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ANNUAL REVIEW
of
BUILDING PERMITS
Issued by 61 Cities
in
CANADA
1932

(With comparative data from 1920 - 1930)

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OTTAWA - CANADA.

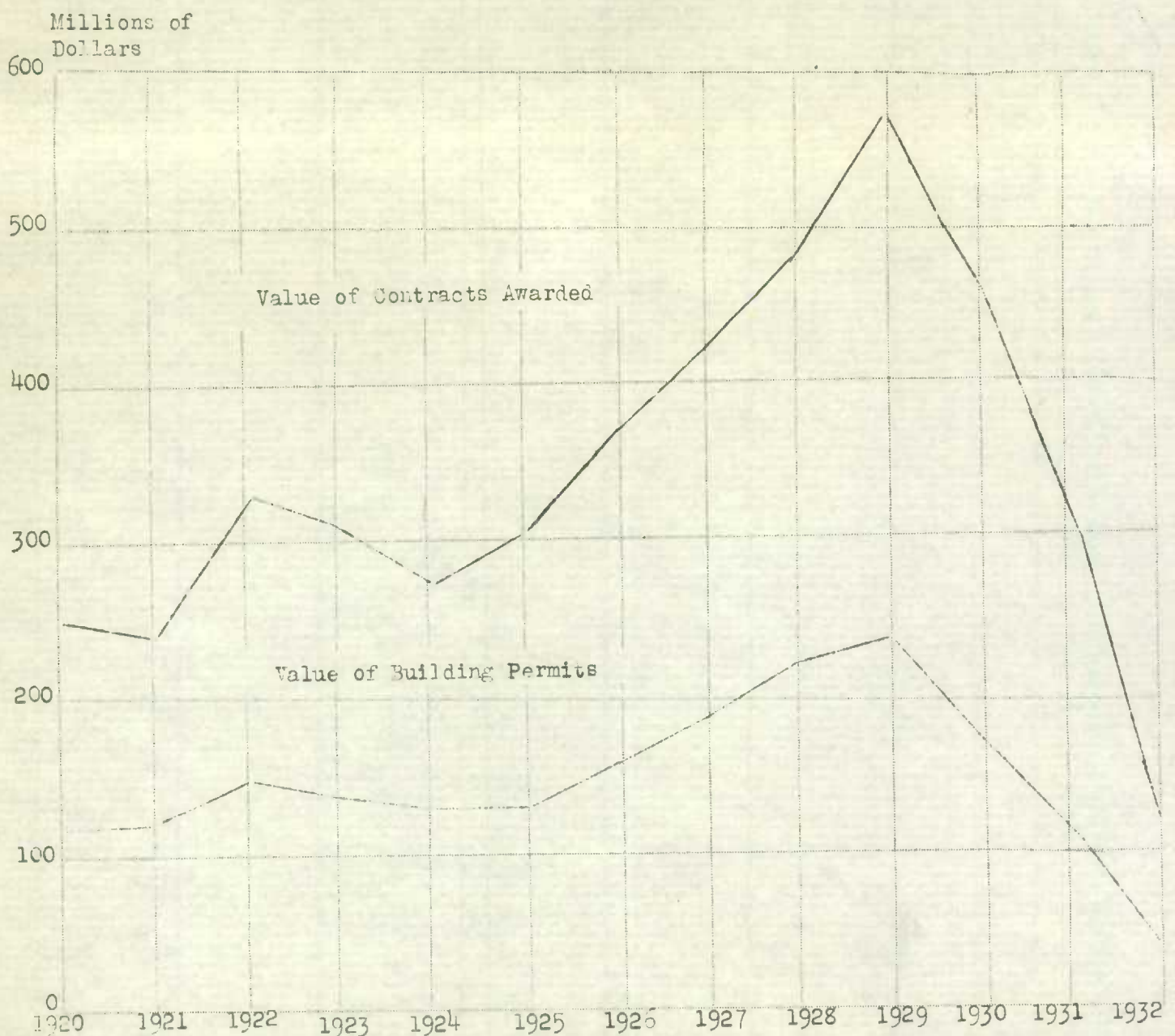
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ANNUAL REVIEW OF BUILDING PERMITS ISSUED IN CANADA DURING 1932.

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During 1932, there was a substantial decrease in construction activities in 61 Canadian cities, according to the revised data of building permits furnished the Dominion Bureau of Statistics by officials in these centres. The value of their building authorizations in 1932 aggregated \$42,319,397, as compared with the 1931 total of \$112,222,345. This was a decline of \$69,903,448, or 62.3 p.c., while last year's aggregate was also below the annual average of \$153,401,374 reported in the twelve years, 1920-1931, inclusive. It should also be noted, however, that the prices of building materials have in recent years shown a considerable decline, while there has also been a decrease in the cost of building labour, so that the actual reduction in the volume of building work

Chart 1.- VALUE OF BUILDING PERMITS ISSUED BY 61 CITIES, AND OF CONSTRUCTION CONTRACTS AWARDED THROUGHOUT CANADA, 1920-1932. (Construction contracts awarded taken from MacLean Building Review).



is not so pronounced as the dollar decline in building authorizations would indicate. The index number of wholesale prices of building materials, calculated by the Internal Trade Branch of the Bureau with the 1926 average as 100, averaged 77.5 in 1932, compared with 81.9 in 1931, 90.8 in 1930, 99.0 in 1929, 97.4 in 1928 and 96.1 in 1927, while the index was 100 or over in each of the seven preceding years. The index number of wage rates in the building trades, prepared by the Labour Department, averaged 178.2 in 1932, compared with 195.7 in 1931, 203.2 in 1930, 197.5 in 1929, 185.6 in 1928 and 179.3 in 1927. The 1913 figures are the base, equal to 100, upon which these wage index numbers are computed.

The MacLean Building Review makes a monthly tabulation of the value of contracts awarded throughout the Dominion; during 1932, these totalled \$132,872,400, compared with \$315,482,000 in 1931, \$456,999,600 in 1930, \$576,651,800 in 1929, \$472,033,000 in 1928, \$418,951,000 in 1927, \$372,947,000 in 1926 and \$297,973,000 in 1925. There was, therefore, a decrease of 57.9 per cent in 1932 as compared with 1931, while last year's total was also lower than in any preceding year since 1918.

The chart on page one shows the value of building in Canada by years since 1920, while Chart 2 shows the value of the building authorized monthly by 61 cities during the last seven years. The falling-off in building operations in 1932 as compared with 1931 and preceding years is illustrated by these curves.

The following table gives the value of the building authorized by the 61 co-operating cities during the thirteen years for which data are available, while in Table 1 are given the figures by cities, the 35 centres for which data are available since 1910 being indicated by an x.

Year	Value of Building Permits Issued	Index Numbers of Value of Permits Issued, (1926=100)	Average Index Numbers of Wholesale Prices of Building Materials, (average 1926=100)	Index Numbers of Wage Rates in the Building Trades, (1913=100)
1920	\$117,019,622	74.8	144.0	180.9
1921	116,794,414	74.7	122.8	170.5
1922	148,215,407	94.8	108.7	162.5
1923	133,521,621	85.4	111.9	166.4
1924	126,583,148	80.9	106.6	169.1
1925	125,029,367	79.9	102.9	170.4
1926	156,386,607	100.0	100.0	172.1
1927	184,613,742	118.0	96.1	179.3
1928	219,105,715	140.1	97.4	185.6
1929	234,944,549	150.2	99.0	197.5
1930	166,379,325	106.4	90.8	203.2
1931	112,222,845	71.8	81.9	195.7
1932	42,319,397	26.7	77.5 1/	178.2

1/ Subject to revision.

According to this table, the aggregate value of building permits for last year was lower than in any other year of this record, while it was 72.4 per cent below the twelve-year average of \$153,401,374. As already stated, wholesale costs of building materials last year were considerably lower than in any other year on record, and wages in nine building trades showed a decrease in the 14 cities upon whose rates the 1932 indexes are based.

BUILDING ACTIVITIES IN 61 CITIES, BY PROVINCES, WITH COMPARISONS FROM 1920.

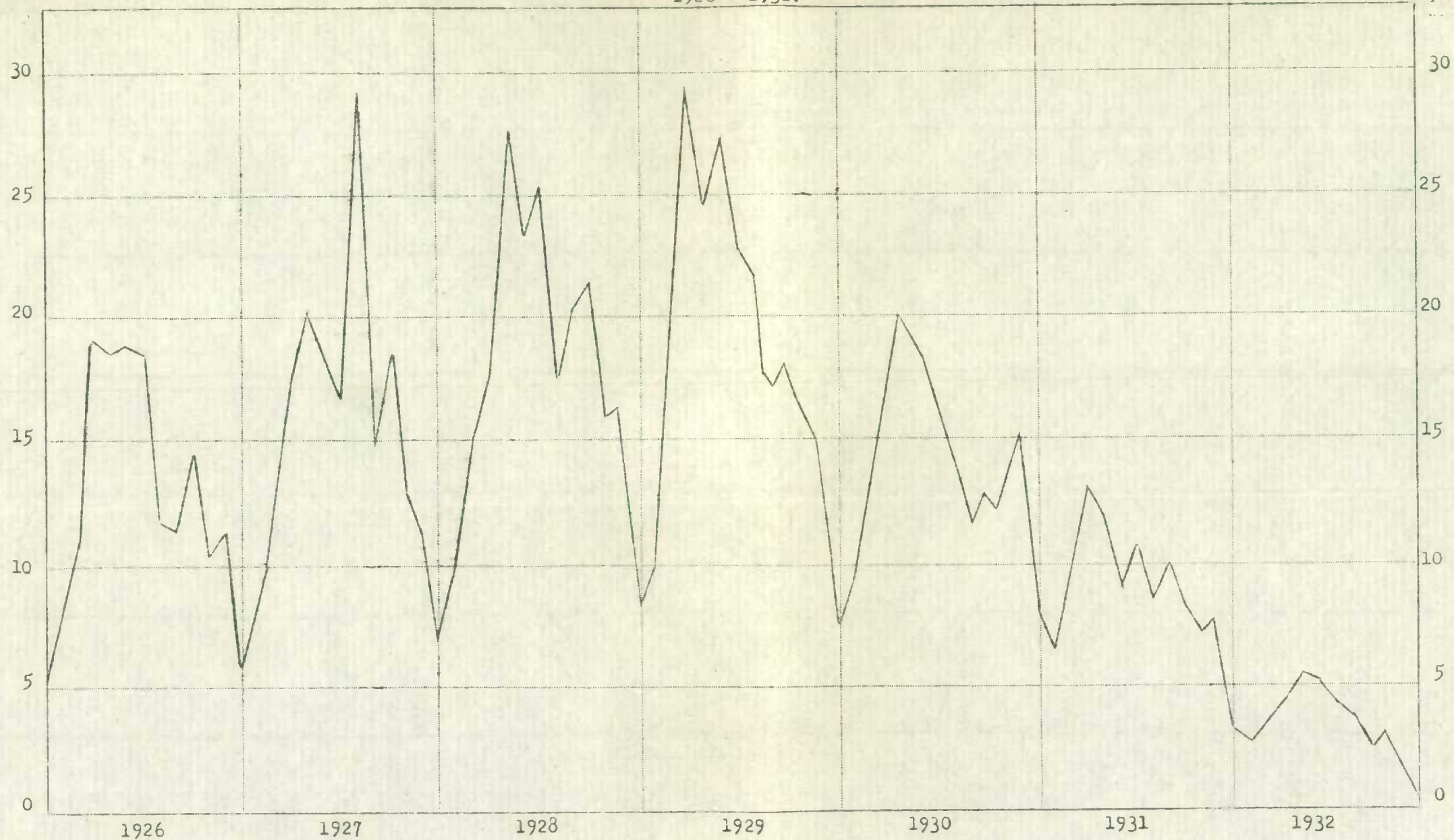
All provinces, except Prince Edward Island, showed decreases in the value of the building authorized as compared with 1931, the largest absolute reduction being in Ontario.

MARITIME PROVINCES.— In Nova Scotia, the permits issued were for buildings valued at \$1,109,753, a decline of \$2,065,227 or 65.0 p.c. as compared with 1931; the total was also lower than in 1930 and 1929. New Brunswick recorded a decrease of 63.6 p.c. in the building authorized during 1932, when this was valued at \$648,434. As in the case of Nova Scotia, the total was lower than in 1930 and in 1929. A report for 1932 was received from Charlottetown, the only city in Prince Edward Island included in this record; the authorizations in that centre amounted to \$587,000. This total largely represented the estimated cost of the erection of a college and hospital, valued at approximately \$275,000 and \$300,000, respectively. No report was received for 1931, when the total contracts awarded in Prince Edward Island, according to the MacLean Building Reports, were only \$186,000.

Millions
of dollars

Chart 2.- Total Value of Building Permits Issued by 61 Cities by months,
1926 - 1932.

Millions
of dollars



QUEBEC.- The aggregate for Quebec, \$12,467,873, was 56.2 p.c. less than in 1931, and was also lower than in any other year since 1920. The six cities making returns in that province reported 29.5 p.c. of the total value of building authorized by the 61 cities, as compared with 33.5 p.c. in 1931.

ONTARIO.- The 1932 value of building represented by the permits granted in Ontario stood at \$16,887,761, and was lower by \$27,483,817 or 61.9 p.c. than in 1931. Ontario's proportion of the aggregate authorizations was 39.9 p.c. as compared with 39.5 p.c. in the preceding year, 41.5 p.c. in 1930, 40.5 p.c. in 1929 and 47.8 p.c. in 1928.

PRAIRIE PROVINCES.- Building in Manitoba was at a lower level than in 1931, or, in fact, than in any other year since 1920; the permits issued were for buildings valued at \$2,381,433, as compared with \$4,953,908 in 1931, a decline of 51.9 p.c. In Saskatchewan, building authorizations were less than in any other year since 1925, standing at \$1,535,641. The 1932 aggregate was \$3,790,002, so that in this comparison there was a decline of 59.5 p.c. in the value of the permits issued during 1932. Alberta showed a reduction of 52.6 p.c. as compared with 1931; the total, \$2,243,718, was also less than in 1930 and earlier years since 1920. The proportion of permits issued in the Prairie Provinces to the total for the 61 cities was 5.0 p.c. as compared with 12.4 p.c. in 1931, 16.0 p.c. in 1930 and 19.9 p.c. in 1929.

BRITISH COLUMBIA.- The British Columbia aggregate of \$3,618,980 for the seven centres included was 69.4 p.c. smaller than in 1931, and was also less than in any previous year since 1920. These cities reported 8.6 p.c. of the total value of the permits taken out in the 61 cities, as compared with 10.5 p.c. in the preceding year. Apart from the seven British Columbian cities shown in the table on pages 7 and 10 (for which centres statistics are on record since 1920), Trail reported building permits amounting to \$43,080 in 1932, while data for 1931 and earlier years are not available.

COMPARATIVE BUILDING ACTIVITIES IN LEADING CITIES.

Statistics of building permits issued by 61 cities since 1920 are given in Table 1, while Table 3 is a record for the four largest centres since 1913.

Montreal.- The value of the building represented by the permits issued by Montreal was \$10,557,438, a decrease of 66.9 p.c. as compared with the 1931 authorizations of \$31,876,676. The 1932 total was also lower than in any other year of the record since 1919. Approximately 27 p.c. of the aggregate for last year represented residential building, as against some 46 p.c. in the preceding year; the aggregate value of authorizations for dwellings during 1932 - \$2,869,170 - compared unfavourably with the 1931 total of \$14,786,037. The permits issued for industrial and other buildings were also lower in value, standing at \$7,688,268, as compared with \$17,090,639 in 1931. If the Westmount authorizations, \$285,370, are added to the Montreal total, those adjoining cities together issued 25.6 p.c. of the total for the 61 cities, as compared with the 1931 proportion of 29.0 p.c.

Toronto.- During 1932, there was a decrease of \$14,139,406 or 64.3 p.c. in the Toronto building authorizations, which were valued at \$7,862,693, as against \$22,002,099 in 1931. About 18 p.c. of the building authorized in 1932 was listed as residential, as compared with 38 p.c. in 1931, and 24 p.c. in 1930; the value of the dwellings authorized in 1932 (\$1,456,100) showed a reduction as compared with the 1931 total of \$8,273,110, but the considerable decrease in the proportion of residential building reported for last year as compared with 1931 and 1930, was mainly due to a relatively large volume of non-residential building. This amounted to \$5,463,450, a falling-off of \$5,273,425 or 49.1 p.c. from the 1931 total for non-residential building as compared with the decline of 64.3 p.c. for all types of building. In the adjoining residential suburban areas of York and East York Townships, some 54 p.c. of the value of the permits issued was for dwellings. These centres reported permits valued at \$1,598,357, a decrease from the 1931 total of \$5,948,037, while the aggregate was also lower than in 1930. The value of building authorized in Toronto, York and East York Townships was \$9,461,045, or 32.4 p.c. of the total for the 61 cities, as compared with \$27,950,136 and 24.9 p.c. of the 1931 aggregate. In addition, permits valued at \$1,215,325 were issued during 1932 by the village of Forest Hill, while York Township and Swansea, also in the Toronto Metropolitan area reported the value of building authorized as \$448,961 and \$95,120, respectively; in 1931, the authorization amounted to \$1,790,653 in Forest Hill and \$727,215 in North York Township and \$260,410 in Swansea.

Winnipeg.- There was a considerable falling-off in building as indicated by permits granted in Winnipeg, where the total for 1932 was \$2,129,400, as compared with \$4,396,600 in 1931; this was a decrease of 51.6 p.c. Non-residential building accounted for about 76 p.c. of the total for 1932, as against 59 p.c. in 1931 and 65 p.c. in 1930. St. Boniface, situated in close proximity to Winnipeg, reported building estimated at \$218,945, compared with \$270,695 in the preceding year. Of the 1932 total, only some 8 p.c. was the estimated cost of dwellings. These two centres together reported 5.5 p.c. of the 1932 aggregate for the 61 centres, showing a slight increase over the 1931 proportion of 4.2 p.c.

Vancouver.- The municipality of Greater Vancouver issued permits for buildings valued at \$2,854,206, as compared with the aggregate of \$10,066,425 in 1931; this was a decline of \$7,212,219 or 71.6 p.c. The 1932 total was also lower than in any other year since 1920, although it was higher than in 1919, 1918, 1917 and 1915. North Vancouver, a mile from Vancouver, granted permits for buildings estimated to cost \$77,455, a reduction of 17.6 p.c. from the 1931 total of \$94,025. The metropolitan area of Vancouver reported authorizations valued at \$2,931,661 in 1932, or 6.9 p.c. of the aggregate for the 61 cities; this was a decrease from the 1931 proportion, which was 9.1 p.c. of the total.

Saskatoon recorded an aggregate of \$1,704,829, which was only \$13,686 or .08 p.c. lower than the 1931 authorizations of \$1,718,515, the major portion of the construction in 1932 being for engineering work. Dwellings constituted only about 7 p.c. of the total value of the authorized building in 1932, as compared with 40 p.c. in 1931.

The Ottawa permits, valued at \$1,549,515, were 50.9 p.c. less than the 1931 aggregate of \$3,154,000. Last year's total was also exceeded by the figures for every other year of the record. Residential building accounted for some 37.1 p.c. of the 1932 authorizations.

Hamilton.- The value of building represented by permits issued in Hamilton during 1932, viz., \$1,424,300, was lower than the 1931 total of \$5,026,050, there being a decrease of \$3,601,750 or 71.6 p.c. in this comparison. About 40 p.c. of the building authorized in 1932 was residential building, as compared with 48 p.c. in 1931, and 42 p.c. in 1930. During 1932, the 171 dwellings authorized were valued at \$566,000, and average of some \$3,198, compared with the average valuation of \$4,309 in 1931. This reduction no doubt partly reflected the lowered building costs during 1932, but probably also showed that less expensive types of houses and apartments were being constructed in Hamilton.

The Quebec City authorizations amounted to \$1,179,465, compared with \$4,049,875 in 1931; this was a decline of \$2,870,410 or 70.9 p.c. About 26 p.c. of last year's total was for dwellings, while in 1931 residential construction constituted some 33 p.c. of the aggregate.

In Edmonton, permits were granted for building estimated to cost \$1,093,045, a decrease of 20.6 p.c. as compared with the 1931 aggregate of \$1,377,175. Non-residential building accounted for approximately 71 p.c. of the total authorizations in Edmonton during 1932, while in 1931 this proportion was 55 p.c.

Halifax.- In Halifax, the permits issued represented building valued at \$933,519; this total was smaller by \$2,031,466 or 68.5 p.c. than in 1931; it was also lower than in 1930, 1929, 1928 and 1927, but slightly greater than in 1926. Over 63 p.c. of the total value for 1932 was granted for dwellings.

Calgary.- The building authorized in Calgary was estimated to cost \$917,868, a decline of \$1,026,171 or 52.8 p.c. as compared with the preceding year. Approximately 44 p.c. of the 1932 total was earmarked for residential building, as against 61 p.c. in 1931 and 44 p.c. in 1930. In 1932, the average cost of the 141 dwellings for which permits were issued was \$2,839, while in the preceding year the estimated cost, on the average, was \$3,288.

Windsor, with building operations estimated to cost \$848,377, showed an increase as compared with the 1931 total of \$436,507, but with this exception, the 1932 aggregate was less than in any preceding year since 1920. In the 1932 total was included a permit for a post-office building valued at about \$600,000. The five adjacent Border Cities, - Windsor, East Windsor, Riverside, Sandwich and Walkerville - together issued permits for building valued at \$923,995, compared with \$638,938 in 1931.

London.— The value of authorized building in London was \$567,690 or 67.5 p.c. less than in 1931; about 47 p.c. of this total represented residential building, as compared with 41 p.c. in the preceding year.

In Saint John, the estimated building was valued at \$445,539, compared with \$1,257,317 in 1931; this was a reduction of 64.6 p.c. since the preceding year. Only about 6 p.c. of the 1932 total was classed as the estimated cost of dwellings.

The Regina aggregate of \$277,069 was considerably lower than the total of \$1,598,440 reported in 1931. About 17 p.c. of last year's authorizations was for dwellings, compared with approximately 22 p.c. in 1931.

The cities recording increases in the value of permits granted during 1932 as compared with the preceding year are as follows:— Charlottetown, Sydney, Niagara Falls, Windsor, East Windsor and Nanaimo.

BUILDING ACTIVITIES BY MONTHS.

The building authorizations in May, June and July, \$5,488,845, \$5,028,324 and \$4,412,169, respectively, were higher in value than in any other month of 1932. In 1931, the greatest aggregate, viz., \$13,495,165, was reported in April. The 1932 monthly totals reported by the 61 centres are given below:—

January.....	\$3,211,012	May.....	\$5,488,845	September....	\$2,449,735
February.....	2,845,271	June.....	5,028,324	October.....	3,170,570
March.....	3,396,729	July.....	4,412,169	November.....	2,553,373
April.....	4,370,863	August...	3,823,251	December.....	1,569,255

BUILDING ACTIVITIES BY TYPES OF BUILDINGS.

Some 50 cities furnished detailed statements showing that they had issued almost 3,570 permits for dwellings estimated to cost about \$10,800,000, and approximately 18,550 permits for other buildings at a proposed cost of almost \$25,000,000, while some 30 engineering projects valued at about \$2,075,000 were also reported during 1932. The average estimated cost per dwelling was, therefore, about \$3,025, while the average for other buildings was not quite \$1,350. 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 1931, nearly 10,750 permits were granted for dwellings at a proposed cost of \$47,000,000, an average of \$4,334; some 24,300 other permits were also issued for buildings valued at \$55,000,000, giving a mean of about \$2,300 per building. The decrease in the value of the dwellings authorized in 1932 as compared with 1931 was doubtless due to some extent to the lowered cost of building, but probably also reflected a curtailment in the more luxurious types of houses and apartments. The following table shows the city distribution of the projects classed as engineering:—

<u>City</u>	<u>Value</u>	<u>City</u>	<u>Value</u>
Shawinigan Falls	\$ 75,000	Moose Jaw	\$ 306,944
Three Rivers	20,000	Saskatoon	1,172,974
Brantford	96,757	Lethbridge	110,000
Port Arthur	125,000	North Vancouver	16,465
St. Boniface	150,000		

BUILDING ACTIVITIES IN 35 CITIES, WITH COMPARISONS
FROM 1913.

The value of the building permits taken out in the 35 cities originally used in these compilations was \$38,370,313, as compared with \$101,647,955 in 1931; this was a decrease of 62.3 p.c., the same proportionate decline as was shown by the aggregate for the 61 cities. The proportion of the permits issued in these 35 cities to the grand total was 90.7 p.c. in 1932, compared with 90.6 p.c. in 1931, 91.0 p.c. in 1930, 89.9 p.c. in 1929 and 88.5 p.c. in 1928.

The 1932 total for the 35 cities, as already stated, was lower than in 1931, and was also smaller than that reported in any of the years since 1913, except 1915 and 1917; in this comparison, it should be noted that the figures for the years since 1920 have been revised to include the aggregate for Point Grey and South Vancouver, which were amalgamated with Vancouver as from Jan. 1, 1929, to form the municipality of Greater Vancouver. Figures for these two centres are not available prior to 1920. It should also here be mentioned once more that the average index number of wholesale prices of building materials was lower in 1932 than in any other year since 1916.

Table 2 gives, by provinces, the value of the building permits issued in the 35 cities since 1913, as well as indexes of wholesale costs of building materials and of wages in the building trades.

BUILDING ACTIVITIES IN THE FOUR LARGEST CITIES, WITH COMPARISONS
FROM 1913.

The value of the building represented by the permits issued in Montreal, Toronto, Winnipeg and Vancouver aggregated \$22,460,594, a decrease of 67.3 p.c. as compared with the 1931 total of \$68,341,800. There were large declines in each of these cities as compared with 1931. The proportion of the building authorized in these four centres to the aggregate for the 35 cities, was 58.5 p.c., compared with 67.2 p.c. in 1931, 60.9 p.c. in 1930 and 59.8 p.c. in 1929, when this ratio was lower than in any previous year since 1921.

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 authorized by the permits in these metropolitan areas was \$25,747,455; this was a decrease of 65.8 p.c. as compared with the 1931 aggregate of \$75,360,145.

Table 3 is a record of building permits issued in the four largest cities since 1913.

Table 1.- Estimated Cost of Building Work as indicated by the Value of Building Permits issued by 61 cities.

Cities	1932	1931	1930	1929
	\$	\$	\$	\$
P. E. I.-Charlottetown	582,000	-	153,000	20,000
Nova Scotia	1,109,753	3,174,980	3,564,302	5,748,232
x Halifax	933,519	2,964,985	3,188,345	5,209,245
New Glasgow	35,890	107,165	141,250	305,370
x Sydney	140,344	102,830	234,707	233,667
New Brunswick	648,434	1,783,462	3,034,614	2,037,934
Fredericton	18,500	140,295	482,000	23,500
x Moncton	184,395	335,850	456,827	768,692
x Saint John	445,539	1,257,317	2,095,787	1,245,736
Quebec	12,467,878	37,605,584	46,224,208	57,984,175
x Montreal - x Maisonneuve	10,557,438	31,876,676	37,504,590	46,065,924
x Quebec	1,179,465	4,049,875	4,912,257	5,684,183
Shawinigan Falls	107,230	55,065	468,540	770,618
x Sherbrooke	229,300	676,350	812,150	755,240
x Three Rivers	108,075	242,030	851,730	1,482,065
x Westmount	286,370	705,588	1,674,941	3,220,145
Ontario	16,887,761	44,371,578	69,042,946	95,055,827
Belleville	100,705	221,900	312,360	533,730
x Brantford	170,844	506,677	1,034,957	473,387
Chatham	56,215	201,365	821,258	813,560
x Fort William	294,100	451,000	1,227,300	1,759,000
Galt	88,768	239,022	264,901	527,315
x Guelph	152,885	221,082	371,351	607,377
x Hamilton	1,424,300	5,026,050	6,291,100	7,008,320
x Kingston	349,039	548,199	1,056,986	908,900
x Kitchener	363,048	627,853	1,344,232	1,045,351
x London	567,690	1,746,900	2,744,735	2,408,900
Niagara Falls	168,266	158,018	483,678	905,510
Oshawa	41,314	146,375	195,470	1,478,090
x Ottawa	1,549,515	3,154,000	6,295,275	3,403,333
Owen Sound	22,415	81,975	132,000	529,850
x Peterborough	192,919	278,526	797,895	618,278
x Port Arthur	284,437	341,975	995,487	555,945
x Stratford	50,068	164,535	414,410	354,849
x St. Catharines	221,566	563,626	610,067	1,432,392
x St. Thomas	44,955	139,040	180,327	172,190
Sarnia	62,404	171,818	633,899	1,021,962
Sault Ste. Marie	142,680	436,147	589,773	782,059
x Toronto	7,862,693	22,002,099	32,130,589	47,698,654
York and East York Townships	1,598,357	5,948,037	6,240,998	9,824,273
Welland	67,650	209,726	196,125	301,500
x Windsor	848,377	436,507	2,250,130	5,571,849
East Windsor	44,043	22,136	424,233	561,382
Riverside	2,525	29,165	153,920	383,225
Sandwich	12,050	21,130	183,775	356,190
Walkerville	17,000	130,000	472,000	1,631,000
Woodstock	86,933	146,095	193,715	287,456
Manitoba	2,381,433	4,953,908	7,631,620	12,007,695
x Brandon	33,088	286,613	197,245	404,342
St. Boniface	218,945	270,695	780,625	553,103
x Winnipeg	2,129,400	4,396,600	6,653,750	11,050,250
Saskatchewan	2,374,440	3,790,002	9,544,287	16,950,228
x Moose Jaw	392,542	473,047	1,058,303	1,025,474
x Regina	277,069	1,598,440	2,971,544	10,022,631
x Saskatoon	1,704,829	1,718,515	5,514,440	5,902,123
Alberta	2,243,718	4,730,465	9,460,834	17,953,321
x Calgary	917,868	1,944,039	4,054,364	11,417,144
x Edmonton	1,093,045	1,377,175	4,300,935	5,670,185
Lethbridge	192,150	1,294,055	984,830	559,322
Medicine Hat	40,655	115,125	120,705	306,600
British Columbia	3,618,980	11,812,866	17,718,514	27,187,037
Kamloops	49,435	133,642	205,235	241,247
Nanaimo	56,269	45,350	117,053	112,640
x New Westminster	137,712	580,321	553,990	1,011,629
Prince Rupert	54,230	155,493	148,695	37,643
x Vancouver 1/	2,854,206	10,066,425	14,645,206	21,572,727
North Vancouver	77,455	94,025	150,073	222,515
x Victoria	389,673	735,610	1,898,262	3,862,681
Total - 61 cities	42,319,397	112,222,845	166,379,325	234,944,549
x Total - 35 cities	38,370,313	101,647,955	151,324,214	211,223,614

1/Includes Point Grey and South Vancouver, formerly given separately.

Table 1.- Estimated Cost of Building Work as indicated by the Value of Building Permits issued in 61 cities (Continued).

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
x Halifax	2,808,357	1,537,899	764,498	1,035,564
New Glasgow	64,515	10,850	7,870	20,286
x Sydney	205,304	291,898	136,577	43,937
New Brunswick	1,262,266	1,365,065	771,421	986,325
Fredericton	148,015	14,779	37,050	98,175
x Moncton	270,813	736,110	342,701	204,620
x Saint John	843,438	614,176	391,670	683,530
Quebec	49,933,504	58,320,532	42,167,440	35,186,268
x Montreal - x Maisonneuve	36,347,901	45,200,842	31,720,049	25,520,523
x Quebec	5,710,144	6,360,165	3,939,281	3,274,371
Shawinigan Falls	1,163,581	347,835	315,760	384,925
x Sherbrooke	1,128,233	689,930	712,350	1,037,110
x Three Rivers	1,681,450	2,332,500	1,445,575	2,064,815
x Westmount	3,902,195	3,389,260	4,034,425	2,904,524
Ontario	104,777,566	79,883,344	65,373,757	59,888,867
Belleville	239,323	670,010	306,610	194,725
x Brantford	802,528	571,599	232,049	159,537
Chatham	780,020	575,087	591,650	193,858
x Fort William	2,062,000	1,209,450	1,291,250	727,340
Galt	378,581	181,023	181,185	108,723
x Guelph	462,815	493,169	344,616	426,641
x Hamilton	6,342,100	3,837,150	3,128,950	2,675,830
x Kingston	678,203	420,467	608,532	493,758
x Kitchener	1,524,625	1,272,632	1,100,111	1,546,262
x London	2,561,705	2,814,950	3,621,200	2,389,800
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
x Ottawa	5,421,085	6,446,045	3,101,748	4,942,327
Owen Sound	262,375	330,350	154,450	536,970
x Peterborough	625,577	624,295	342,757	272,637
x Port Arthur	5,292,545	3,473,736	961,580	402,483
x Stratford	224,412	221,254	480,915	407,731
x St. Catharines	1,249,141	1,147,286	940,642	666,962
x St. 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	242,993
x Toronto York	51,607,188	31,274,876	26,029,584	25,797,196
York & East/Townships	8,210,380	6,041,635	5,558,540	6,611,440
Welland	309,866	400,364	404,049	124,320
x Windsor	4,518,723	4,930,832	7,319,454	4,333,945
East Windsor	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
x Brandon	428,130	230,252	227,516	76,579
St. Boniface	871,105	761,570	501,256	972,559
x Winnipeg	10,547,400	7,569,300	10,362,600	4,156,690
Saskatchewan	13,449,826	7,928,574	6,529,041	2,531,380
x Moose Jaw	1,074,078	1,230,489	268,326	243,535
x Regina	6,619,206	3,482,090	4,242,511	1,208,403
x Saskatoon	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
x Calgary	6,302,142	2,330,131	1,999,048	1,197,475
x Edmonton	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	77,496	212,591
x New Westminster	1,928,324	1,082,114	748,169	704,263
Prince Rupert	176,804	252,940	187,465	1,337,769
x Vancouver I/	19,445,288	16,669,680	22,937,602	14,077,065
North Vancouver	912,780	322,739	564,074	268,542
x Victoria	1,827,937	2,524,741	698,239	547,517
Total - 61 Cities	219,105,715	184,613,742	156,386,607	125,029,367
xTotal - 35 Cities	193,937,232	160,886,560	138,485,061	107,134,488

I/Includes Point Grey and South Vancouver, formerly given separately.

Table 1.- Estimated Cost of Building Work as indicated by the Value of Building Permits issued in 61 cities (concluded).

Cities	1924	1923	1922	1921	1920
P.E.I.-Charlottetown	31,900	50,200	81,500	138,200	53,200
Nova Scotia	901,621	739,646	2,416,024	2,807,986	4,356,286
x Halifax	731,209	378,699	1,752,632	2,199,398	3,421,379
New Glasgow	18,505	41,785	58,545	51,775	47,970
x Sydney	151,907	319,162	604,847	556,813	886,937
New Brunswick	1,492,364	1,049,856	2,028,230	1,508,820	2,535,623
Fredericton	257,325	305,895	283,197	234,800	298,650
x Moncton	101,774	385,461	1,037,942	699,520	1,201,673
x Saint John	1,133,265	358,500	707,100	574,500	1,035,300
Quebec	42,562,336	35,483,853	30,330,234	28,869,803	21,801,692
x Montreal-x Maisonneuve	31,013,419	27,125,863	21,132,586	21,291,273	14,067,609
x Quebec	7,331,846	4,786,933	5,397,566	3,695,397	2,301,480
Shawinigan Falls	229,377	124,990	124,400	266,200	141,200
x Sherbrooke	529,878	732,100	712,000	753,900	3,265,538
x Three Rivers	1,046,210	780,735	1,193,650	1,286,740	845,975
x Westmount	2,411,606	1,933,232	1,770,032	1,576,293	1,179,890
Ontario	57,330,141	74,673,080	81,396,259	59,315,845	58,636,365
Belleville	195,000	54,825	254,400	119,700	73,250
x Brantford	191,480	615,686	465,420	404,445	798,073
Chatham	352,329	245,867	366,317	322,555	387,034
x Fort William	1,272,570	1,425,130	1,446,685	893,050	1,045,160
Galt	124,742	135,631	731,707	501,771	291,760
x Guelph	404,304	571,484	964,808	433,257	494,158
x Hamilton	3,309,800	5,452,930	4,928,465	4,639,450	4,340,220
x Kingston	1,035,620	649,233	701,495	591,515	494,736
x Kitchener	1,221,122	1,893,892	2,461,321	932,050	1,277,595
x London	2,113,500	3,261,065	2,605,630	2,527,510	2,146,305
Niagara Falls	802,622	758,513	676,694	1,145,589	493,965
Oshawa	786,985	1,323,110	1,155,130	329,405	849,496
x Ottawa	2,540,699	3,521,817	5,021,782	2,716,409	3,305,172
Owen Sound	161,125	319,450	196,450	119,000	146,175
x Peterborough	437,510	295,798	439,154	541,754	939,700
x Port Arthur	1,186,207	2,640,321	1,167,429	113,509	216,350
x Stratford	641,619	509,272	700,527	276,089	440,782
x St. Catharines	713,638	806,310	1,290,576	776,360	830,632
x St. Thomas	164,026	334,239	221,964	113,640	258,821
Sarnia	840,803	791,470	880,260	1,331,337	742,265
Sault Ste. Marie	559,245	401,032	583,813	896,920	1,034,290
x Toronto	23,926,028	30,609,227	35,237,925	23,878,246	25,737,047
York & East York Townships	5,710,400	8,921,650	11,167,700	8,101,100	4,312,350
Welland	178,880	206,105	362,371	435,735	299,420
x Windsor	4,429,308	4,725,034	4,143,495	5,123,110	4,850,310
East Windsor	1,371,662	1,539,702	1,473,270	323,185	674,745
Riverside	403,450	334,945	223,265	48,336	-
Sandwich	959,799	809,754	854,250	550,225	687,610
Walkerville	1,058,000	610,000	431,000	1,016,000	1,178,000
Woodstock	237,668	309,588	242,956	114,593	290,928
Manitoba	3,867,102	5,177,487	7,653,442	6,714,883	9,248,971
x Brandon	270,825	183,034	225,029	749,190	412,829
St. Boniface	418,377	510,353	552,663	385,293	465,992
x Winnipeg	3,177,900	4,484,100	6,875,750	5,580,400	8,370,150
Saskatchewan	2,856,190	2,405,976	3,982,213	3,434,681	5,281,600
x Moose Jaw	501,129	289,398	379,180	500,177	1,533,095
x Regina	939,785	1,264,030	1,784,124	2,160,038	2,597,920
x Saskatoon	1,415,276	852,548	1,818,909	774,466	1,150,585
Alberta	3,695,604	2,597,987	5,723,204	4,170,446	6,451,876
x Calgary	1,031,420	821,840	3,102,700	2,298,800	2,906,100
x Edmonton	2,305,095	1,488,670	2,338,109	1,563,696	3,231,955
Lethbridge	226,222	258,570	243,695	217,760	252,090
Medicine Hat	132,867	28,907	38,700	90,190	61,731
British Columbia	13,845,890	11,343,536	14,604,292	9,833,750	8,654,009
Kamloops	163,861	99,728	146,165	237,820	90,288
Nanaimo	89,005	137,507	85,981	93,273	78,294
x New Westminster	321,432	350,848	332,050	264,870	319,109
Prince Rupert	209,312	97,148	314,412	620,833	405,189
x Vancouver I/	11,100,736	9,387,599	12,585,611	7,444,913	6,403,851
North Vancouver	1,123,441	220,546	107,069	194,874	149,706
x Victoria	838,103	1,050,160	1,033,004	977,167	1,207,572
Total - 61 Cities	126,583,148	133,521,621	148,215,407	116,794,414	117,019,622
x Total - 35 Cities	109,940,246	114,284,350	126,579,497	98,907,945	103,514,024
I/ Includes Point Grey and South Vancouver, formerly given separately.					

Table 2.- Estimated Cost of Building Work in the years 1913-1932, by provinces, as indicated by Building Permits issued by 35 cities.

Provinces	No. of cities	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	1,073,863	3,067,815	3,423,052	5,442,912	3,013,661	1,829,797	901,075	1,079,501	883,116	697,861
New Brunswick	(2)	629,934	1,643,167	2,552,614	2,014,434	1,114,251	1,350,286	734,371	888,150	1,235,039	743,961
Quebec	(6)	12,360,648	37,550,519	45,755,668	57,213,557	48,769,923	57,970,697	41,851,680	34,801,343	42,332,959	35,358,863
Ontario	(15)	14,376,436	36,208,669	57,744,841	74,618,725	83,735,379	58,830,423	49,641,985	45,592,635	43,587,431	57,311,438
Manitoba	(2)	2,162,488	4,683,213	6,850,995	11,454,592	10,975,530	7,800,552	10,590,116	4,233,269	3,448,725	4,667,134
Saskatchewan	(3)	2,374,440	3,790,002	9,544,287	16,950,228	13,449,826	7,928,574	6,529,041	2,531,380	2,856,190	2,405,976
Alberta	(2)	2,010,913	3,321,214	8,355,299	17,087,329	9,677,113	4,898,696	3,852,783	2,679,365	3,336,515	2,310,510
British Columbia 1/	(3)	3,381,591	11,383,356	17,097,458	26,447,037	23,201,549	20,276,535	24,384,010	15,328,845	12,260,271	10,788,607
Total 35 cities 1/		38,370,313	101,647,955	151,324,214	211,228,814	193,937,232	160,886,560	138,485,061	107,134,488	109,940,246	114,284,350
2/ Average weighted index numbers of wholesale prices of building materials		77.5 (Unrevised)	81.9	90.8	99.0	97.4	96.1	100.0	102.9	106.6	111.9
3/ Average index numbers of wages in building trades		178.2	195.7	203.2	197.5	185.6	179.3	172.1	170.4	169.1	166.4

1/ Includes Point Grey and South Vancouver, amalgamated with Vancouver as from Jan. 1, 1929.

2/ Compiled by Dominion Bureau of Statistics. Average 1926=100.

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

Table 2.- Estimated Cost of Building Work in the years 1913-1932, by provinces, as indicated by Building Permits issued by 35 cities (concluded).

Provinces	No. of cities	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913
Nova Scotia	(2)	\$ 2,357,479	\$ 2,756,211	\$ 4,308,316	\$ 5,898,336	\$ 3,295,635	\$ 1,320,647	\$ 1,348,434	\$ 1,262,087	\$ 990,293	\$ 1,158,954
New Brunswick	(2)	1,745,042	1,274,020	2,236,973	2,674,716	498,748	870,963	675,980	864,339	852,655	2,882,780
Quebec	(6)	20,205,834	28,603,603	21,660,492	15,166,851	6,852,354	8,794,149	9,870,630	12,267,849	24,277,591	34,873,449
Ontario	(15)	61,796,676	43,960,394	47,175,077	40,584,834	18,377,012	17,407,571	20,229,574	14,353,828	38,558,430	42,474,905
Manitoba	(2)	7,100,777	6,329,590	8,782,979	3,046,541	2,140,672	2,374,773	2,752,173	1,862,455	17,440,386	19,231,259
Saskatchewan	(3)	3,982,213	3,434,681	5,281,600	3,694,505	2,177,290	1,294,659	687,170	574,287	2,783,235	13,007,664
Alberta	(2)	5,440,809	3,862,496	6,138,055	3,143,346	1,546,270	858,000	895,040	460,375	8,738,647	17,852,103
British Columbia	(3)	13,950,665	8,686,950 ^{1/}	7,930,532 ^{1/}	2,904,284	1,848,287	997,649	3,245,465	1,920,829	6,882,765	15,151,727
Total - 35 cities		126,579,497	98,907,945 ^{1/}	103,514,024 ^{1/}	77,113,413	36,838,270	33,936,426	39,724,466	33,566,749	96,780,781	153,662,842
2/ Average weighted index numbers of whole-sale prices of building materials		108.7	122.8	144.0	117.3	100.9	87.6	69.6	60.5	62.5	67.0
3/ Average index numbers of wages in building trades		162.5	170.5	180.9	148.2	125.9	109.9	102.4	101.5	100.8	100.

1/ Includes Point Grey and South Vancouver, amalgamated with Vancouver as from Jan. 1, 1929.

2/ Compiled by Dominion Bureau of Statistics, Average 1926=100.

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

Table 3.- Building Permits Issued by Four Largest Cities, 1913-1932.

C i t y	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923
Montreal	10,557,438	31,876,676	37,504,590	46,065,924	36,347,901	45,200,842	31,720,049	25,520,523	31,013,419	27,125,863
Toronto	6,919,550	22,002,099	32,130,589	47,698,654	51,607,188	31,274,876	26,029,584	25,797,196	23,926,028	30,609,227
Winnipeg	2,129,400	4,396,600	6,653,750	11,050,250	10,547,400	7,569,300	10,362,600	4,156,690	3,177,900	4,484,100
Vancouver 1/	2,854,206	10,066,425	14,645,206	21,572,727	19,445,288	16,669,680	22,937,602	14,077,065	11,100,736	9,387,599
Total - 4 largest cities 1/	22,460,594	68,341,800	90,934,135	126,387,555	117,947,777	100,714,698	91,049,835	69,551,474	69,218,083	71,606,789
Total - 35 cities 1/	38,370,313	101,647,955	151,324,214	211,228,814	193,937,232	160,886,560	138,485,061	107,134,488	109,940,246	114,284,350
Total - 61 cities	42,319,397	112,222,845	166,379,325	234,944,549	219,105,715	184,613,742	156,386,607	125,029,367	126,583,148	133,521,621
Proportion of permits issued in 4 largest cities to total for 35 cities	58.5	67.2	60.9	59.8	60.8	62.6	65.7	64.9	63.0	62.7
Proportion of permits issued in 4 largest cities to total for 61 cities	53.1	60.9	54.7	53.8	53.8	54.6	58.2	55.6	54.7	53.6

When the "satellite" cities in the immediate vicinity of the four leading cities are added, the proportion of the building in the four metropolitan areas to the total for the 61 cities is as follows:- 1932, 60.8 p.c; 1931, 67.2 p.c; 1930, 60.0 p.c; 1929, 59.7 p.c; 1928, 60.2 p.c; 1927, 60.0 p.c; 1926, 64.9 p.c; 1925, 63.5 p.c; 1924, 62.2 p.c; 1923, 62.1 p.c; 1922, 60.1 p.c; 1921, 58.9 p.c. and 1920, 51.8 p.c.

Table 3.- Building Permits issued by Four Largest Cities, 1913-1932. (Concluded).

City	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913
Montreal	21,132,586	21,291,273	14,067,609	10,033,901	4,882,873	5,501,918	5,527,544	8,263,021	20,226,401	29,723,452
Toronto	35,237,925	23,878,246	25,737,063	19,617,838	8,535,331	7,163,556	9,881,671	6,651,889	20,694,288	27,038,913
Winnipeg	6,875,750	5,500,400	8,370,150	2,948,000	2,050,650	2,212,450	2,507,300	1,826,300	12,845,050	18,621,650
Vancouver	12,585,611	7,444,913 ^{1/}	6,403,851 ^{1/}	2,271,411	1,450,229	768,255	2,989,893	1,593,249	4,484,476	10,423,197
Total-4 largest cities	75,831,872	58,194,832 ^{1/}	54,578,673 ^{1/}	34,871,150	16,919,083	15,646,179	20,906,408	18,334,459	58,250,215	85,807,212
Total-35 cities	126,579,497	98,907,945 ^{1/}	103,514,024 ^{1/}	77,113,413	36,838,270	33,936,426	39,724,466	33,566,749	96,780,981	153,662,842
Total-61 cities	148,215,407	116,794,414	117,019,622							
Proportion of permits issued in 4 largest cities to total for 35 cities	60.0	58.8	52.7	45.2	45.9	46.1	52.6	54.6	60.2	55.8
Proportion of permits issued in 4 largest cities to total for 61 cities	51.2	49.8	46.6							

^{1/} Includes Point Grey and South Vancouver, formerly given separately, but from Jan. 1, 1929, amalgamated with Vancouver. Figures for these two centres are not available prior to 1920.