2 inches on Bloor St. and 218 feet on Balmuto St. The purchaser is the head of an important company, with branches throughout Canada, and who is resident in Toron-

stating that the Commercial Develop- of subdivision include the laying out ment Corporation, sponsored by E. L. of a strip of land as a miniature park ada Ltd., who will build a new fac-Clemens, were the original owners, and to face the apartments or houses. that the land was bought by this conthat the land was bought by this con-cern from Sir Edward Kemp and Col. Michie, who each owned part of it. The western boundary of this par-cel is the Bloor building, and the pur-chase of the property ensures the uni-form building up of Bloor St. west from Yonge to Bay Sts., a development which must result in a general chancement of land values. The vender of the parcel is Gideon Grant, K.C.,

who held a mortgage on it. Diet Kitchen Sold . Second only in importance is the report that a deal has been consummated for the Diet Kitchen, owned by Dr. H. C. Pyrsons, Clarendon Cres., and the Diet Kychen annex, owned by Miss E. L. Sutton, who has operated both of these establishments. The Diet witchen is located at 72 Bloor St. W., and the annex at 80 Bloor St. W., the former being located on a lot 65 by 160 feet and the latter, adjacent to the new Embassy club, on a parcel 50 feet 6 inches by 160 feet 9 inches. The re-

6 inches by 160 feet 9 inches. The reported sale price of these lots is \$2,000 per foot front, or about \$231,000 in all, though this price is not confirmed. It is understood that in this instance there will be no immediate development and that Miss Sutton will continue to operate the Dict Kitchen for some time. Purchase of the properties is stated to be for investment purposes and W. C. Coffatt, I Walmsley Blvd. and W. C. Goffatt, I Walmsley Blvd. is mentioned as purchaser, though this fact is not confirmed. Later an im-

Another Big Beal

Yet another important sale is of a pared located just west of the southwest corner of Bloor and Bay Sts., and comprising street numbers 75, 77, and 81 Bloor 85t, W This property and street numbers 75, 77, and 81 Bloor 85t, W This property are received by the sufficient work and street numbers 85t, W This property are received by the sufficient work and Bathurst St. will cost \$2,300. Willoughby, all having years of sernumbered nine, the cost of the work amounting to \$7,365. The wo largest permits went to the T. Eaton Co. Ltd., Toronto's title of a "city of homes" is emphasized by this year's appointthe southeast corner of Bay and Adel-ade Sts. It is understood the purchase price of this important lot was in the cured as an investment.

Purchase from the Nicholls estate of erected on a site bounder by Yonge, be senthwest corner of Bloor and Bay which adjoins the above prop-for \$300,000, was announced re-ly. The purchaser was then stated The Canadian Pacific Railway Co.

Ashley and Crippen, photographers, now located at the couthwest corner of theor and Bay Sts., have, as a consequence of this transaction, purchased from Lady Evelyn Ward, the Regent Inn Tea Roems, 83 Bloor St. W., a few feet west of their present bome. This property has a frontere of home. This property has a frontage of their present beine. This property has a frontage of 35 feet and a depth of 104 feet, and realized around \$2,000 a foot front or some \$70,000 in all. Wrecking operations have already commenced on the old building, and Ashley and Crippen will creek a new structure on the site. In connection with the development of Bloor St., between Yonge St. and Avenue Rd., it is stated that one of the site of the Avenue Rd., it is stated that on completien of the widening process and the setting back of the sidewalks, the

poles and network of overhead wires will be dispensed with, the wires be-ing carried underground. DEMOLISH OLD BUILDINGS Firmits amounting to \$520 were is-

belongs. Among the structures to be torn down are the nine dwellings Among the structures to at 6-22 Gilderslevee Place by the Lamb-lon Wrecking Co., two old houses at 19-53 University Ave. by I. Reitapple and the old Araley and Crippen studio at 83 Bloor S. W.

MODERNISM IN BUILDINGS Modernism is manifesting itself in he architectural design of the new office buildings in the Danforth district. A fine example is the building erected by Henry Massle at 452 Danforth Ave.

The original pursuits of the French Academy, created by Louis

Paid for Land in Forest Hill

A new record price for vacant land in Forest Hill village has been set by H. V. Tracey and Co., who announce sale of a lot on the east side of Dunvegan Rd. at \$325 per foot front, or \$22,812 in all. This lot is situated between Lonsdale and Frybrook Rds., and has a frontage of 70 feet 6 inches by a depth of 170 feet. This is also a record for residential property with an ordinary depth in the city. The an ordinary depth in the city. vendor was D. H. Atkinson, builder. The purchaser, whose name is not disclosed, plans to erect a \$60,-

FOR BATHURST ST. Permits Issued During the Week

Big Development Is Forecast North of St. Clair-Building In Spring

An interesting development of Bath- issued by the city architect is again to. The name of the purchaser is urst St., north of St. Clair Ave., in dsplaying the same activity which withheld for the present, but The Star York Township, is forecast by a sale, made 1928 the record building year in the history of Toronto. It is too early informed he has secured the site negotiated by Edward Tijou and Co., for development purposes, and a store of 4½ acres of land known as the yet to make any estimate of construction and office structure will be erected O'Rourke property, located near the on the property in the immediate fu- old R. J. Fleming property. This area cation of the present briskness is seen was purchased by a syndicate headed in the fact that permits issued this by E. Titou who states it will be sub-Robins Ltd., who negotiated the by E. Tijou, who states it will be subtransaction, refused to discuss the mat-divided and laid out for apartment month's total up to \$860,817. ter when queried by The Star, beyond sites and high-class dwellings. Plans

> It is further stated by Mr. Tijou that ty and Hanna Sts., which, it is estiseveral prominent apartment house builders have already secured options on portions of the land and consider- and additions. This work will involve able building will take place in the \$150,000.

spring. The price paid for the property was some \$10,000 an acre, \$45,000
in all.

Further properties sold on the west
ideas Pathews 55 to the properties of the properties side of Bathurst St., just north of St. while permits were granted for the Clair Ave., include: A. B. Shorey to William T. Rogers, 70 feet land, will cost \$164,000.

\$10.000; Mrs. Mary Rennie to William The Casselman Co. will build a block

The Casselman Co. will build a block

Con Home Sites

\$10,000; Mrs. Mary Rennie to William T. Rogers, 40 feet, \$4,500; W. G. Boag to W. T. Rogers, 40 feet, \$4,000; J. C. Masters to H. E. Thomas, 40 feet, \$45,000, while the same company will \$3,800, and Mrs. E. McBride to H. E. Thomas, 80 feet, \$7,500.

The homes standing on these properties will give way to modern apartment buildings to be erected by the purchased or under option, Edward Tijou states that over a million dollars' worth of apartments and buildings will be erected during 1929 in this perial St., near Yonge St., and J. J. ings will be erected during 1929 in this perial St., near Yonge St., and J. J. Section.

Campbell Ltd. will construct five houses on Chatham Ave. and Jones

portant building will likely be erected Plans Submitted For Approval -C.P.R. Plans Power

79 and 81. Bloor St. W. This property to keep them going for the next three lass a frontage of 67 feet 5 inches on or four months, plans for new structure. St. and a depth of 200 feet. The control of the plans for new structure of the store at 1013 Bloor St. W. President A. E. LePage, who guided Rior St. C. Dancy and the purchaser R. D. Richardson, barrister, who recently figured in an important who recently figured in an important who recently figured in an important state of the seek and there is no seek and there is no ment House at 23 Grange Ave., the continue to be submitted. Applications for building permits totalled will be made, the largest permit being granted to the University Settlement House at 23 Grange Ave., the An optimistic note was struck by the appreciable stackening in construction

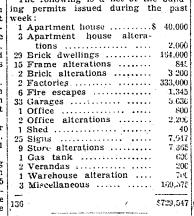
price of this important lot was in the adighborhood of \$150,000, but the exact the T. Eaton Co., 1.td., who submit fagures are not available. The land was for approval plans for the superstructure at their new store to be

to be a client of Saller and Stapells, surristers, his identity being withheld, it is now reported that James Playlair of Midland is the buyer.

Ashley and Crippen, photocomer is the control of the con

Lithographic Co. have been submitted, the building to be erected at 589-591 Adelaide St., at a cost of \$80,000. The Standard Stock and Mining Exchange will alter and make an addition to its office building at 15 Richmond St. W., the cost being estimated at \$80.660. The present office

a studio with dwelling on the third floor at 83 Bloor St. W. this structure of sticks of chewing gum are sold to cost \$30,000.



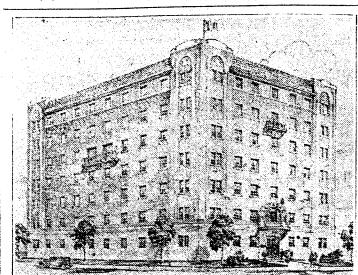
Ave., to cost \$12,000. Another \$12,000 structure will be erected by Edw. Pickells on the north side of Hillsdale Ave.,

near Yonge St.

Permits were issued for the erection of 33 garages. These are all small projects, but the aggregate cost will amount to \$5,630. An addition to the service station of the Imperial Oil Ltd. at the southwest corner of Fleet St.

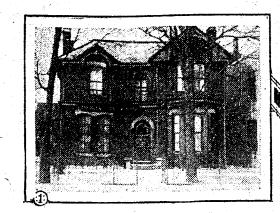
and Bathurst St. will cost \$2,300.

near Yonge St.



NEW HOTEL FOR JARVIS STREET ABOVE is a perspective drawing of the \$600.000 Alcazar Hotel, now in process of erection at the southeast corner of Gerrard and Jarvis Sts. The architectural design, by H. C. Roberts, shows a Spanish influence and additional emphasis to this motif will be given by the white stone trimmings and the Spanish tifle roof. This new fireproof hotel will have a ground area of 67 by 98 feet, will be seven storeys in height and will contain 151 suites.

Big Bay Street Development Pending



INDICATED IN BUILDING

Total \$729,547—New

Paper Factory

Momentarily checked by the holiday

mated, will cost \$325,000.



ROBINS LTD. SELL CORNER FOR \$100,000

cation of the present briskness is seen in the fact that permits issued this week total \$729,547, bringing the month's total up to \$860,817.

The largest permit went to the Hinde and Dauch Paper Co. of Canada Ltd., who will build a new factory on the southwest corner of Liberty and Hanna Sts., which, it is estimated, will cost \$325,000.

ROBINS LTD. SELL CORNER FOR \$100,000 and concentration of the properties which are mentioned in real estate circles in connection with a very marked activity in the Bloor-Bay area this week. The principal deal was sale by Robins Ltd. of the southwest corner of Bloor and Balmuto Sts. for \$400,000. ABOVE are shown: (1) the Diet Kitchen Annex, reported, although not confirmed, as sold to W. C. Goffatt also being named as purchaser, and (3) the R. C. Dancy property, purchased by R. D. Richardson. This property includes street numbers 75-81 Bloor St. W. Important buildings are forecast ultimately for these valuable sites.

YONGE ST. PROPERTY SOLD

Sale of 355 Yonge St. is announced

On Home Sites

Realtors throughout the city exressed gratification, when interviewed

by The Star today, at the selection of officers for clothier, 368 Yonge St. On expiration 1929. The choice made is in the nature of logical promotion, the new president, H. L Rogers; the vicepresidents, S. E Lyons and Wesley E. Barker, and the directors, Col. F.

E. Robins, Col. Goodwin Gibson, Percy Jolliffe, H. Fortier, J. C. Suydam and J. A.

work on which will cost 88,275.

The following is a list of the buildretiring president at this week's genretiring president at this week's gening permits issued during the past eral meeting. In his valedictory address he stated that in his opinion one of the biggest real estate years Toronto 2,000 had ever known was dawning.

154,000 "The extension of University Ave. 841 and the extension of Sherbourne St., 2 Brick alterations 3 200 said Mr. LePage, "will change the Fire escapes 1,345 a haphayard village to a dignified city 636 a haphazard village to a dignified city 800 approaching the million mark, and 800 should so stimulate downtown business that a record year will result.



adjacent to transportation facilities. One good buying season will absorb nearly everything on the market of this type. "In my opinion A. E. LePage he stated, "if purchasers would consider the older portions of the city, such as Rosedule the Annex on the lower part of the Hill, they could get a great deal more for their money. Until the purchaser realizes this, competition for newer

homes is going to be very keen."

Mr. LePage stated that a bright spot in residential building construction was the fact that builders of the modern home are meeting the competition of the apartment houses by installing electric refrigeration, oil burn-ing systems and other conveniences, which with the advantage of private lawns and gardens enabled them to compete at an advantage. He urged builders to study apartment house in-novations and meet them in home con-

The retiring president stressed the fact that in his opinion the time had now arrived for the board to take more interest in public affairs. Town planning, the work of the industrial commission and other public activities

NEW \$600,000 HOTEL AT GERRARD-JARVIS

Structure to Be Known As the Company Plans to Erect Mod-Alcazar Will Be Seven Storeys High

Building operations are under way NO MERGER PLANNED for a new \$600,000 fireproof hotel at the southeast corner of Gerrard and Jarvis Sts. The architectural design shows a Spanish influence, and the Roberts who is taking an active in estate market. terest in central properties east of the Yonge and Bloor junction. The gen-President George Burry of Barker's struction with stone trimmings.

ish stucco linish, decorated with up-to-date, moulded plaster cornices. The walls will have a marble base and the floor will have a marble base and the floor Burry, "there has been considerable Ltd. There are four stores in the east will be decreated throughout simple combinations and mergers of cerbundas St. and Spadina Ave. tors will be decorated throughout sim-

ilar to the rotunda.

Questioned as to the business prospects of the new hotel, H. C. Roberts told The Star that examination of facts and figures in connection with Toron-to's hotel situation would make it appear that, despite the number of ho public bodies. I think it is time we let the public know by our constructive modation. With Toronto becoming a rage, "that this year we should make a decided effort to see that the matter the Canadian National Exhibition and the Cana of city signs is brought before the the Royal Winter Fair as annual criticism that we are an organization to be heard.

the Royal Winter Fair as annual events, with the ever-increasing number of conventions being held in this

"I also think," concluded Mr. Lecity and the increasing number of citi-council and kept before it until a com-mittee is sent to visit the larger cities in hotels, Mr. Roberts feels the hotel of the United States, to decide on some business will assume even greater pro type of sign, and the work carried out without further delay."

455 RUSSELL HILL RD. SOLD house contains 14 rooms and 4 bath-rooms and stands on a lot 95 by 209 feet. Consideration was in the neigh-

TWO SITES ARE PURCHASED BY BARKER'S BREAD, LIMITED

ern Bakery Plant to Cost \$300,000

white stone trimmings and Spanish erection of a modern \$300,000 bakery A. S. Rogers, president. tile roof will give additional emphasis plant, by Barker's Bread, Ltd., are to the motif. The architect is H. C. outstanding items in this week's real frontage on Fleet St. with a depth of

eral contracting work is being car- Bread, Ltd., announced that these ried out by the United Construction sites were: (1) the northwest corner The site of the new hotel, to be known as the Alcazar, has a front-feet on Gerrard St., while the ground dimensions of the building will be 57 age of 125 feet on general St. while the ground dimensions of the building will be 57 age of 125 feet on general St. The second site is at the southeast corner of Kendall Ave. and Davenport Rd., with a front-anyone.

feet on Gerrard St., while the ground dimensions of the building will be 61 by 98 feet.

It will be seven storeys high and will contain 151 suites, with private baths, the new hotel catering to permanent or transient guests. The structure will be built of fire-resisting materials, with steel joists and concrete slab floors. The exterior street fronts will be of brick with stone trimming, while all interior partitions will be constructed of gypsum tile.

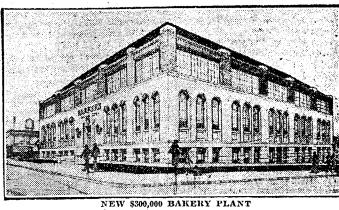
The lobby walls and ceiling of the public lounge will be treated with Spanish stucco finish, decorated with moulded plaster cornices. The walls will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will have a marble base and the floor survey will be with a front and survey. The survey we will an and survey will be will and survey with a front and survey will be and survey and Davenor Rd., with a front and survey and Davenor Rd., with a front and survey and survey. The survey and survey

RADIO PLANT TO CONTAIN 90,000 FEET FLOOR SPACE

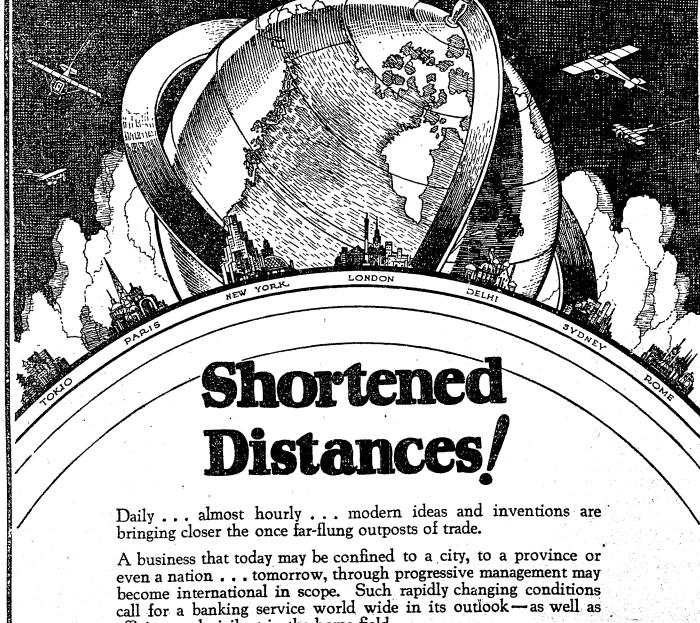
Standard Corp. Building to Be Thre Storeys High

Further details concerning the pro posed erection of a new plant on the lakefront by the Standard Radio News of the purchase of two im- Manufacturing Corp. Ltd. were learnportant sites and of plans for the ed by The Star in an interview with

The new building will have a 250-foot



J. J. Wickett, builder and owner, has sold this week a stone and stucco residence, at 455 Russell Hill Rd. The house contains 14 rooms and 4 bath-rooms and stands on a lot 95 by 209 feet. Consideration was in the neighborhood of \$50,000. The purchaser's and Davenport Rd. The design of the building is suitable for either location. A second plant is planned for the site not immediately utilized as some is withheld.



efficient and vigilant in the home field.

This Bank has the resources and the organization to extend such a service to its clients.

THE BANK OF NOVA SCOTIA ESTABLISHED 1832

Capital \$10,000,000

Reserve \$20,000,000

Resources \$265,000,000

J. A. McLEOD, General Manager, Toronto