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A REVIEW
of
BUILDING PERMITS
in
CANADA
during
1925

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OTTAWA

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DEPARTMENT OF TRADE AND COMMERCE

DOMINION BUREAU OF STATISTICS

GENERAL STATISTICS BRANCH

OTTAWA, CANADA.

A REVIEW OF BUILDING PERMITS ISSUED IN CANADA DURING 1925.

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The value of the building permits issued in 60 cities last year was practically the same as in 1924, but when the lower cost of building materials in 1925 as compared with the preceding year is considered, there is no doubt that the volume of building in the cities was greater than in 1924. The aggregate for the year, based upon revised statements from municipal officials, was \$124,661,720; this was \$634,126 or 0.5 p.c. less than the 1924 total of \$125,295,846. The average index number of building materials, however, declined from 159.1 in 1924 to 153.7 in 1925, or by over 3 p.c., while the index number of wages in the building trades, compiled by the Department of Labour, averaged 170.4 as compared with 169.7 in 1924, the base, or 100 p.c., in both cases being the 1913 costs¹.

While building permits issued in the 60 co-operating cities aggregated practically the same in 1925 as in 1924, the index number of employment in building construction, based upon returns from some 300 contractors employing an average payroll of 23,000 persons averaged 121.1 in 1925 as compared with 113.7 in 1924. According to the MacLean Building Review for January, 1926, the value of contracts awarded throughout Canada was \$297,973,000 in 1925, as compared with \$276,261,100 in the preceding year, an increase of 7.8 p.c. A large share of this gain was in industrial building such as power plants and pulp and paper mills and other construction work which would, generally, be outside city limits and therefore would not be reflected in these building permits.

BUILDING ACTIVITIES IN 60 CITIES, BY PROVINCES, WITH
COMPARISONS FROM 1920.

The value of the building permits issued in 60 cities during the last six years is given below:-

<u>Year</u>	<u>Value</u>	<u>Average index number of wholesale prices of building materials.</u>
1920	\$ 116,779,628	214.9
1921	116,361,720	183.2
1922	147,962,173	162.2
1923	133,201,347	167.0
1924	125,295,846	159.1
1925	124,661,720	153.7

During 1925 there were declines of 0.5 p.c., 6.4 p.c. and 15.7 p.c. as compared with 1924, 1923 and 1922, respectively, but increases of 7.1 p.c. and 6.7 p.c. over 1921 and 1920, respectively.

Table I is a statement of building permits issued in 60 leading cities during the last six years: the 35 leading cities for which records are available since 1910 are marked by asterisks. The division of the former York Township into East York and North York early in 1924 made necessary a revision of the figures for that year and for 1925.

¹ In connection with these index numbers, it may be noted that the average cost of all the materials used in building by a prominent construction company of Canada is estimated at 55.13 p.c. and of all labour as 28.23 p.c. of the total cost, the remaining 16.64 p.c. being ascribed to overhead, insurance, engineering, supervision, profit etc. In the United States, according to the Monthly Labor Review for July, 1925, similar estimates based upon eight types of building, show that materials and labour there account for 42.88 p.c. and 36.99 p.c. respectively, of total costs.

Nova Scotia, Ontario, Manitoba and British Columbia registered increases in the value of the building permits issued, as compared with 1924, but there were declines in the remaining provinces.

Maritime Provinces.— In Nova Scotia, with permits valued at \$1,099,787, there was an increase of 22 p.c. over 1924, which in turn had shown a gain as compared with the preceding year. The building authorized in New Brunswick, however, was estimated to cost \$986,325, as against \$1,492,364 in 1924, a decline of 33.9 p.c. The 1925 aggregate was also less than in 1923.

Quebec.— Authority was granted for construction estimated at \$35,186,268 in Quebec; this was less by \$7,576,068 or 17.3 p.c. than the 1924 total, which was the highest since the record for the 60 cities was begun in 1920. As compared with aggregate of \$35,483,853 in 1923, there was a falling off of 0.8 p.c. in the building permits issued, but the index number of wholesale prices of building materials then averaged over 13 points higher than in 1925. The six cities reporting in Quebec issued 28.2 p.c. of the total value for the 60 cities in 1925, as compared with 34.4 p.c. of the aggregate in the preceding year.

Ontario.— The 30 co-operating cities in Ontario issued permits valued at \$59,888,867 as against \$57,330,141 in 1924, or an increase of 4.5 p.c. The total was also greater than in 1921 or 1920 but it was lower than in 1923 or 1922. The proportion of the aggregate for Ontario to that for the 60 cities rose from 45.1 p.c. in the preceding year to 48.0 p.c. in 1925.

Prairie Provinces.— Building in Manitoba, as reflected in the permits issued in three cities, was at a higher level in 1925 than in 1924, the authorizations of \$5,205,823 showing a gain of \$1,338,726 or 34.6 p.c. in that comparison. There was also an increase over the 1923 aggregate of \$5,177,487, but declines in comparison with 1922, 1921 and 1920. In Saskatchewan, there was a decline of 11.4 p.c. in the building authorized, which in 1925 was estimated at \$2,531,380; with the exception of 1923 (then which it was 5.2 p.c. higher) this was smaller than in any other of the post-war years, when building costs were greater. The four cities included in Alberta reported building valued at \$2,862,260 in the year under review, or 22.5 p.c. less than the total of \$3,695,604 in 1924, which included the permit for a grain elevator at Edmonton costing over a million. If the value of this authorization is taken from the 1924 aggregate, the 1925 total is 19.5 p.c. higher than the preceding year's. The three Prairie Provinces together recorded 8.5 p.c. of the total for the 60 cities.

British Columbia.— There was an increase over 1924 of \$4,320,617 or 34.4 p.c. in the building authorized by seven cities in British Columbia. The aggregate of \$16,879,205, or 13.5 p.c. of the 1925 total for the 60 cities, was greater than in any year since 1920, being 17.6 p.c. in excess of the previous high level of \$14,351,058 in 1922.

COMPARATIVE BUILDING ACTIVITIES IN LEADING CITIES.

Statistics of building permits issued by 60 cities since 1910 are given in Table I, while Table III is a record for the four largest centres since 1910.

Toronto.— The building permits issued by Toronto were valued at \$25,797,196 or 7.8 p.c. more than in 1924; of this total, which was the largest aggregate for any city during 1925, some 59 p.c. was designed for the construction of dwellings. The Townships of York, which are adjacent to and practically form a residential suburb of Toronto, reported building authorized at an estimated cost of \$6,611,440; this figure, added to the Toronto total, gives an aggregate for that metropolitan area of \$32,408,636, of which \$20,489,100 or 63.2 p.c. was listed for the construction of dwellings.

Montreal.— This city reported the second highest total, \$25,520,523, of which 56.6 p.c. was for residential building. Of the aggregate of \$2,904,524 recorded by Westmount, 58.9 p.c. was for dwellings. These adjoining cities together authorized building valued at \$28,425,047, of which 56.8 p.c. was designed for dwellings. The Montreal total was 17.7 p.c. less than in 1924 and 5.9 p.c. less than in 1923, but it was higher than in any other year since 1910, with the exception of 1923.

Vancouver. with \$7,964,375, showed the third greatest total, which since 1913, was only exceeded by the permits for 1922 and was 27.8 p.c. greater than in 1924. The proportion of the value of building authorized for dwellings was only 42.3 p.c. in Vancouver. This percentage is, however, increased to 55.6 when the Point Grey total of \$5,080,000 is added to that of Vancouver, of which the former is practically a suburb. Permits for dwellings in Point Grey constituted

87.5 p.c. of the total value of building authorized.

Winnipeg issued permits valued at \$4,156,690, an increase over 1924 of 23.5 p.c. but a decline of 7.3 p.c. as compared with 1923. The aggregate was also smaller than in 1922, 1921 or 1920, although it exceeded that for any other year back to 1914. Residential building accounted for 55.7 p.c. of this total. St. Boniface, just across the river from Winnipeg, authorized building estimated at \$972,559 during the year. The building projected in this vicinity was, therefore, valued at \$5,129,249 or 42.6 p.c. more than in 1924. Only 21.7 p.c. of the St. Boniface aggregate for last year was listed for dwellings.

In Ottawa, building to the value of \$4,942,327 was authorized; this was 94.5 p.c. higher than in the preceding year and 40.3 p.c. greater than in 1923. Windsor issued permits valued at \$4,333,945, while for the combined Border Cities - Windsor, Ford, Riverside, Sandwich and Walkerville - the total was \$8,114,905, or 1.3 p.c. less than in 1924. In Quebec city, building to the value of \$3,274,371 was authorized, but this was a falling off of 55.3 p.c. as compared with the preceding year; practically 40 p.c. of the 1925 total was for dwellings.

In addition to the above, permits valued at over \$2,000,000 were issued by Westmount, Hamilton, London and Three Rivers, while Kitchener, Edmonton, Prince Rupert, Sandwich, Regina, Calgary, Niagara Falls, Ford, Saskatoon, Sherbrooke, Halifax and South Vancouver reported building permits valued at over a million. The cities given above are in order of value of authorizations, in all cases.

The following cities reported increases in the building authorized during 1925 as compared with 1924: Halifax, New Glasgow, Moncton, Shawinigan Falls, Sherbrooke, Three Rivers, Westmount, Guelph, Kitchener, London, Niagara Falls, Ottawa, Owen Sound, St. Thomas, Toronto, York Townships, Riverside, Sandwich, St. Boniface, Winnipeg, Regina, Calgary, Nanaimo, New Westminster, Prince Rupert, Point Grey, South Vancouver and Vancouver.

BUILDING ACTIVITIES BY MONTHS.

The building permits issued in April and May, \$15,442,855 and \$15,500,165, respectively, were higher than in any other month, together constituting 24.8 p.c. of the total for 1925. During 1924 the aggregates for September and May were greatest, but on the average, the permits issued in May exceed those for any other month.

BUILDING ACTIVITIES BY TYPES OF BUILDINGS.

Some 50 cities furnished detailed reports showing the number and value of permits granted for dwellings, other buildings and engineering contracts. Over 16,000 permits were issued for dwellings, valued at \$6,565,000, an average of \$4,096 per dwelling. This category includes houses and apartments, and in many, but not all cases, repairs and alterations to the same. The authorizations for other buildings, numbering approximately 26,000, were valued at over \$50,500,000, or an average of \$1,936 per building. Permits for garages form a considerable percentage of the total number, but their value is usually low.

BUILDING ACTIVITIES IN 35 CITIES, WITH COMPARISONS FROM 1910.

The value of the building permits issued in the 35 cities originally used in these compilations was \$101,021,798, as compared with \$105,070,284 in 1924; this was a decline of \$4,048,486 or 3.9 p.c., as against a reduction of 0.5 p.c. for the 60 cities in the same comparison. The growth of satellite cities and suburban areas, owing to the continually increasing ease of transportation and the desire of many persons to enjoy the benefits of less crowded districts as well as those of lower taxation, are reflected in this difference at the expense of the 35 cities. In 1920 the value of the permits issued in these original cities constituted 86.2 p.c. of the total for the 60 cities, while in 1925 it was only 81.0 p.c.; if statistics for the 60 areas now included were available as far back as 1910, no doubt the proportion reported by the 35 original centres would be considerably higher than in the last few years, which have seen an enormous expansion in the use of automobiles and suburban electric lines. (The number of motor vehicles registered in all provinces rose from 8,967 in 1910 to 652,121 in 1924.). The 1925 aggregate for the 35 cities was also lower than in 1923, 1922 and any of the pre-war years except 1910, but it exceeded the total for any year between 1921 and 1914. As was noted earlier in this review, the index number of wholesale prices of building materials (1913 = 100) declined from 159.1 in 1924 to 153.7 in 1925, or

by more than 3 p.c., when it was lower than in any year since 1918.

Table II gives, by provinces, the value of the building permits issued in the 35 cities originally used in these compilations as well as index numbers of costs of building materials and of wages in the building trades.

Building Activities in Four Largest Cities, with Comparisons from 1910.

The value of the building permits issued in Montreal, Toronto, Winnipeg and Vancouver together aggregated \$63,438,784, a decrease of 1.4 p.c. as compared with the 1924 total of \$64,348,121. Of these centres, Montreal alone registered a reduction in that comparison. The proportion of the building authorized in these cities to the total for the 35 cities, 62.8 p.c., was higher than in any other year of the record except 1910.

When the estimated cost of building authorized in the "satellite cities" in the immediate vicinity of the four leading cities is added, the value of building permits issued in the four metropolitan areas was \$79,007,307 in 1925; this was an increase of 2.4 p.c. over the 1924 total of \$77,139,804.

Table III is a record of building permits issued in the 4 largest cities since 1910.

Table I.- Estimated Cost of Building Work as indicated by the Value of Building Permits issued in 60 cities.

	1925	1924	1923
	\$	\$	\$
P.E.I. Charlottetown	21,800	31,900	50,200
Nova Scotia	1,099,787	901,621	739,646
x Halifax	1,035,564	731,209	378,699
New Glasgow	20,286	18,505	41,785
x Sydney	43,937	151,907	319,162
New Brunswick	986,325	1,492,364	1,049,856
Fredericton	98,175	257,325	305,895
x Moncton	204,620	101,774	385,461
x St. John	683,530	1,133,265	358,500
Quebec	35,186,268	42,562,336	35,483,853
x Montreal-Maisonneuve	25,520,523	31,013,419	27,125,863
x Quebec	3,274,371	7,331,846	4,786,933
Shawinigan Falls	384,925	229,377	124,990
x Sherbrooke	1,037,110	529,878	732,100
x Three Rivers	2,064,815	1,046,210	780,735
x Westmount	2,904,524	2,411,606	1,933,232
Ontario	59,888,867	57,330,141	74,673,080
Belleville	194,725	195,000	54,825
x Brantford	159,537	191,480	615,686
Chatham	193,858	352,329	245,867
x Fort William	727,340	1,272,570	1,425,130
Galt	108,723	124,742	135,631
x Guelph	426,641	404,304	571,484
x Hamilton	2,675,830	3,309,800	5,452,930
x Kingston	493,758	1,035,620	649,233
x Kitchener	1,546,262	1,221,122	1,893,892
x London	2,389,800	2,113,500	3,261,065
Niagara Falls	1,114,290	802,622	758,513
Oshawa	576,205	786,985	1,923,110
x Ottawa	4,942,327	2,540,699	3,521,817
Owen Sound	536,970	161,125	319,450
x Peterborough	272,637	437,510	295,798
x Port Arthur	402,488	1,186,207	2,640,321
x Stratford	407,731	641,619	509,272
x St. Catharines	666,962	713,638	806,310
x St. Thomas	350,181	164,026	334,239
Sarnia	725,698	840,803	791,470
Sault Ste. Marie	242,993	559,245	401,032
x Toronto	25,797,196	23,926,028	30,609,227
York Townships	6,611,440	5,710,400	8,921,650
Welland	124,320	178,880	206,105
x Windsor	4,333,945	4,429,308	4,725,034
Ford	1,104,445	1,371,662	1,539,702
Riverside	600,750	403,450	334,945
Sandwich	1,224,765	959,799	809,754
Walkerville	851,000	1,058,000	610,000
Woodstock	86,050	237,668	309,588
Manitoba	5,205,828	3,867,102	5,177,487
x Brandon	76,579	270,825	183,034
St. Boniface	972,559	418,377	510,353
x Winnipeg	4,156,690	3,177,900	4,484,100
Saskatchewan	2,531,380	2,856,190	2,405,976
x Moose Jaw	243,535	501,129	289,398
x Regina	1,208,403	939,785	1,264,030
x Saskatoon	1,079,442	1,415,276	852,548
Alberta	2,862,260	3,695,604	2,597,987
x Calgary	1,197,475	1,031,420	821,840
x Edmonton	1,481,890	2,305,095	1,488,670
Lethbridge	161,189	226,222	258,570
Medicine Hat	21,706	132,867	28,907
British Columbia	16,879,205	12,558,588	11,023,262
Nanaimo	212,591	89,005	137,507
x New Westminster	704,263	321,432	350,848
Point Grey	5,080,000	4,251,300	2,397,750
Prince Rupert	1,337,769	209,312	97,148
South Vancouver	1,032,690	618,562	712,275
x Vancouver	7,964,375	6,230,774	6,277,574
x Victoria	547,517	838,103	1,050,160
Total - 60 Cities	124,661,720	125,295,846	133,201,347
x Total - 35 Cities	101,021,798	105,070,284	111,174,325

Table I.- Estimated Cost of Building Work as indicated by the Value of Building Permits issued in 60 cities (concluded)

	1922	1921	1920
	\$	\$	\$
P.E.I. Charlottetown	81,500	138,200	53,200
Nova Scotia	2,416,024	2,807,986	4,356,286
x Halifax	1,752,632	2,199,398	3,421,379
New Glasgow	58,545	51,775	47,970
x Sydney	604,847	556,813	886,937
New Brunswick	2,028,239	1,508,820	2,535,623
Fredericton	283,197	234,800	298,650
x Moncton	1,037,942	699,520	1,201,673
x St. John	707,100	574,500	1,035,300
Quebec	30,330,234	28,869,803	21,801,692
x Montreal-Maisonneuve	21,132,586	21,291,273	14,067,609
x Quebec	5,397,566	3,695,397	2,301,480
Shawinigan Falls	124,400	266,200	141,200
x Sherbrooke	712,000	753,900	3,265,538
xx Three Rivers	1,193,650	1,286,740	845,975
x Westmount	1,770,032	1,576,293	1,179,890
Ontario	81,396,259	59,315,845	58,636,365
Belleville	254,400	119,700	73,250
x Brantford	465,420	404,445	798,073
Chatham	366,317	322,555	387,034
x Fort William	1,446,685	893,050	1,045,160
Galt	731,707	501,771	291,760
x Guelph	964,808	433,257	494,158
x Hamilton	4,928,465	4,639,450	4,340,220
x Kingston	701,495	591,515	494,736
x Kitchener	2,461,321	932,050	1,277,595
x London	2,605,630	2,527,510	2,146,305
Niagara Falls	676,694	1,145,589	493,965
Oshawa	1,155,130	320,405	849,496
x Ottawa	5,021,782	2,716,409	3,305,172
Owen Sound	196,450	119,000	146,175
x Peterborough	439,154	541,754	939,700
x Port Arthur	1,167,429	113,509	216,350
x Stratford	700,527	276,089	440,782
x St. Catharines	1,290,576	776,360	830,632
x St. Thomas	221,964	113,640	258,821
Sarnia	880,260	1,331,337	742,265
Sault Ste. Marie	583,813	896,920	1,034,290
x Toronto	35,237,925	23,878,246	25,737,063
York Townships	11,167,700	8,101,100	4,312,350
Welland	362,371	435,735	299,420
x Windsor	4,143,495	5,123,110	4,850,310
Ford	1,473,270	323,185	674,745
Riverside	223,265	48,336	-
Sandwich	854,250	550,225	687,610
Walkerville	431,000	1,016,000	1,178,000
Woodstock	242,956	114,593	290,928
Manitoba	7,653,442	6,714,883	9,248,971
x Brandon	225,029	749,190	412,829
St. Boniface	552,663	385,293	465,992
x Winnipeg	6,875,750	5,580,400	8,370,150
Saskatchewan	3,982,213	3,434,681	5,281,600
x Moose Jaw	379,180	500,177	1,533,195
x Regina	1,784,124	2,160,038	2,597,920
x Saskatoon	1,818,909	774,466	1,150,585
Alberta	5,723,204	4,170,446	6,451,876
x Calgary	3,102,700	2,298,800	2,906,100
x Edmonton	2,338,109	1,563,696	3,231,955
Lethbridge	243,695	217,760	252,090
Medicine Hat	38,700	90,190	61,731
British Columbia	14,351,058	9,401,056	8,414,015
Nanaimo	85,981	93,273	78,294
x New Westminster	332,050	264,870	319,109
Point Grey	3,364,200	3,516,800	2,192,114
Prince Rupert	314,412	620,833	405,189
South Vancouver	559,716	882,981	642,071
x Vancouver	8,661,695	3,045,132	3,569,666
x Victoria	1,033,004	977,167	1,207,572
Total - 60 Cities	147,962,173	116,361,720	116,779,628
x Total - 35 Cities	122,655,581	94,508,164	100,679,839

TABLE II.- Estimated Cost of Building Work in the years 1910-1925, by Provinces, as indicated by Building Permits issued in 35 cities.

Provinces	1925	1924	1923	1922	1921	1920	1919	1918
Nova Scotia (2 cities)	1,079,501	883,116	697,861	2,357,479	2,756,211	4,308,316	5,898,336	3,295,635
New Brunswick (2 cities)	888,150	1,235,039	743,961	1,745,042	1,274,020	2,236,973	2,674,716	498,748
Quebec (6 cities)	34,801,343	42,332,959	35,358,863	30,205,834	28,603,603	21,660,492	15,166,851	6,852,354
Ontario (15 cities)	45,592,635	43,587,431	57,311,438	61,796,676	43,960,394	47,175,077	40,584,834	18,477,012
Manitoba (2 cities)	4,233,269	3,448,725	4,667,134	7,100,779	6,329,590	8,782,979	3,046,541	2,140,672
Saskatchewan (3 cities)	2,531,380	2,856,190	2,405,976	3,982,213	3,434,681	5,281,600	3,694,505	2,177,290
Alberta (2 cities)	2,679,365	3,336,515	2,310,510	5,440,809	3,862,496	6,138,055	3,143,346	1,548,270
British Columbia (3 cities)	9,216,155	7,390,309	7,678,582	10,026,749	4,287,169	5,096,347	2,904,284	1,848,289
Total 35 cities	101,021,798	105,070,284	111,174,325	122,655,581	94,508,164	100,679,839	77,113,413	36,838,270
1/ Average weighted index numbers of wholesale prices of building materials	153.7	159.1	167.0	162.2	183.2	214.9	175.8	150.5
2/ Average index numbers of wages in building trades	170.4	169.1	166.4	162.5	170.5	180.9	148.2	125.9

1/ Compiled by Dominion Bureau of Statistics, Average 1913 = 100.

2/ Compiled by Department of Labour, Average 1913 = 100.

Table II.- Estimated Cost of Building Work in the years 1910-1925 by Provinces as indicated by Building Permits issued in 35 cities (concluded)

Provinces	1917	1916	1915	1914	1913	1912	1911	1910
Nova Scotia (2 cities)	1,320,647	1,348,434	1,262,087	990,293	1,158,954	1,200,781	1,004,958	831,594
New Brunswick (2 cities)	870,963	675,980	864,339	852,655	2,882,780	689,795	645,556	469,215
Quebec (6 cities)	8,794,149	9,090,630	12,267,849	24,527,591	34,893,449	26,672,297	25,705,190	20,003,902
Ontario (15 cities)	17,407,571	20,229,574	14,353,828	38,558,430	49,474,905	50,022,468	39,669,026	33,603,188
Manitoba (2 cities)	2,392,788	2,752,173	1,862,455	13,240,365	19,231,259	21,760,957	19,258,082	16,034,738
Saskatchewan (3 cities)	1,294,659	667,170	574,987	2,783,235	13,007,665	20,947,160	12,521,629	6,240,649
Alberta (2 cities)	858,000	895,040	460,375	8,938,627	17,862,103	34,840,639	16,712,432	7,750,850
British Columbia (3 cities)	997,649	3,245,465	1,920,829	6,889,765	15,151,727	29,090,352	22,653,517	15,423,410
Total - 35 Cities	33,936,426	39,724,466	33,566,749	96,780,981	153,662,842	185,233,449	138,170,390	100,357,546
1/ Average weighted index numbers of wholesale prices of building materials	130.7	103.8	90.3	93.8	100.	-	-	-
2/ Average index numbers of wages in building trades	109.9	102.4	101.5	100.8	100.	96.0	90.2	86.9

1/ Compiled by Dominion Bureau of Statistics. Average 1913 = 100

2/ Compiled by Department of Labour. Average 1913 = 100.

Table III.- Building Permits Issued by Four Largest Cities, 1910-1925.

City	1925	1924	1923	1922	1921	1920	1919	1918
	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	25,520,523	31,013,419	27,125,863	21,132,586	21,291,273	14,067,609	10,033,901	4,882,873
Toronto	25,797,196	23,926,028	30,609,227	35,237,925	23,878,246	25,737,063	19,617,838	8,535,331
Winnipeg	4,156,690	3,177,900	4,484,100	6,875,750	5,580,400	8,370,150	2,948,000	2,050,650
Vancouver	7,964,375	6,230,774	6,277,574	8,661,695	3,045,132	3,569,666	2,271,411	1,450,229
Total - 4 Cities	63,438,784	64,348,121	68,496,764	71,907,956	53,795,051	51,744,488	34,871,150	16,919,083
Total - 35 Cities	101,021,798	105,070,284	111,174,325	122,655,581	94,508,164	100,679,839	77,113,413	36,838,270
Total - 60 Cities	124,661,720	125,295,846	133,201,347	147,962,173	116,361,720	116,779,628	-	-
Proportion of permits issued in 4 cities to total for 35 cities	62.8	61.2	61.6	58.6	56.9	51.4	45.2	45.9
Proportion of permits issued in 4 cities to total for 60 cities	50.9	51.4	51.4	48.6	46.2	44.3	-	-

When the "satellite" cities in the immediate vicinity of the four leading cities are added, the percentage of the building in the four metropolitan areas is as follows:- 1925, 63.4; 1924, 61.6; 1923, 61.8; 1922, 60.0; 1921, 57.9; and 1920, 51.3.

Table III.- Building Permits Issued by Four Largest Cities, 1910-1925 (concluded)

City	1917	1916	1915	1914	1913	1912	1911	1910
Montreal	5,501,918	5,527,544	8,263,021	20,226,401	29,723,452	22,433,398	22,516,832	16,742,019
Toronto	7,163,556	9,881,671	6,651,889	20,694,288	27,038,913	27,401,761	24,373,949	20,740,498
Winnipeg	2,212,450	2,507,300	1,826,300	12,845,050	18,621,650	20,595,750	18,233,550	15,105,450
Vancouver	768,255	2,939,893	1,593,249	4,484,476	10,423,197	19,374,522	17,501,512	13,150,365
Total - 4 cities	15,646,179	20,906,408	18,334,459	58,250,215	85,807,212	89,805,431	82,625,843	65,738,332
Total - 35 cities	33,936,426	39,724,466	33,566,749	96,780,981	153,662,842	185,233,449	138,170,390	100,357,546
Proportion of permits issued in four cities to total for 35 cities	46.1	52.6	54.6	60.2	55.8	48.5	59.8	65.5