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ANNUAL REVIEW
of
BUILDING PERMITS
ISSUED BY 63 CITIES
in
CANADA
1928

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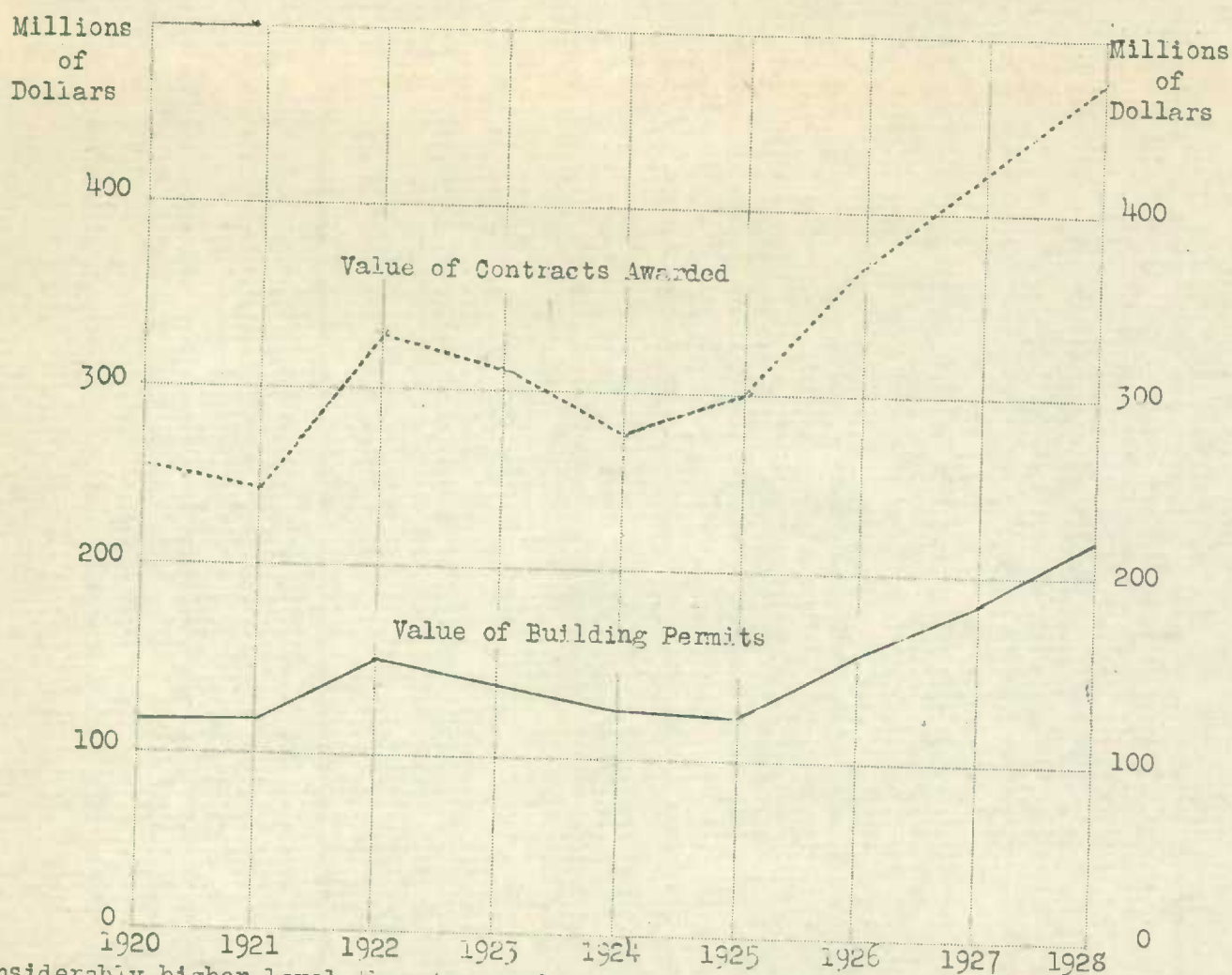
A REVIEW OF BUILDING PERMITS ISSUED IN CANADA DURING 1928.

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Chief, General Statistics: S. A. Cuémore, M.A., F.S.S.

According to data tabulated by the Dominion Bureau of Statistics, the value of building authorized by 63 cities during 1928 was considerably greater than in any other year since this record was commenced in 1920, aggregating \$219,105,715, compared with \$184,613,742 in 1927, \$156,386,607 in 1926 and \$125,029,367 in 1925. These totals are based upon revised statistics furnished by civic officials, for whose co-operation acknowledgment is hereby made. The average index number of wholesale prices of building materials, compiled in the Bureau, stood at 149.3 in 1928, compared with 147.7 in 1927, when prices were lower than in any of the seven preceding years: the index number of wages in the building trades, prepared by the Labour Department, averaged 185.6, compared with 179.3 in 1927. The 1913 figures are the base, equal to 100, upon which both these indexes are computed.

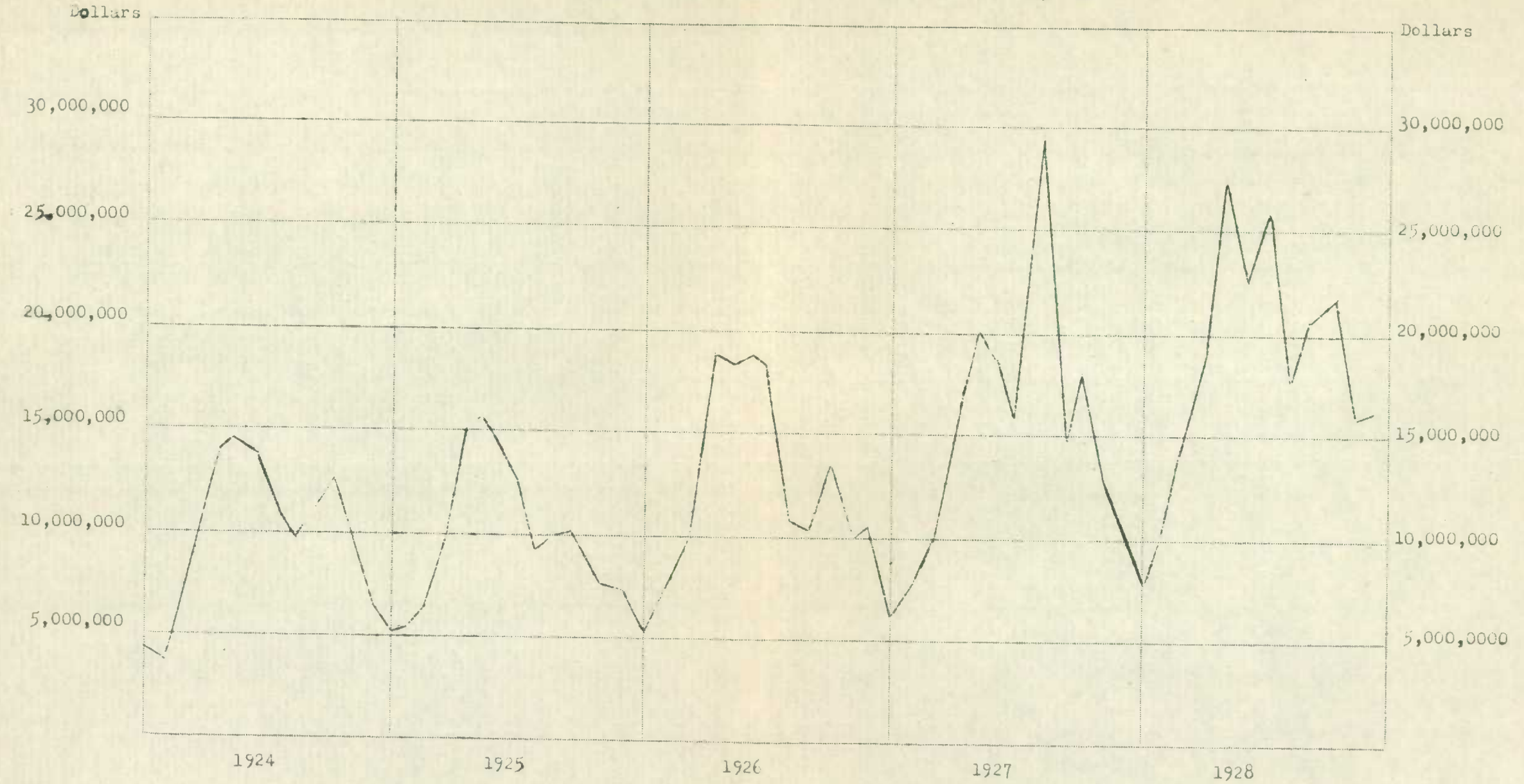
The noteworthy increase in construction, as indicated by the authorizations of 63 co-operating cities, was also reflected in the Bureau's index number of employment in building, based upon returns from over 500 contractors employing an average payroll of 40,000 persons; this index, based upon the average employment in 1926 as 100, averaged 112.0, as compared with 108.7 in 1927. Last year's mean was the highest in the record, which goes back to 1920. Further, the activity in building during 1928 had a stimulating effect upon the industries related to construction, notably upon clay, glass and stone and structural iron and steel works, in which employment was at

Chart 1.- VALUE OF BUILDING PERMITS ISSUED BY 63 CITIES AND OF CONSTRUCTION CONTRACTS AWARDED THROUGHOUT CANADA, 1920 - 1928. (Construction contracts awarded taken from MacLean Building Review.)



a considerably higher level than in previous years. According to the MacLean Building Review for January, 1929, the value of the contracts awarded throughout Canada was \$472,032,600 in 1928, compared with \$418,951,000 in 1927, an increase of 12.6 p.c. An analysis of the value of contracts awarded according to the intended use of the buildings to be erected, shows that there was a slight falling-off in the proportion of business building in the aggregate, but an increase in factory or industrial building,

TOTAL VALUE OF BUILDING PERMITS ISSUED BY 63 CITIES, BY MONTHS, 1924 - 28.



while residential building and engineering projects remained in practically the same proportion as in 1927.

Chart 1 shows graphically the value of building in Canada by years since 1920, while Chart 2 shows the value of the building authorized by 63 cities, by months, in the last five years.

The pronounced and successive increases in the volume of building during the last few years is illustrated in this chart, which also shows that the value of construction during 1928 was higher than in any previous year since 1920.

The following table gives the value of the building authorized by the 63 co-operating cities during the nine years for which data are available, while in Table 1 are given the figures by cities, the 35 centres whose records go back to 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)	Index Numbers of 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
1928	219,105,715	187.2	149.3	185.6

According to these figures, building in 1928 was 87 p.c. greater than in 1920, while the wholesale cost of building materials continued considerably lower. On the other hand, wages in nine building trades showed general advances in the 14 cities upon whose rates the indexes are based.

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

All provinces except New Brunswick and Quebec registered increases in the value of the building authorized as compared with 1927, the largest absolute gain being in Ontario.

MARITIME PROVINCES.— In Nova Scotia the permits issued were valued at \$3,078,176, a gain of \$1,237,529 or 67.2 p.c. as compared with 1927; the 1928 aggregate was the highest since 1920. New Brunswick recorded a decrease of 7.5 p.c. in the building authorized, while Prince Edward Island did not report any authorizations in either 1928 or 1927.

QUEBEC.— The aggregate for Quebec, \$49,933,504, was 14.4 p.c. lower than in 1927, but was higher than in any other year of this record. The six cities reporting in that province issued 22.8 p.c. of the total value of building authorized by the 63 cities, as compared with 31.6 p.c. in 1927, when the erection of several large business buildings was undertaken in Montreal.

ONTARIO.— The 1928 value of building represented by the permits granted in Ontario stood at \$104,777,566, and was higher by \$24,894,222 or 31.2 p.c. than in 1927. It was also greater than in any other year of the record, including 1922, the previous high level. The proportion of the aggregate was 47.8 p.c., as compared with 43.3 p.c. in the preceding year. Of the 30 Ontario cities whose returns are included, 18 showed increases over 1927, while 12 reported lower aggregates.

PRAIRIE PROVINCES.— Building in Manitoba was at a higher level than in 1927, or than in any other year of the record, the permits issued being valued at \$11,846,635, as compared with \$8,561,122 in 1927, a gain of 38.4 p.c. The previous maximum was \$11,091,312 in 1926. In Saskatchewan, building authorizations were also at their peak since the boom of 1912, rising from \$7,928,574 in 1927 to \$13,449,826 in the year under review, or by 69.6 p.c. Alberta showed a gain of 90.6 p.c. over 1927; the total, \$10,292,579, was also greater than in any other of the nine years for which data are available. The proportion of permits issued in the Prairie Provinces to the total for the 63 cities was 16.2 p.c. as compared with 11.8 p.c. in 1927 and 13.9 p.c. in 1926.

BRITISH COLUMBIA.— The British Columbia aggregate of \$24,465,163 was 14.8 p.c. larger than in 1927, and was also higher than in any previous year since 1920 except 1926. The nine cities reporting in this province issued 11.2 p.c. of the total for the Dominion, as compared with 11.6 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 \$36,347,901, a falling-off of 19.6 p.c. as compared with the 1927 authorizations of \$45,200,842, but the total was greater than in any other year since 1910. Approximately 61 p.c. of the aggregate for last year represented residential building, as against some 42 p.c. in the preceding year, when there was an exceptionally large programme of construction in the non-residential building class. If the Westmount authorizations, \$3,902,195, are added to the Montreal total, those adjoining cities together issued over 18 p.c. of the total for the 63 cities.

Toronto.— There was a 65 p.c. increase in the value of the permits granted by Toronto as compared with 1927. The 1928 total was, in fact, the highest on record since 1910, exceeding the previous maximum in 1922 by 46.5 p.c. Only about 18 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 and East York Townships, in which dwellings made up nearly 70 p.c. of the aggregate. The value of authorizations in the Toronto metropolitan area was \$59,817,568, or 27.3 p.c. of the total for the 63 cities, as against \$37,316,511 and 20 p.c. of the aggregate, in 1927.

Winnipeg.— There was a considerable advance in building as indicated by authorizations in Winnipeg, where the total for 1928 was \$10,547,400, as compared with \$7,569,300 in 1927; this was an increase of 39.3 p.c. Non-residential building accounted for about 63 p.c. of the total for 1928, as against 53 p.c. in 1927. St. Boniface, just across the river from Winnipeg, reported building estimated at \$871,105. These two centres together reported 5.2 p.c. of the 1928 aggregate for the 63 centres.

Vancouver.— The value of the permits issued in Vancouver, \$12,777,293, was 19.6 p.c. greater than in the preceding year and was also higher than the total for any other year since the pre-war boom, except 1926. Nearly 38 p.c. of the 1928 authorizations were for dwellings, as compared with about 48 p.c. in 1927, while in the adjoining cities, a large proportion of the total was earmarked for this class of construction. The Vancouver metropolitan area, including, besides Vancouver, Point Grey, North and South Vancouver, issued permits valued at \$20,358,068 or 9.3 p.c. of the total for 63 cities, as compared with \$16,992,419 or 9.2 p.c. of the 1927 aggregate. From January 1, 1929, Point Grey and North Vancouver are amalgamated with Vancouver, so that this is the last time separate statistics will be shown for these two suburban areas.

The Quebec City authorizations amounted to \$5,710,144, or 10.2 p.c. less than in the preceding year; most of last year's total was for residential building, while in 1927 non-residential construction predominated.

Hamilton reported authorized building valued at \$6,342,100 or 65.3 p.c. more than the 1927 aggregate of \$3,837,150. The 1928 total was the greatest in the 19 years for which returns are available. Over 70 p.c. of the total was classified as non-residential building.

In Ottawa, the permits issued represented building valued at \$5,421,085, a decline of 15.9 p.c., as compared with the total of \$6,446,045 in the preceding year. The 1928 aggregate was only exceeded by that for 1927 since the record for this city was commenced in 1910.

The Townships of York and East York, already referred to in connection with Toronto, reported building estimated to cost \$8,210,380, this total being higher by 35.9 p.c. than in 1927. Port Arthur, whose permits were valued at \$5,292,545, reported the largest aggregate since the record was commenced in 1910. Industrial and other non-residential building accounted for over 90 p.c. of the total. In Windsor, the estimated cost of the building authorized, \$4,518,723, was lower than in the preceding year. The five adjoining Border Cities -- Windsor, Ford, Riverside, Sandwich and Walkerville -- together issued permits for building valued at \$8,644,273, compared with \$9,459,843 in 1927.

Among the Western cities, the aggregates of \$6,619,206 and \$5,756,542 in Regina and Saskatoon, respectively, were higher than in any previous year of the record of 19 years, except 1912. Regina showed a gain of 90.1 p.c. and Saskatoon of 79 p.c. over the 1927 total. In Calgary, the authorizations were valued at \$6,302,142, an increase of 170 p.c. as compared with the preceding year; this total also exceeded that for any other year since the pre-war boom of 1911-12-13. Point Grey reported building estimated at \$5,136,850 during 1928, an advance of 9.7 p.c. over 1927.

Permits valued in the aggregate at over \$3,000,000 in each case were also taken out in Westmount, Oshawa and Edmonton, the totals in Westmount and Edmonton being considerably higher than in 1927. The following recorded authorizations of building

estimated to cost between \$1,000,000 and \$3,000,000;-- Halifax, Shawinigan Falls, Sherbrooke, Three Rivers, Fort William, Kitchener, London, Niagara Falls, St. Catharines, Walkerville, Moose Jaw, New Westminster, South Vancouver and Victoria. The value of the authorized building in St. Hyacinthe, Quebec, during 1928 was \$1,737,570, an increase of \$908,570 over the recorded total of \$829,000 in 1927; these figures do not appear in the tables of this review, owing to the fact that the city is unable to furnish monthly data from 1920.

The 39 cities recording increases in the value of permits granted during 1928 as compared with the preceding year are as follows:-- Halifax, New Glasgow, Fredericton, Saint John, Shawinigan Falls, Sherbrooke, Westmount, Brantford, Chatham, Fort William, Galt, Hamilton, Kingston, Kitchener, Niagara Falls, Peterborough, Port Arthur, Stratford, St. Catharines, St. Thomas, Sault Ste. Marie, Toronto, York and East York Townships, Walkerville, Woodstock, Brandon, St. Boniface, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Lethbridge, Medicine Hat, New Westminster, Vancouver, Point Grey, North Vancouver and South Vancouver.

BUILDING ACTIVITIES BY MONTHS.

The building permits issued in May, June and July, \$27,515,522, \$22,751,960 and \$25,761,956, respectively, were higher than in any other month of 1928. In 1927, the greatest aggregate, \$29,478,378, was reported in August, owing to the granting of permits for two exceptionally large buildings in Montreal during that month.

BUILDING ACITIVITES BY TYPES OF BUILDINGS.

Some 50 cities furnished detailed reports showing that they had issued over 16,000 permits for dwellings estimated to cost nearly \$77,000,000, and more than 32,000 permits for other buildings at a proposed cost of almost \$124,000,000. The average estimated cost per dwelling was, therefore, about \$4,800, while the average for other buildings was nearly \$3,900. 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 1927, over 20,000 permits were granted for dwellings at a proposed cost of \$73,000,000, an average of \$3,600; some 32,000 other permits were also issued, valued at \$79,000,000, giving an average of about \$3,000 per building.

BUILDING ACTIVITIES IN 35 CITIES, WITH COMPARISONS FROM 1910.

The value of the building permits taken out in the 35 cities originally used in these compilations was \$187,269,237, as compared with \$154,904,047 in 1927; this was an increase of 20.9 p.c., as compared with the advance of 18.7 p.c. in the aggregate for 63 cities. The proportion of the permits issued in these 35 cities to the grand total was 85.5 p.c. in 1928, compared with 83.9 p.c. in 1927, and with 86.2 p.c. in 1920, when this proportion was highest.

The 1928 total for the 35 cities was the highest in the record, being 1.1 p.c. greater than in 1912, the previous maximum of this record of 19 years.

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 \$111,279,782, an increase of 17.5 p.c. as compared with the 1927 total of \$94,732,135. There were large gains in Toronto, Winnipeg and Vancouver, but building in Montreal showed a reaction from the exceptionally high total registered during the preceding year. The proportion of the building authorized in these centres to the aggregate for the 35 cities, 59.4 p.c., was lower than any previous year since 1922; this ratio was at its maximum in 1910 when the four largest centres reported 65.5 p.c. of the building authorized in the co-operating cities.

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 \$131,844,237; this was an increase of 18.5 p.c. over the 1927 aggregate of \$111,229,902.

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 by 63 cities.

-5-

Cities	1928 \$	1927 \$	1926 \$	1925 \$
P. E. I. Charlottetown			29,000	21,800
Nova Scotia	3,078,176	1,840,647	908,945	1,099,787
xHalifax	2,808,357	1,537,899	784,498	1,035,564
New Glasgow	64,515	10,850	7,370	20,286
xSydney	205,304	291,398	136,577	43,937
New Brunswick	1,262,266	1,365,065	771,421	936,325
Fredericton	148,015	14,779	37,050	98,175
xMoncton	270,813	736,110	342,701	204,620
xSaint John	843,438	614,176	391,670	583,530
Quebec	49,933,504	58,320,532	42,167,440	35,186,268
xMontreal-Maisonnette	36,347,901	45,200,842	31,720,049	25,520,523
xQuebec	5,710,144	6,360,165	3,939,281	3,274,371
Shawinigan Falls	1,163,581	347,835	315,760	384,925
xSherbrooke	1,128,233	689,930	712,350	1,037,110
xThree Rivers	1,681,450	2,332,500	1,445,575	2,064,825
xWestmount	3,902,195	3,389,260	4,034,425	2,904,524
Ontario	104,777,566	79,883,344	65,373,757	59,883,867
Belleville	239,323	670,010	306,610	194,725
xBrantford	802,528	571,599	232,049	159,537
Chatham	780,020	575,087	591,650	193,858
xFort William	2,062,000	1,209,450	1,291,250	727,340
Calt	378,581	181,023	181,185	108,723
xGuolph	462,815	493,169	344,616	426,641
xHamilton	6,342,100	3,837,150	3,128,950	2,675,830
xKingston	678,203	420,467	608,532	493,758
xKitchener	1,524,625	1,272,632	1,100,111	1,546,262
xLondon	2,561,705	2,814,950	3,621,200	2,589,800
Niagara Falls	2,056,415	1,517,510	1,504,000	1,114,290
Oshawa	3,015,070	5,255,188	1,044,100	576,205
xOttawa	5,421,085	6,446,045	3,101,748	4,942,327
Owen Sound	262,375	330,350	154,450	536,970
xPeterborough	625,577	624,295	342,757	272,637
xPort Arthur	5,292,545	3,473,736	961,580	402,488
xStratford	224,412	221,254	480,915	407,731
xSt. Catharines	1,249,141	1,147,286	940,642	666,962
xSt. Thomas	362,732	92,682	138,597	350,181
Sarnia	814,586	1,064,415	601,646	725,698
Sault Ste. Marie	402,419	329,461	235,766	242,995
xToronto	51,607,188	31,274,876	26,029,584	25,797,196
York and East York Townships	8,210,380	6,041,635	5,558,540	6,611,440
Welland	309,866	400,364	404,049	124,320
xWindsor	4,518,723	4,930,832	7,319,454	4,373,945
Ford	758,315	1,054,531	1,592,058	1,104,445
Riverside	496,460	624,340	455,630	600,750
Sandwich	762,775	1,323,140	1,707,550	1,224,765
Walkerville	2,108,000	1,527,000	1,268,000	851,000
Woodstock	447,602	158,867	126,538	86,050
Manitoba	11,846,635	8,561,122	11,091,372	5,205,828
xBrandon	428,130	230,252	227,516	76,573
St. Boniface	871,105	761,570	501,256	972,589
xWinnipeg	10,547,400	7,569,200	10,362,600	4,156,680
Saskatchewan	13,449,826	7,928,574	6,529,041	2,531,350
xMoose Jaw	1,074,078	1,230,489	268,326	243,535
xRegina	6,619,206	3,482,090	4,242,511	1,208,403
xSaskatoon	5,756,542	3,215,995	2,018,204	1,079,442
Alberta	10,292,579	5,398,691	4,115,317	2,862,260
xCalgary	6,302,142	2,330,131	1,999,048	1,197,475
xEdmonton	3,374,971	2,568,565	1,853,735	1,481,890
Lethbridge	498,590	438,684	236,359	161,189
Medicine Hat	116,876	61,311	26,175	21,706
British Columbia	24,465,163	21,315,767	25,400,314	17,246,852
Kamloops	128,761	252,488	187,269	99,105
Nanaimo	45,269	211,065	77,406	212,591
xNew Westminster	1,928,324	1,082,114	748,169	724,863
Prince Rupert	176,804	252,940	187,465	1,357,789
xVancouver	12,777,293	10,687,167	15,501,262	7,961,375
Point Grey	5,136,850	4,678,430	6,045,650	5,080,000
North Vancouver	912,780	322,739	564,074	268,242
South Vancouver	1,531,145	1,304,083	1,390,690	1,032,590
xVictoria	1,827,937	2,524,741	698,239	547,517
Total - 63 cities	219,105,715	184,613,742	156,386,607	125,029,367
xTotal - 35 cities	187,269,237	154,904,047	131,048,721	101,021,798
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Table 1.-Estimated Cost of Building Work as indicated by the Value of Building Permits issued in 63 cities (concluded).

Cities	1924	1923	1922	1921
P. E. I. Charlottetown	\$ 31,900	\$ 50,200	\$ 51,500	\$ 138,200
Nova Scotia	901,621	739,646	2,416,024	2,807,986
x Halifax	731,209	378,699	1,752,632	2,199,398
New Glasgow	18,505	41,785	53,545	51,775
x Sydney	151,907	319,162	604,847	556,813
New Brunswick	1,492,364	1,049,856	2,028,239	1,508,820
Fredericton	257,325	305,895	283,197	234,800
x Moncton	101,774	335,461	1,037,942	699,520
x Saint John	1,133,265	358,500	707,100	27,500
Quebec	42,552,336	35,483,853	30,330,234	28,869,803
x Montreal-xMaisonneuve	31,013,419	27,125,863	21,132,586	21,291,273
x Quebec	7,331,846	4,786,933	5,397,566	3,695,397
Shawinigan Falls	229,377	124,990	124,400	266,200
x Sherbrooke	529,878	732,100	712,000	753,900
x Three Rivers	1,046,210	780,735	1,193,650	1,286,740
x Westmount	2,411,606	1,933,232	1,770,032	1,576,293
Ontario	57,330,141	74,673,080	81,396,259	59,315,845
Bellefille	195,000	54,825	254,400	118,700
x Brantford	191,480	645,686	465,420	404,445
Chatham	352,329	245,867	356,317	322,555
x Fort William	1,272,570	1,425,130	1,446,685	893,050
Galt	124,742	135,631	731,707	501,771
x Guelph	404,304	571,484	904,808	433,257
x Hamilton	3,309,800	5,452,930	4,928,465	4,639,450
x Kingston	1,035,620	649,233	701,495	591,515
x Kitchener	1,221,122	1,893,892	2,461,321	932,050
x London	2,113,500	3,261,065	2,605,530	2,527,510
Niagara Falls	802,622	758,513	676,694	1,145,589
Oshawa	786,985	1,923,110	1,155,130	320,405
x Ottawa	2,540,699	3,521,817	5,021,782	2,716,409
Owen Sound	161,125	319,450	198,450	119,000
x Peterborough	437,510	295,798	439,154	541,754
x Port Arthur	1,186,207	2,640,321	1,167,429	113,509
x Stratford	641,619	509,272	700,527	276,059
x St. Catharines	713,638	806,310	1,290,576	776,360
x St. Thomas	164,026	334,239	221,954	113,440
Sarnia	840,803	791,470	880,260	1,331,337
Sault Ste. Marie	559,245	401,032	583,813	896,920
x Toronto	3,926,023	30,609,227	35,237,925	23,878,246
York & East Townships	5,710,400	8,921,650	11,167,700	8,101,100
Welland	178,880	206,105	362,371	435,755
x Windsor	4,429,308	4,725,034	4,143,495	5,123,110
Windsor	1,371,662	1,539,702	1,473,270	323,335
Riverside	403,450	334,945	223,265	48,336
Sarnia	959,799	809,734	854,250	550,225
Windsorville	1,058,000	610,000	431,000	1,016,000
Woodstock	237,668	309,588	242,956	114,593
Manitoba	3,867,102	5,177,487	7,653,442	6,714,885
x Brandon	270,825	183,034	225,029	749,190
St. Boniface	418,377	510,353	552,663	385,293
x Winnipeg	3,177,900	4,484,100	6,875,750	5,530,400
Saskatchewan	2,856,190	2,405,976	3,982,213	3,434,681
x Moose Jaw	501,129	289,398	379,180	500,177
x Regina	939,785	1,264,030	1,784,124	2,160,038
x Saskatoon	1,415,276	852,548	1,518,909	774,466
Alberta	3,695,604	2,597,987	5,723,204	4,170,416
x Calgary	1,031,420	821,840	3,102,700	2,298,800
x Edmonton	2,305,095	1,488,670	2,338,109	1,563,596
Lethbridge	226,222	258,570	243,695	217,760
Medicine Hat	132,867	28,907	33,700	90,190
British Columbia	13,845,890	11,343,536	14,604,292	9,833,750
Kamloops	163,861	99,728	146,165	237,820
Nanaimo	89,005	137,507	85,981	92,273
x New Westminster	321,432	350,848	332,050	264,870
Prince Rupert	209,312	97,143	314,412	620,833
x Vancouver	6,230,774	6,277,574	7,661,695	3,045,132
Point Grey	1,211,300	2,000,000	364,200	3,516,300
North Vancouver	1,123,441	220,546	107,069	194,874
South Vancouver	615,662	712,275	559,716	882,981
x Victoria	838,103	1,050,160	1,033,004	977,167
Total - 63 Cities	126,583,148	133,521,621	148,215,407	116,794,414
xTotal - 35 Cities	105,070,284	111,174,325	122,655,561	94,508,164

Table 2.- Estimated Cost of Building Work in the years 1910-1928, by provinces, as indicated by Building Permits issued by 35 cities.

Provinces	No. of cities	1928	1927	1926	1925	1924	1923	1922	1921	1920
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	3,013,661	1,829,797	901,075	1,079,501	883,116	697,861	2,357,479	2,756,211	4,308,316
New Brunswick	(2)	1,114,251	1,350,286	734,371	888,150	1,235,039	743,961	1,745,042	1,274,020	2,236,973
Quebec	(6)	48,769,923	57,970,697	41,851,680	34,801,343	42,332,959	35,358,863	30,205,834	28,603,603	21,660,492
Ontario	(15)	83,735,379	58,830,423	49,641,985	45,592,635	43,587,431	57,311,438	61,796,676	43,960,394	47,175,077
Manitoba	(2)	10,975,530	7,800,552	10,590,116	4,233,269	3,448,725	4,667,134	7,100,779	6,329,590	8,782,979
Saskatchewan	(3)	13,449,826	7,928,574	6,529,041	2,531,380	2,856,190	2,405,976	3,982,213	3,434,681	5,281,600
Alberta	(2)	9,677,113	4,898,696	3,852,783	2,679,365	3,336,515	2,310,510	5,440,809	3,862,496	6,138,055
British Columbia	(3)	16,533,554	14,294,022	16,947,670	9,216,155	7,390,309	7,678,582	10,026,749	4,287,169	5,096,347
Total 35 cities		187,269,237	154,904,047	131,048,721	101,021,798	105,070,284	111,174,325	122,655,581	94,508,164	100,679,839
1/ Average weighted index numbers of wholesale prices of building materials		149.3	147.7	149.2	153.7	159.1	167.0	162.2	183.2	214.9
2/ Average index numbers of wages in building trades		185.6	179.3	172.1	170.4	169.1	166.4	162.5	170.5	180.9

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 1910-1928, by provinces, as indicated by Building Permits issued by 35 cities (concluded).

Provinces	No. of cities	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	5,898,336	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)	2,674,716	498,748	870,963	675,980	864,339	852,655	2,882,780	689,795	645,556	469,215
Quebec	(6)	15,166,851	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)	40,584,834	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)	3,046,541	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)	3,694,505	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)	3,143,346	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)	2,904,284	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		77,113,413	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, 1910-1928.

City	1928	1927	1926	1925	1924	1923	1922	1921	1920
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	36,347,901	45,200,842	31,720,049	25,520,523	31,013,419	27,125,863	21,132,586	21,291,273	14,067,609
Toronto	51,607,188	31,274,876	26,029,584	25,797,196	23,926,028	30,609,227	35,237,925	23,878,246	25,737,063
Winnipeg	10,547,400	7,569,300	10,362,600	4,156,690	3,177,900	4,484,100	6,875,750	5,580,400	8,370,150
Vancouver	12,777,293	10,687,167	15,501,262	7,964,375	6,230,774	6,277,574	8,661,695	3,045,132	3,569,666
Total - 4 largest cities	111,279,782	94,732,185	83,613,495	63,438,784	64,348,121	68,496,764	71,907,956	53,795,051	51,744,488
Total - 35 cities	187,269,237	154,904,047	131,048,721	101,021,798	105,070,284	111,174,325	122,655,581	94,508,164	100,679,839
Total - 63 cities	219,105,715	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	59.4	61.2	63.8	62.8	61.2	61.6	58.6	56.9	51.4
Proportion of permits issued in 4 largest cities to total for 63 cities	50.8	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 to the total for the 63 cities is as follows:- 1928, 60.2; 1927, 60.0; 1926, 64.9; 1925, 63.5; 1924, 62.2; 1923, 62.1; 1922, 60.1; 1921, 58.9 and 1920, 51.8.

Table 3.- Building Permits Issued by Four Largest Cities, 1910-1928.
(Concluded)

City	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	10,033,901	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	19,617,838	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	2,948,000	2,050,650	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	2,271,411	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	34,871,150	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	77,113,413	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	45.2	45.9	46.1	52.6	54.6	60.2	55.8	48.5	59.8	65.5