

64-D-20

cy

STATISTICS CANADA LIBRARY
BIBLIOTHÈQUE STATISTIQUE CANADA



1010721210

C A N A D A
DEPARTMENT OF TRADE AND COMMERCE
DOMINION BUREAU OF STATISTICS
GENERAL STATISTICS BRANCH

REVIEW
of
BUILDING PERMITS
ISSUED BY 63 CITIES
in
CANADA
during
1927

+ + +

Published by authority of the Hon. James Malcolm, M. P.,
Minister of Trade and Commerce

+ + +

OTTAWA

1928

Issued Feb.13,1928.

DEPARTMENT OF TRADE AND COMMERCE
DOMINION BUREAU OF STATISTICS
GENERAL STATISTICS BRANCH
OTTAWA CANADA

A REVIEW OF BUILDING PERMITS ISSUED IN CANADA DURING 1927.

Dominion Statistician:

R. H. Coats, B.A., F.S.S.(Hon.), F.R.S.C.

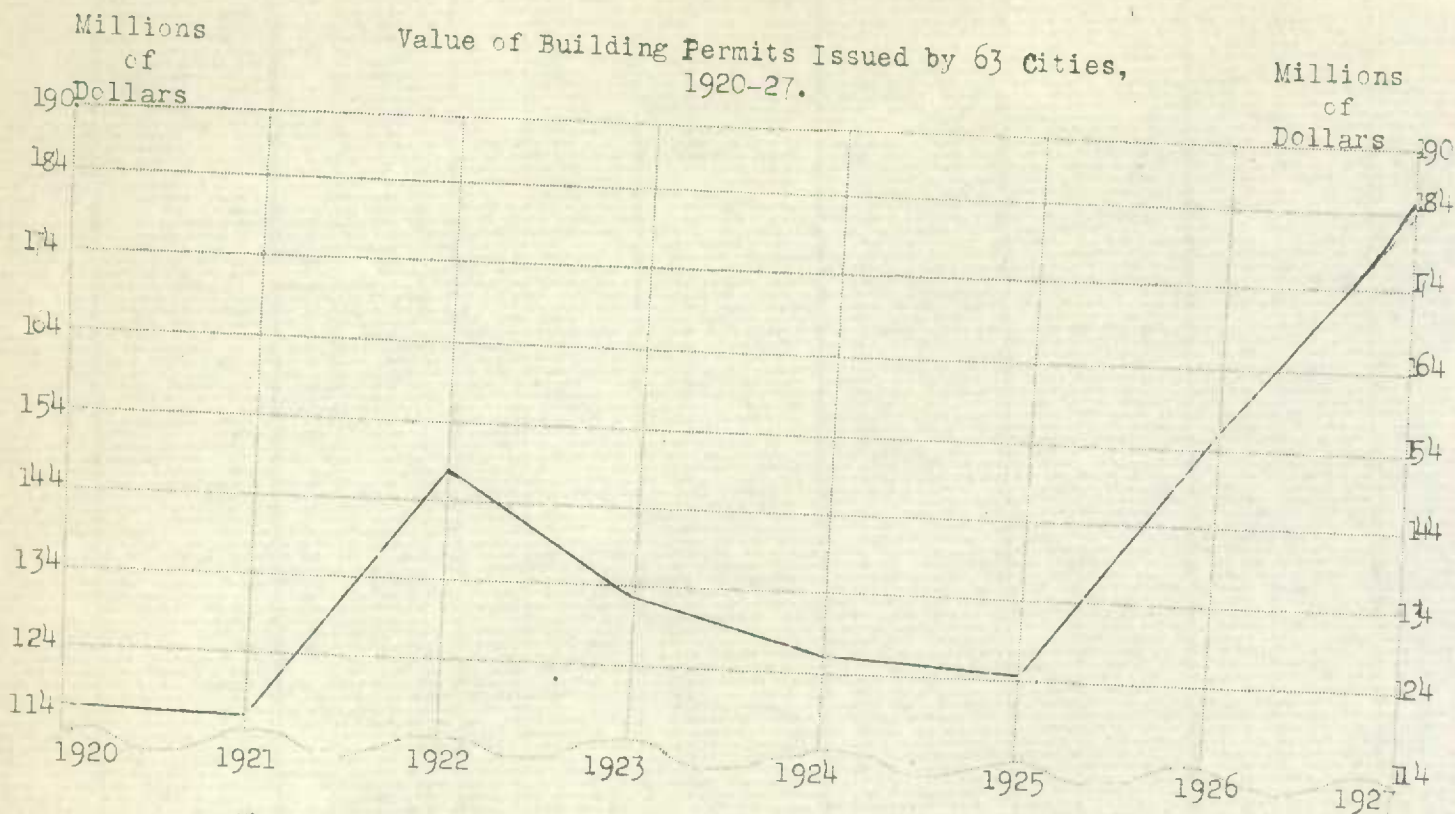
Chief, General Statistics:

S. A. Cudmore, M.A., F.S.S.

The value of the building permits issued by the 63 cities during 1927 was substantially higher than in any other year since this record was commenced in 1920, while the cost of building materials was the lowest in the record of the same years. The aggregate for the year, based upon revised statements from civic officials, was \$184,613,742, compared with \$156,386,607 in 1926, \$125,029,367 in 1925, and \$148,215,407 in 1922, the previous high total in the last six years. The average index number of wholesale prices of building materials stood at 147.7, compared with 149.2 in 1926, when prices were lower than in any of the six preceding years; the index number of wages in the building trades, compiled by the Department of Labour, averaged 179.3 as compared with 172.1 in 1926. The 1913 figures are the base, equal to 100, upon which both series are computed.

The pronounced increase in building, as indicated by the authorizations of the 63 co-operating cities, was also reflected in the index number of employment, based upon returns from over 400 building contractors employing a mean payroll of 35,602 persons; the index averaged 173.7 as compared with 157.4 in 1926. Last year's average was the highest in the record, which was instituted in 1920. The activity in building during 1927 had also a beneficial effect upon conditions in industries allied to construction, notably upon clay, glass and stone and structural iron and steel works, in which employment was at a considerably higher level than in previous years. According to the MacLean Building Review for January, 1928, the value of the contracts awarded throughout Canada was \$418,951,000 in 1927, as compared with \$372,947,000 in 1926, an increase of 12.3 p.c. The major portion of the increase was in residential building, hotels, churches, offices and public buildings and schools; industrial building declined sharply, road construction remained at the same level, while bridge construction increased fourfold.

The chart below shows graphically the value of the building permits issued by 63 cities, by years since 1920, in millions of dollars:-



The value of the building permits issued by these cities during the

last eight years is shown below, while in Table 1 are given the totals by cities, the 35 leading centres for which records are available since 1910 being indicated by an "x".

Year.	Value of Building Permits Issued.	Index numbers of value of permits issued. (1920=100)	Average Index Numbers of	
			Wholesale prices of building materials. (1913=100)	Wages in the building trades. (1913=100)
1920	\$117,019,622	100.	214.9	180.9
1921	116,794,414	99.8	185.2	170.5
1922	148,215,407	126.7	162.2	162.5
1923	133,521,621	114.1	167.0	166.4
1924	126,583,148	108.2	159.1	169.1
1925	125,029,367	106.8	153.7	170.4
1926	156,386,607	133.6	149.2	172.1
1927	184,613,742	157.8	147.7	179.3

BUILDING ACTIVITIES IN 63 CITIES, BY PROVINCES, WITH COMPARISONS FROM 1920.

All provinces except Manitoba and British Columbia registered increases in the value of the building authorized as compared with 1926, the largest absolute gains being in Quebec and Ontario.

MARITIME PROVINCES.- In Nova Scotia, the permits issued were valued at \$1,840,647, a gain of \$931,702 or 102.5 p.c. as compared with 1926. New Brunswick recorded an increase of 77.0 p.c. in the building authorized, while Prince Edward Island did not report any authorizations.

QUEBEC.- The aggregate for Quebec, \$58,320,532, was 38.3 p.c. higher than in 1926, and was also higher than in any other year of this record. The six cities reporting in that province issued 31.6 p.c. of the total for the 63 cities; in 1926, the proportion to the aggregate was 27 p.c., in 1925 over 28 p.c. and in 1924 nearly 34.p.c.

ONTARIO.- The 1927 total of building permits issued stood at \$79,883,344 and was higher by \$14,509,587, or 22.2 p.c. than in 1926. It was also greater than in any other year of the record except 1922. The proportion of the aggregate was 43.3 p.c., as compared with 42 p.c. in the preceding year.

PRAIRIE PROVINCES.- Building in Manitoba was at a lower level than in 1926, the permits issued being valued at \$8,561,122, as compared with \$11,091,372 in 1926, a decrease of 22.8 p.c. The total for last year was exceeded only twice - in 1926 and 1920, in the latter of which the cost of building was considerably higher. In Saskatchewan, building authorizations advanced, rising from \$6,529,041 in 1926 to \$7,928,574 in the year under review, or by 21.4 p.c. The 1927 aggregate for the three reporting cities in Saskatchewan was the highest since 1913. Alberta showed a gain of 31.2 p.c. over 1926; the total, \$5,398,691, was also greater than in any other year of the record except 1922 and 1920, when this series was instituted. The proportion of permits issued in the Prairie Provinces to the total for the 63 cities was 11.8 p.c., as compared with 13.9 in 1926 and 8.5 p.c. in 1925.

BRITISH COLUMBIA.- The British Columbia aggregate of \$21,315,767, though 16.1 p.c. less than in 1926, was greater than in any previous year since the record for the 63 cities was begun in 1920. The nine cities reporting in this province issued 11.6 p.c. of the Dominion aggregate, as compared with 16 p.c. in the preceding year.

COMPARATIVE BUILDING ACTIVITIES IN LEADING CITIES.

Statistics of building permits issued by 63 cities since 1920 are given in Table 1, while Table 3 is a record for the four largest centres since 1910.

Montreal.- The value of the building permits issued by Montreal was \$45,200,842, the highest since the record for this city was instituted in 1910, exceeding the previous high level of 1926 by 42.5 p.c. Approximately 58 p.c. of the aggregate for

last year represented non-residential building, as against nearly 50 p.c. in the preceding year. An exceptionally large programme of construction in the office-building class was reported during 1927. If the Westmount authorizations, \$3,389,260, are added to the Montreal total, those adjoining cities together issued over 26 p.c. of the total for the 63 cities.

Toronto.— There was a 20 p.c. increase in the value of the permits granted by Toronto as compared with 1926, and a larger gain over 1925, but the total was lower than in 1922, the maximum for the record of 18 years. Only slightly over 36 p.c. of the building authorized in Toronto was listed as residential; this is accounted for by the proximity of the residential suburban areas of York Townships, in which dwellings made up nearly 78 p.c. of the aggregate. The value of authorizations in the Toronto metropolitan area was \$37,316,511, or 20 p.c. of the total for the 63 cities, as against \$31,588,124, and the same proportion of the aggregate, in 1926.

Winnipeg.— There was a falling-off in building as indicated by authorizations in Winnipeg, where the total for 1927 was \$7,569,300, as compared with \$10,362,600 in 1926; this was a decrease of 27.0 p.c. Non-residential building accounted for about 53 p.c. of the total for 1927, as against 76 p.c. in 1926. St. Boniface, just across the river from Winnipeg, reported building estimated at \$761,570. These two centres together reported 4.5 p.c. of the 1927 aggregate.

Vancouver.— The value of the permits issued in Vancouver, \$10,687,167, was 31.1 p.c. less than in the preceding year, but it was higher than the total for any other year since 1912. Nearly 48 p.c. of the 1927 authorizations were for dwellings, as compared with about 25 p.c. in 1926, while in the adjoining cities, a very large proportion of the total was earmarked for this class of construction. The Vancouver metropolitan area, including Point Grey, North and South Vancouver, issued permits valued at \$16,992,419 or 9.2 p.c. of the total for 63 cities, as compared with \$23,501,676 or 15 p.c. of the 1926 aggregate.

In Ottawa, the permits issued were valued at \$6,446,045, a substantial increase over the 1926 total of \$3,101,748; the aggregate for 1927 was also higher than in any other year of the 18 for which statistics are available.

The Quebec City authorizations amounted to \$6,360,165 or 61.4 p.c. more than in the preceding year; most of the authorized building was non-residential. The Townships of York and East York, already referred to in connection with Toronto, reported building estimated at \$6,041,635, which was higher by \$483,095 than in 1926.

Oshawa, with permits valued at \$5,255,188, reported the largest total since the record was commenced in 1920. Industrial and other non-residential building accounted for some 56 p.c. of the total.

In Windsor, the estimated value of the building undertaken, \$4,930,832, was lower than in the preceding year, and also than in 1921, but was greater than in any other of the last eight years.

Permits valued in the aggregate at over \$3,000,000 in each case were also taken out in Westmount, Hamilton, Port Arthur, (in which they reached their maximum for the 18 years for which data are available), Regina, Saskatoon and Point Grey. The following reported authorization of building estimated to cost between \$1,000,000 and \$3,000,000:— Halifax, Three Rivers, Fort William, Kitchener, London, Niagara Falls, St. Catharines, Sarnia, Ford City, Sandwich, Walkerville, Moose Jaw, Calgary, Edmonton, New Westminster, South Vancouver and Victoria.

The 42 cities recording increases in the value of the permits issued during 1927 as compared with the preceding year are as follows:— Halifax, New Glasgow, Sydney, Moncton, Saint John, Montreal, Quebec, Shawinigan Falls, Three Rivers, Belleville, Brantford, Guelph, Hamilton, Kitchener, Niagara Falls, Oshawa, Ottawa, Owen Sound, Peterborough, Port Arthur, St. Catharines, Sarnia, Sault Ste. Marie, Toronto, York Townships, Riverside, Walkerville, Woodstock, Brandon, St. Boniface, Moose Jaw, Saskatoon, Calgary, Edmonton, Lethbridge, Medicine Hat, Kamloops, Nanaimo, New Westminster, Prince Rupert and Victoria. The aggregate for Victoria was exceptionally high, being exceeded only in 1911, 1912 and 1913 during the record.

BUILDING ACTIVITIES BY TYPES OF BUILDING

Some 50 cities furnished detailed reports showing that they had issued over 20,000 permits for dwellings estimated to cost nearly \$73,000,000 and more than 32,000 permits for other buildings at a proposed cost of practically \$79,000,000.

The average estimated cost per dwelling was therefore, about \$3,600, while the average for other buildings was over \$3,000. The former category includes houses and apartments, and in many, but not all cases, repairs and alterations. Permits for garages usually constitute a large proportion of the total number of buildings, other than residential, but in most cases have a low valuation. During 1926, over 15,000 permits were granted for dwellings at a proposed cost of \$64,000,000, an average of \$4,200; some 25,000 other permits were also issued, valued at \$77,000,000, giving an average of about \$3,000 per building.

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 \$154,904,047, as compared with \$131,048,721 in 1926; this was an increase of 18.2 p.c., as compared with the advance of 18.1 p.c. in the aggregate for 63 cities. The proportion of the permits issued in these 35 cities to the grand total was 83.9 p.c. in 1927, compared with 83.8 in 1926, and with 86.2 p.c. in 1920, when this proportion was highest.

The 1927 total for the 35 cities was only exceeded in 1912, when a very extensive building programme was necessary to meet the situation created by the large influx of immigrants.

Table 2 gives, by provinces, the value of the building permits issued in the 35 cities, since 1910, as well as indexes of costs of building materials and of wages in the building trades.

BUILDING ACTIVITIES IN THE FOUR LARGEST CITIES, WITH COMPARISONS FROM 1910.

The value of the building permits issued in Montreal, Toronto, Winnipeg and Vancouver aggregated \$94,732,185, an increase of 13.3 p.c. as compared with the 1926 total of \$83,613,495. There were large gains in Montreal and Toronto, but building in Winnipeg and Vancouver showed a reaction from the exceptionally high totals for those cities registered during the preceding year. The proportion of the building authorized in these centres to the total for the 35 cities, 61.2 p.c., was lower than in either 1926 or 1925.

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 the building permits in these metropolitan areas was \$111,229,902; this was an increase of 9.4 p.c. over the 1926 aggregate of \$101,708,130.

Table 3 is a record of building permits issued in the four largest cities since 1910.

Table 1.- Estimated Cost of Building Work as indicated by the Value of Building Permits issued in 63 cities.

Cities	1927	1926	1925	1924
	\$	\$	\$	
P.E.I. Charlottetown	-	29,000	21,800	31,900
Nova Scotia	1,840,647	908,945	1,099,787	901,621
xHalifax	1,537,899	764,498	1,035,564	731,209
New Glasgow	10,850	7,870	20,286	18,505
xSydney	291,898	136,577	43,937	151,907
New Brunswick	1,365,065	771,421	986,325	1,492,364
Fredericton	14,779	37,050	98,175	257,325
xMoncton	736,110	342,701	204,620	101,774
xSaint John	614,176	391,670	683,530	1,133,265
Quebec	58,320,532	42,167,440	35,186,268	42,562,336
xMontreal-Maisonncuve	45,200,842	31,720,049	25,520,523	31,013,419
xQuebec	6,360,165	3,939,281	3,274,371	7,331,846
Shawinigan Falls	347,835	315,760	384,925	229,377
xSherbrooke	689,930	712,350	1,037,110	529,878
xThree Rivers	2,332,500	1,445,575	2,064,815	1,046,210
xWestmount	3,389,260	4,034,425	2,904,524	2,411,606
Ontario	79,883,344	65,373,757	59,888,867	57,330,141
Bolleville	670,010	306,610	194,725	195,000
xBrantford	571,599	232,049	159,537	191,480
Chatham	575,087	591,650	193,858	352,329
xFort William	1,209,450	1,291,250	727,340	1,272,570
Galt	181,023	181,185	108,723	124,742
xGuelph	493,169	344,616	426,641	404,304
xHamilton	3,837,150	3,128,950	2,675,830	3,309,800
xKingston	420,467	608,532	493,758	1,035,620
xKitchener	1,272,632	1,100,111	1,546,262	1,221,122
xLondon	2,814,950	3,621,200	2,389,800	2,113,500
Niagara Falls	1,517,510	1,504,000	1,114,290	802,622
Oshawa	5,255,188	1,044,100	576,205	786,985
xOttawa	6,446,045	3,101,748	4,942,327	2,540,699
Owen Sound	330,350	154,450	536,970	161,125
xPeterborough	624,295	342,757	272,637	437,510
xPort Arthur	3,473,736	961,580	402,488	1,186,207
xStratford	221,254	480,915	407,731	641,619
xSt. Catharines	1,147,286	940,642	666,962	713,638
xSt. Thomas	92,682	138,597	350,181	164,026
Sarnia	1,064,415	601,646	725,698	840,803
Sault Ste. Marie	329,461	235,766	242,993	559,245
xToronto	31,274,876	26,029,584	25,797,196	23,926,028
York and East York Townships	6,041,635	5,558,540	6,611,440	5,710,400
Welland	400,364	404,049	124,320	178,880
xWindsor	4,930,832	7,319,454	4,333,945	4,429,308
Ford	1,054,531	1,592,058	1,104,445	1,371,662
Riverside	624,340	455,630	600,750	403,450
Sandwich	1,323,140	1,707,550	1,224,765	999,799
Walkerville	1,527,000	1,268,000	851,000	1,058,000
Woodstock	158,867	126,538	86,050	237,668
Manitoba	8,561,122	11,091,372	5,205,828	3,867,102
xBrandon	230,252	227,516	76,579	270,825
St. Boniface	761,570	501,256	972,559	418,377
xWinnipeg	7,569,300	10,362,600	4,156,690	3,177,900
Saskatchewan	7,928,574	6,529,041	2,531,380	2,856,190
xMoose Jaw	1,230,489	268,326	243,535	501,129
xRegina	3,482,090	4,242,511	1,208,403	939,785
xSaskatoon	3,215,995	2,018,204	1,079,442	1,415,276
Alberta	5,398,691	4,115,317	2,862,260	3,695,604
xCalgary	2,330,131	1,999,048	1,197,475	1,031,420
xEdmonton	2,568,565	1,853,735	1,481,890	2,305,095
Lethbridge	438,684	236,359	161,189	226,222
Meidichne Hat	61,311	26,175	21,706	132,867
British Columbia	21,315,767	25,400,314	17,246,852	13,845,890
Kamloops	252,488	187,269	99,105	163,861
Nanaimo	211,065	77,496	212,591	89,005
xNew Westminster	1,082,114	748,169	704,263	321,432
Prince Rupert	252,940	187,465	1,337,769	209,312
xVancouver	10,687,167	15,501,262	7,964,375	6,230,774
Point Grey	4,678,430	6,045,650	5,080,000	4,251,300
North Vancouver	322,739	564,074	268,542	1,123,441
South Vancouver	1,304,083	1,390,690	1,032,690	615,662
xVictoria	2,524,741	698,239	547,517	838,103
Total - 63 cities	184,613,742	156,386,607	125,029,367	126,583,148
xTotal - 38 cities	154,904,047	131,048,721	101,021,798	105,070,284

Table 1.-Estimated Cost of Building Work as indicated by the Value of Building Permits issued in 63 cities (concluded).

Cities	1923	1922	1921	1920
	\$	\$	\$	\$
P. E. I. Charlottetown	50,200	81,500	138,200	53,200
Nova Scotia	739,646	2,416,024	2,807,986	4,356,286
x Halifax	378,699	1,752,632	2,199,398	3,421,379
New Glasgow	41,785	58,545	51,775	47,970
x Sydney	319,162	604,847	556,813	886,937
New Brunswick	1,049,856	2,028,239	1,508,820	2,535,623
Fredericton	305,895	283,197	234,800	298,650
x Moncton	385,461	1,037,942	699,520	1,201,673
x Saint John	358,500	707,100	574,500	1,035,300
Quebec	35,483,853	30,330,234	28,869,803	21,801,692
x Montreal-xMaisonneuve	27,125,863	21,132,586	21,291,273	14,067,609
x Quebec	4,786,933	5,397,566	3,695,397	2,301,480
Shawinigan Falls	124,990	124,400	266,200	141,200
x Sherbrooke	732,100	712,000	753,900	3,265,538
x Three Rivers	780,735	1,193,650	1,286,740	845,975
x Westmount	1,933,232	1,770,032	1,576,293	1,179,890
Ontario	74,673,080	81,396,259	59,315,845	58,636,365
Belleville	54,825	254,400	119,700	73,250
x Brantford	615,686	465,420	404,445	798,073
Chatham	245,867	366,317	322,555	387,034
x Fort William	1,425,130	1,446,685	893,050	1,045,160
Galt	135,631	731,707	501,771	291,760
x Guelph	571,484	964,808	433,257	494,158
x Hamilton	5,452,930	4,928,465	4,639,450	4,340,220
x Kingston	649,233	701,495	591,515	494,736
x Kitchener	1,893,892	2,461,321	932,050	1,277,595
x London	3,261,065	2,605,630	2,527,510	2,146,305
Niagara Falls	758,513	676,694	1,145,589	493,965
Oshawa	1,923,110	1,155,130	320,405	849,496
x Ottawa	3,521,817	5,021,782	2,716,409	3,305,172
Owen Sound	319,450	196,450	119,000	146,175
x Peterborough	295,798	439,154	541,754	939,700
x Port Arthur	2,640,321	1,167,429	113,509	216,350
x Stratford	509,272	700,527	276,089	440,782
x St. Catharines	806,310	1,290,576	776,360	830,632
x St. Thomas	334,239	221,964	113,640	258,821
Sarnia	791,470	880,260	1,311,337	742,265
Sault Ste. Marie	401,032	583,813	896,920	1,034,290
x Toronto	30,609,227	35,237,925	23,878,246	25,737,063
York & East York Townships	8,921,650	11,167,700	8,101,100	4,312,350
Welland	206,105	362,371	435,735	299,420
x Windsor	4,725,034	4,143,495	5,123,110	4,850,310
Ford	1,539,702	1,473,270	323,185	674,745
Riverside	334,945	223,265	48,336	-
Sandwich	809,754	854,250	550,225	687,610
Walkerville	610,000	431,000	1,016,000	1,178,000
Woodstock	309,588	242,956	114,593	290,928
Manitoba	5,177,487	7,653,442	6,714,883	9,248,971
x Brandon	183,034	225,029	749,190	412,829
St. Boniface	510,353	552,663	385,293	465,992
x Winnipeg	4,484,100	6,875,750	5,580,400	8,370,150
Saskatchewan	2,405,976	3,982,213	3,434,681	5,282,600
x Moose Jaw	289,398	379,180	500,177	1,533,195
x Regina	1,264,030	1,784,124	2,160,038	2,597,920
x Saskatoon	852,548	1,818,909	774,466	1,150,585
Alberta	2,597,987	5,723,204	4,170,446	6,451,876
x Calgary	821,840	3,102,700	2,298,800	2,906,100
x Edmonton	1,488,670	2,338,109	1,563,696	3,231,955
Lethbridge	258,570	243,695	217,760	252,090
Medicine Hat	28,907	38,700	90,190	61,731
British Columbia	11,343,536	14,604,292	9,833,750	8,654,009
Kamloops	99,728	146,165	237,820	90,288
Nanaimo	137,507	85,981	92,273	78,294
x New Westminster	350,848	332,050	264,870	319,109
Prince Rupert	97,148	314,412	620,833	405,189
x Vancouver	6,277,574	8,661,695	3,045,132	3,569,666
Point Grey	2,397,750	3,364,200	3,516,800	2,192,114
North Vancouver	220,546	107,069	194,874	149,706
South Vancouver	712,275	559,716	882,981	642,071
x Victoria	1,050,160	1,033,004	977,167	1,207,572
Total - 63 Cities	133,521,621	148,215,407	116,794,414	117,019,622
xTotal - 35 Cities	111,174,325	122,655,581	94,508,164	100,679,839

TABLE 2.- Estimated Cost of Building Work in the years 1910-1927, by Provinces, as indicated by Building Permits issued in 35 Cities.

Provinces		1927	1926	1925	1924	1923	1922	1921	1920	1919
Nova Scotia	(2 cities)	1,829,797	901,075	1,079,501	883,116	697,861	2,357,479	2,756,211	4,308,316	5,898,336
New Brunswick	(2 cities)	1,350,286	734,371	888,150	1,235,039	743,961	1,745,042	1,274,020	2,236,973	2,674,716
Quebec	(6 cities)	57,970,697	41,851,680	34,801,343	42,332,959	35,358,863	30,205,834	28,603,603	21,660,492	15,166,851
Ontario	(15 cities)	58,830,423	49,641,985	45,592,635	43,587,431	57,311,438	61,796,676	43,960,394	47,175,077	40,584,834
Manitoba	(2 cities)	7,800,552	10,590,116	4,233,269	3,448,725	4,667,134	7,100,779	6,329,590	8,782,979	3,046,541
Saskatchewan	(3 cities)	7,928,574	6,529,041	2,531,380	2,856,190	2,405,976	3,982,213	3,434,681	5,281,600	3,694,505
Alberta	(2 cities)	4,898,696	3,852,783	2,679,365	3,336,515	2,310,510	5,440,809	3,862,496	6,138,055	3,143,346
British Columbia	(3 cities)	14,294,022	16,947,670	9,216,155	7,390,309	7,678,582	10,026,749	4,287,169	5,096,347	2,904,284
Total 35 cities		154,904,047	131,048,721	101,021,798	105,070,284	111,174,325	122,655,581	94,508,164	100,679,839	77,113,413
1/ Average weighted index numbers of wholesale prices of building materials		147.7	149.2	153.7	159.1	167.0	162.2	183.2	214.9	175.8
2/ Average index numbers of wages in building trades		179.3	172.1	170.4	169.1	166.4	162.5	170.5	180.9	148.2

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

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

Table 2.-Estimated Cost of Building Work in the years 1910-1927, by provinces, as indicated by Building Permits issued in 35 cities (concluded).

Provinces		1918	1917	1916	1915	1914	1913	1912	1911	1910
		✓	✓	✓	✓	✓	✓	✓	✓	✓
Nova Scotia	(2 cities)	3,295,635	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)	498,748	870,963	675,980	864,339	852,655	2,882,780	689,795	645,556	469,215
Quebec	(6 cities)	6,852,354	8,794,149	9,890,630	12,267,849	24,527,591	34,893,449	26,672,297	25,705,190	20,003,902
Ontario	(15 cities)	18,477,012	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)	2,140,672	2,392,788	2,752,173	1,862,455	13,240,385	19,231,259	21,760,957	19,258,082	16,034,738
Saskatchewan	(3 cities)	2,177,290	1,294,659	687,170	574,987	2,783,235	13,007,665	20,947,160	12,521,629	6,240,649
Alberta	(2 cities)	1,548,270	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)	1,848,289	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		36,838,270	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		150.5	130.7	103.8	90.3	93.8	100.	-	-	-
2/ Average index numbers of wages in building trades		125.9	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 3.- Building Permits Issued by Four Largest Cities, 1910-1927.

City	1927	1926	1925	1924	1923	1922	1921	1920	1919
Montreal	45,200,842	31,720,049	25,520,523	31,013,419	27,125,863	21,132,586	21,291,273	14,067,609	10,033,901
Toronto	31,274,876	26,029,584	25,797,196	23,926,028	30,609,227	35,237,925	23,878,246	25,737,063	19,617,638
Winnipeg	7,569,300	10,362,600	4,156,690	3,177,900	4,484,100	6,875,750	5,580,400	8,370,150	2,948,000
Vancouver	10,687,167	15,501,262	7,964,375	6,230,774	6,277,574	8,661,695	3,045,132	3,569,666	2,271,411
Total - 4 largest Cities	94,732,185	83,613,495	63,438,784	64,348,121	68,496,764	71,907,956	53,795,051	51,744,488	34,871,150
Total - 35 Cities	154,904,047	131,048,721	101,021,798	105,070,284	111,174,325	122,655,581	94,508,164	100,679,839	77,113,413
Total - 63 Cities	184,613,742	156,386,607	125,029,367	126,583,148	133,521,621	148,215,407	116,794,414	117,019,622	-
Proportion of permits issued in 4 largest cities to total for 35 cities	61.2	63.8	62.8	61.2	61.6	58.6	56.9	51.4	45.2
Proportion of permits issued in 4 largest cities to total for 63 cities	51.3	53.5	50.7	50.8	51.3	48.5	46.1	44.2	-

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: 1927, 60.9; 1926, 64.9; 1925, 63.5; 1924, 62.2; 1923, 62.1; 1922, 60.1; 1921, 58.9; and 1920, 51.8.

10/2/28.

Table 3.- Building Permits Issued by Four Largest Cities, 1910-1927.
(Concluded).

City	1918	1917	1916	1915	1914	1913	1912	1911	1910
Montreal	4,882,873	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	8,535,331	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	2,050,650	2,212,450	2,507,300	1,826,300	12,845,050	16,621,650	20,595,750	18,233,550	15,195,450
Vancouver	1,450,229	768,255	2,989,893	1,593,249	4,484,476	10,423,197	19,374,522	17,501,512	13,150,365
Total - 4 Largest Cities	16,919,083	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	36,838,270	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 largest cities to total for 35 cities	45.9	46.1	52.6	54.6	60.2	55.8	48.5	59.8	65.5