

64-D-20 C2

STATISTICS CANADA LIBRARY  
BIBLIOTHÈQUE STATISTIQUE CANADA



1010721199

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

---

ANNUAL REVIEW  
of  
BUILDING PERMITS  
Issued by 61 Cities  
in  
CANADA  
1933

(With comparative data for the years 1920 - 1932)

♦ ♦ ♦

Published by Authority of the Hon. H.H. Stevens, M.P.,  
Minister of Trade and Commerce.

♦ ♦ ♦

OTTAWA

1934

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

Issued February 22, 1934.

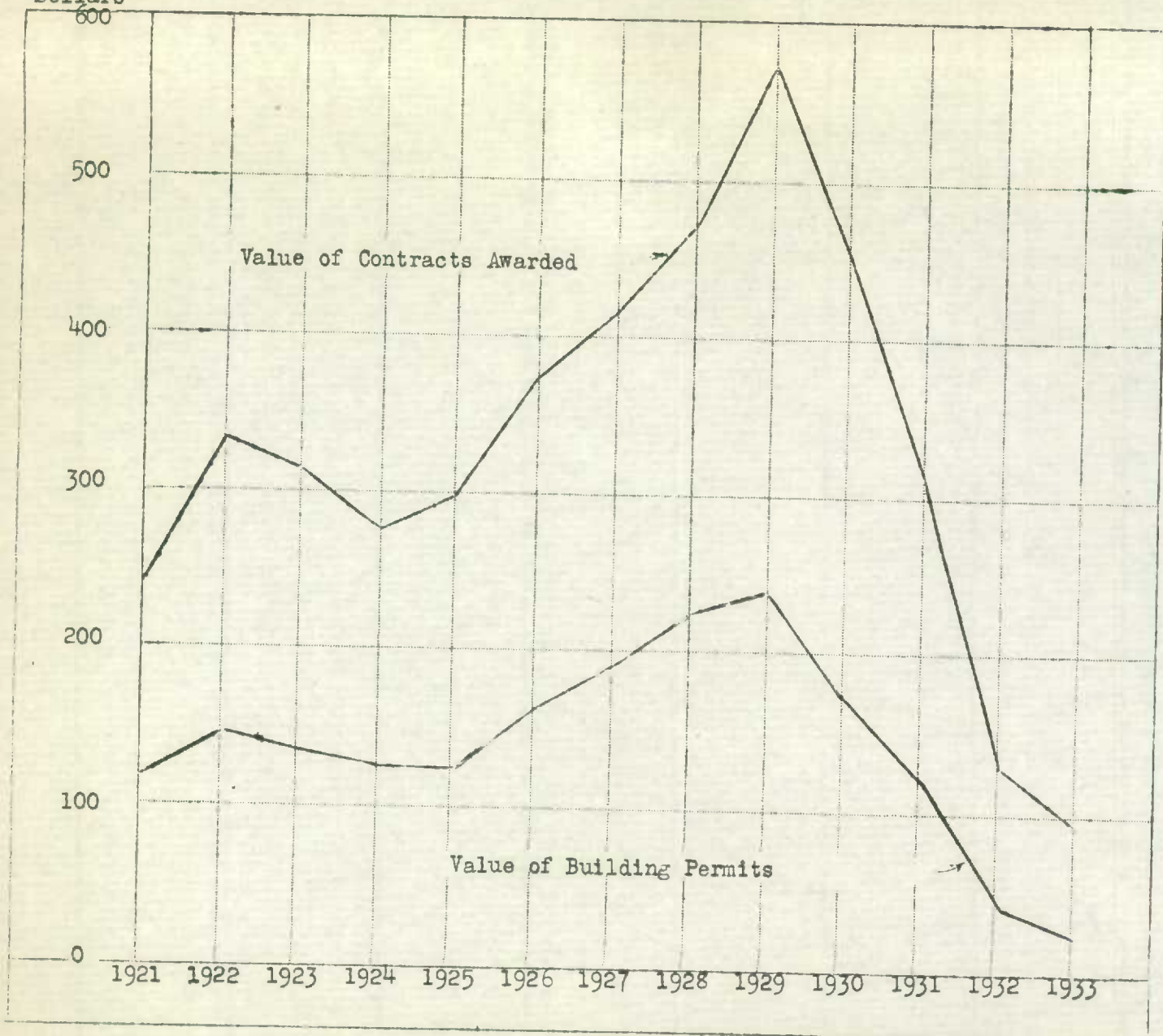
ANNUAL REVIEW OF BUILDING PERMITS ISSUED IN CANADA DURING 1933.

Dominion Statistician:	R. H. Coats, B.A., F.S.S.(Hon.), F.R.S.C.
Chief, General Statistics:	S. A. Gudmore, M.A., F.S.S.
In Charge Employment Statistics:	M. E. K. Roughsedge.

The value of the building authorized in 61 leading centres during 1933 showed a decided decline, according to revised statements of building permits furnished the Dominion Bureau of Statistics by officials of these cities. The estimated cost of the building for which permits were granted was \$21,776,496; compared with the total of \$42,319,397 in 1932, this was a decrease of \$20,542,901 or 48.5 p.c. Last year's aggregate was also considerably below the annual average of \$144,856,597 reported in the preceding thirteen years for which data are available. While the index of wholesale prices of building materials in 1933 was slightly higher at 78.3 than in 1932, (when it had stood at 77.2), it was 24 p.c. lower than the average of the annual indexes recorded in the years, 1920-1933, viz., 103.0. These index numbers are prepared by the Internal Trade Branch of the Bureau upon the 1926 average as 100. Labour costs were considerably lower in 1933 than in 1932 or any other year since 1920; the Labour Department's index of wage rates in the building trades, (based on the 1913 average as 100), stood at 158.0 in 1933, compared with 178.2 in 1932, 195.7 in 1931 and 203.2 in 1930, the maximum in the fourteen years for which building permits figures are available for the 61 centres. The decrease in actual building operations, though very pronounced in recent years, is therefore not quite so marked as the dollar decline in building authorizations would indicate.

CHART I.- AGGREGATE ANNUAL VALUE OF BUILDING PERMITS ISSUED BY 61 CITIES, AND OF CONSTRUCTION CONTRACTS AWARDED THROUGHOUT CANADA, 1920-1933. (Construction contracts awarded taken from MacLean Building Review).

Millions of  
Dollars





The MacLean Building Review makes a monthly tabulation of the value of construction contracts awarded throughout the Dominion; during 1933, these totalled \$97,289,800, compared with \$132,872,400 in 1932, \$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 26.8 per cent in 1933 as compared with 1932, while last year's total was also lower than in any other year since 1918.

The chart on the first page of this report 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 eight years. The pronounced falling-off in building operations in 1933 as compared with 1932 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 fourteen 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	77.2	178.2
1933	21,776,496	13.9	78.3	158.0

This table shows that the aggregate value of building permits for last year was lower than in any other year of this record, while it amounted to only 15 per cent of the thirteen-year average of \$144,856,597. As already stated, wholesale costs of building materials last year continued at a low level, while wages in nine building trades showed a substantial decrease in the 33 cities upon whose rates the 1933 indexes are based.

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

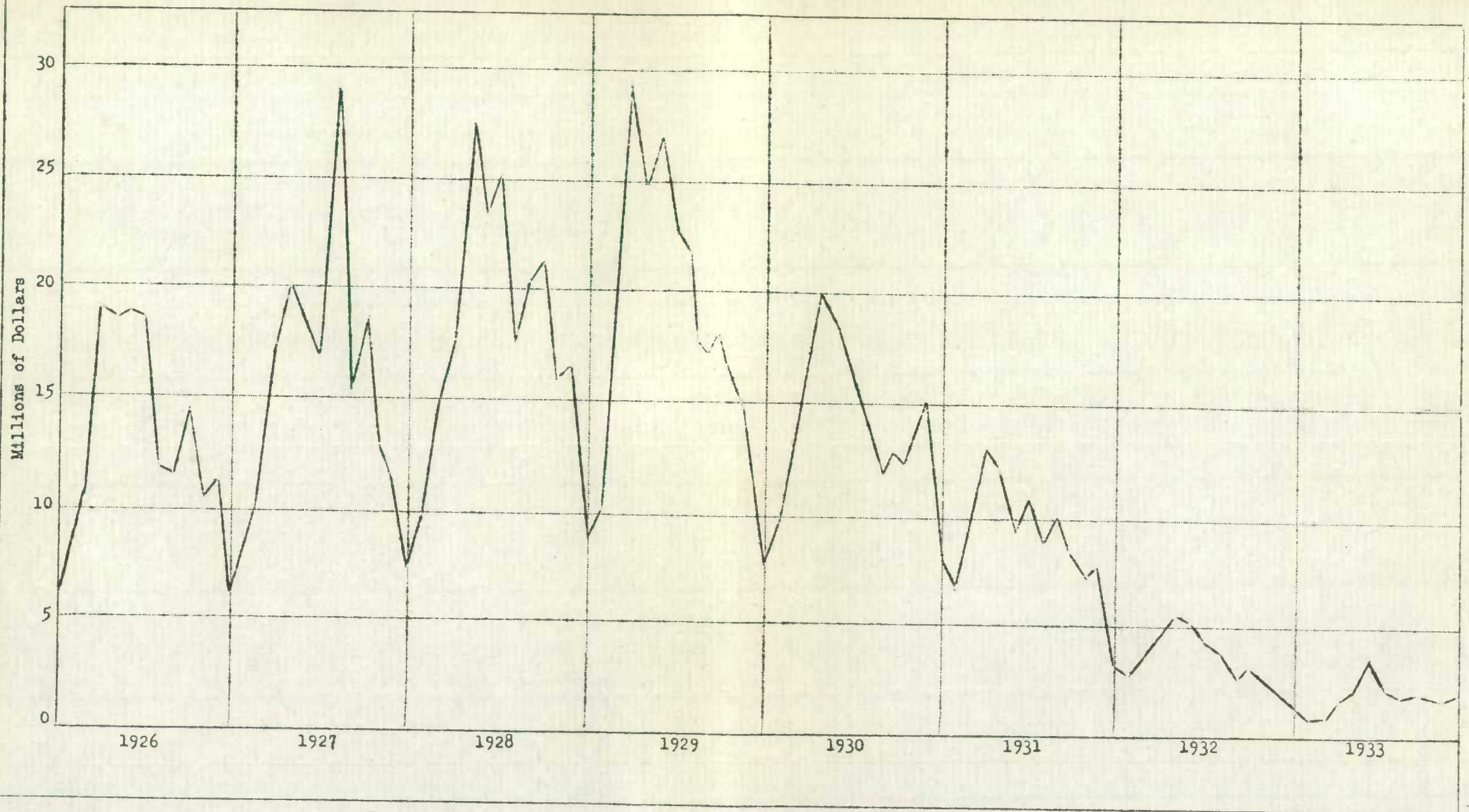
All provinces showed a falling-off in the value of the building authorized as compared with 1932, the largest absolute decrease being in Ontario, and the greatest percentage reductions in Prince Edward Island and Saskatchewan.

MARITIME PROVINCES.— In Nova Scotia, the permits issued for buildings were valued at \$655,294, a decline of \$454,459 or 41.0 p.c. as compared with 1932; the total was also lower than in any other year since 1920. New Brunswick recorded a decrease of 39.2 p.c. in the building authorized during 1933, which was valued at \$394,514. As in the case of Nova Scotia, the total was lower than in other years for which data have been tabulated. A report for 1933 was received from Charlottetown — the only city in Prince Edward Island included in this record. The authorizations in that centre amounted to \$115,200, as compared with \$587,000 in the preceding year, when authority was given for the erection of two large buildings — a college and an hospital. The 1932 figure was the highest indicated in any year since 1920, while that for 1933 was only exceeded by the authorizations in 1932, 1930 and 1921 in the years for which statistics are available.

QUEBEC.— The aggregate for Quebec, \$7,005,774, was 43.8 p.c. lower than in 1932, and was also less than in any other year since 1920. The six cities making returns in that province reported 32.2 p.c. of the total value of building authorized by the 61 cities, as compared with 29.5 p.c. in 1932.



Chart 2.- Monthly Fluctuations in Value of Building Permits Issued by 61 Cities, 1926-1933.





ONTARIO.— The 1933 value of building represented by the permits granted in Ontario stood at \$9,116,743, being lower by \$7,771,018 or 46.0 p.c. than in 1932. Ontario's proportion of the aggregate authorizations was 41.9 p.c. as compared with 39.9 p.c. in the preceding year, 39.5 p.c. in 1932, 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 1932, or, in fact, than in any other year since 1920; the permits issued were for buildings valued at only \$351,681, as compared with \$2,381,433 in 1932, a decline of 84.2 p.c. In Saskatchewan, building authorizations were less than in any other year since 1920, standing at \$529,497. The 1932 aggregate was \$2,374,440, so that in this comparison there was a decline of 77.7 p.c. in the value of the permits issued during 1933. Alberta showed a reduction of 57.8 p.c. as compared with 1932; the 1933 total, \$947,240, was also less than in 1931 and other earlier years since 1920. The proportion of permits issued in the Prairie Provinces to the total for the 61 cities was 10.7 p.c., as compared with 16.5 p.c. in 1932, 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 \$2,160,553 for the seven centres included was 40.5 p.c. smaller than in 1932, and was also less than in any previous year since 1920. These cities reported 9.9 p.c. of the total value of the permits taken out in the 61 cities, as compared with 8.6 p.c. in the preceding year. Apart from the seven British Columbian cities shown in Table 1, (for which centres statistics are on record since 1920), Trail reported building permits amounting to \$49,640 in 1933, as compared with \$43,080 in 1932.

#### 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 1914.

Montreal.— The value of the building represented by the permits issued by Montreal was \$5,648,862, a decrease of 46.5 p.c. as compared with the 1932 authorizations of \$10,557,438. The 1933 total was also lower than in any other year of the record except the war years, 1916, 1917 and 1918. Approximately 32 p.c. of the aggregate for last year represented residential building, as compared with 27 p.c. in the preceding year and 46 p.c. in 1931; the aggregate value of authorizations for dwellings during 1933 — \$1,806,040 — compared unfavourably with the 1932 total of \$2,869,170. The permits issued for industrial and other buildings were also lower in value, standing at \$3,842,822, as compared with \$7,688,268 in 1932. If the Westmount authorizations, \$359,116, are added to the Montreal total, those adjoining cities together issued 27.6 p.c. of the aggregate for the 61 cities, as compared with the 1932 and 1931 proportions of 25.6 p.c. and 29.0 p.c., respectively.

Toronto.— During 1933, there was a decline of \$3,447,183 or 43.8 p.c. in the Toronto building authorizations, which were valued at \$4,415,510, as against \$7,862,693 in 1932. Nearly 32 p.c. of the building authorized in 1933 was listed as residential, as compared with 18 p.c. in 1932, and 38 p.c. in 1931. The value of the dwellings for which permits were taken out in 1933 (\$1,404,890) showed a slight reduction as compared with the 1932 total of \$1,456,100, while there was a large decrease in the non-residential building, which was valued at \$3,010,620, as compared with \$6,406,593 in 1932. In the adjoining residential suburban areas of York and East York Townships, some 43 p.c. of the value of the permits issued was for dwellings, a falling-off from the 1932 proportion of 54 p.c. These centres reported permits valued at \$698,841, or substantially less than the 1932 total of \$1,598,357. Toronto, York and East York Townships together reported 23.5 p.c. of the aggregate value of the building authorized by the 61 cities during 1933; in the preceding year, this proportion had been 22.4 p.c.

Winnipeg.— There was a considerable reduction in building as indicated by permits granted in Winnipeg, where the total for 1933 was \$742,200, as compared with \$2,129,400 in 1932; this was a decrease of 65.1 p.c. Non-residential building accounted for about 66 p.c. of the total for 1933, as against 76 p.c. in 1932 and 59 p.c. in 1931. St. Boniface, situated in close proximity to Winnipeg, reported building estimated at \$62,660, compared with \$218,945 in the preceding year. These two centres together reported 3.7 p.c. of the 1933 aggregate for the 61 centres, showing a slight falling-off as compared with the 1932 proportion of 5.5 p.c.

Vancouver.— The municipality of Greater Vancouver issued permits for buildings valued at \$1,564,541; as compared with the 1932 total of \$2,854,206, this was a decline of \$1,289,665 or 45.2 p.c. The aggregate for 1933 was also lower than in any other year since 1918. North Vancouver, a mile from Vancouver, granted permits for buildings



estimated to cost \$27,796, a reduction of 64.1 p.c. from the 1932 total of \$77,455. The Metropolitan area of Vancouver reported authorizations valued at \$1,592,337 in 1933, or 7.3 p.c. of the aggregate for the 61 cities; this was a small increase over the 1932 proportion, which had been 6.9 p.c. of the total.

The Ottawa permits, valued at \$916,065, were 40.9 p.c. less than the 1932 aggregate of \$1,549,515. Last year's total was also lower than in any other year since 1920. Residential building accounted for some 40.8 p.c. of the 1933 authorizations, as compared with 37.1 p.c. in 1932.

The Quebec City authorizations amounted to \$724,548, compared with \$1,179,465 in 1932; this was a decline of \$454,917 or 38.6 p.c. About 21 p.c. of last year's total was for dwellings, while in 1932 residential construction constituted some 26 p.c. of the aggregate.

Halifax. - In Halifax, the permits issued represented building estimated to cost \$598,909; this total was smaller by \$334,610 or 35.9 p.c. than in 1932; it was also lower than any other year since 1920 except 1923. Nearly 57 p.c. of the total value for 1933 was granted for dwellings, compared with the 1932 proportion of 63 p.c.

London. - The estimated cost of authorized building in London was \$551,485, or only 2.9 p.c. less than the 1932 aggregate of \$567,690; about 43 p.c. of this total represented residential building, as compared with 47 p.c. in the preceding year.

Hamilton. - The value of building represented by permits issued in Hamilton during 1933 was \$510,200. This was lower than the 1932 total of \$1,424,300, there being a decrease of \$914,100 or 64.2 p.c. in this comparison. Forty-three p.c. of the building authorized in 1933 was residential building, as compared with 40 p.c. in 1932, and 48 p.c. in 1931. During 1933, the 56 dwellings for which permits were issued were valued at \$212,550, an average of some \$3,917, compared with the average valuation of \$3,198 in 1932, and of \$4,309 in 1931.

Calgary. - The building authorized in Calgary was estimated to cost \$449,917, a decline of \$467,951, or 51.0 p.c. as compared with the preceding year. Approximately 36 p.c. of the 1933 total was earmarked for residential building, as against 44 p.c. in 1932 and 61 p.c. in 1931. In 1933, the average cost of the 77 dwellings for which permits were issued was \$2,111, while in the preceding year the estimated cost, on the average, was \$2,839 and in 1931, it was \$3,288.

In Edmonton, permits were granted for building estimated to cost \$428,565, a decrease of 60.8 p.c. as compared with the 1932 aggregate of \$1,093,045. Non-residential building accounted for approximately 56.7 p.c. of the total authorizations in Edmonton during 1933, as compared with the 1932 proportion of 71 p.c.

The Regina aggregate of \$376,742 was higher by 35.9 p.c. than the total of \$277,069 reported in 1932. This was one of the fourteen centres showing higher authorizations than in the preceding year, but the total was less than in 1931 and other years since 1920. About 16 p.c. of last year's authorizations was for dwellings, compared with approximately 17 p.c. in 1932.

Victoria, with building operations estimated to cost \$340,136, showed a decrease of 12.7 p.c. as compared with the 1932 total of \$389,673. The dwellings and apartments authorized were valued at \$122,225, or 35.9 p.c. of the 1933 total, as compared with 35.4 p.c. of the aggregate for the preceding year.

The cities recording increases in the value of permits granted during 1933 as compared with the preceding year are as follows:-- Fredericton, Westmount, Brantford, Chatham, Galt, Oshawa, Owen Sound, Stratford, St. Thomas, Sarnia, Riverside, Brandon, Regina and Kamloops.

#### BUILDING ACTIVITIES BY MONTHS.

The building authorizations in May, June and July, \$2,065,372, \$3,589,204 and \$2,180,403, respectively, were higher in value than in any other month of 1933. In 1932, the greatest aggregate, (viz., \$5,488,845) was reported in May. The 1933 monthly totals reported by the 61 centres are given below:--

January .....	\$1,185,961	May .....	\$2,065,372	September..	\$1,986,903
February.....	925,894	June.....	3,589,204	October....	1,775,052
March .....	953,966	July .....	2,180,403	November...	1,624,138
April .....	1,595,502	August.....	1,910,809	December...	1,983,292



### BUILDING ACTIVITIES BY TYPES OF BUILDINGS.

Some 57 cities furnished detailed statements showing that they had issued nearly 3,050 permits for dwellings estimated to cost about \$7,217,300, and approximately 14,200 permits for other buildings at a proposed cost of almost \$12,628,000, while engineering projects valued at about \$243,000 were also reported during 1933. The average estimated cost per dwelling was therefore about \$2,370, while the average for other buildings was not quite \$890. 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 1932, nearly 3,800 permits were granted for dwellings at a proposed cost of \$11,367,300, an average of \$3,022; some 18,550 other permits were also issued for buildings valued at \$25,000,000, giving a mean of not quite \$1,350 per building. There were also 30 engineering projects undertaken, valued at about \$2,075,000.

Table 4, appearing for the first time in this report, shows for the 56 centres furnishing such detail the value of the dwellings whose construction was authorized during 1933 and 1932; the figures include houses, apartments, conversion from one-family to two-or-more-family dwellings, and in many but not all cities, repairs and alterations thereto. The disparity between the number and value of the authorizations in the same year and between the two years is no doubt largely due to whether one-family houses, apartments or repairs and alterations predominate in the record for the year. The general lowering of building costs in 1933 through the substantial reduction in labour costs was also a factor in the lower average value of the construction permits issued.

The value of the residential building authorized in Charlottetown, New Glasgow, Sydney, Fredericton, Saint John, Galt, Stratford, St. Thomas, Sarnia, Brandon and Regina was higher in 1933 than in the preceding year, while in each of the remaining cities listed in Table 4 a reduction in this comparison was indicated.

The following shows for 1933 the city distribution of the projects classed as engineering:- Brantford, \$112,621; Hamilton, \$30,000; Port Arthur, \$10,000 and East York \$90,000.

Many cities also undertook considerable work in connection with roads, sewers, etc. during 1933 for the relief of unemployment, in addition to that carried on in the ordinary routine of city maintenance and improvement. Such work in most cases does not require a permit and its value is therefore not included in this record.

### BUILDING ACTIVITIES IN 35 CITIES, WITH COMPARISONS FROM 1914.

The value of the building permits taken out in the 35 cities originally used in these compilations was \$19,883,793, as compared with \$38,370,313 in 1932; this was a decrease of 48.2 p.c., or practically the same proportionate decline as was shown by the aggregate for the 61 cities, viz., 48.5 p.c. The proportion of the permits issued in these 35 cities to the grand total was 91.3 p.c. in 1933, compared with 90.7 p.c. in 1932, 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.

Last year's total for the 35 cities, as already stated, was lower than in 1932; indeed, it was the smallest reported in the twenty-four years for which data are available, since 1910. It should be noted that the figures for the years since 1920 have been revised to include the annual aggregates for Point Grey and South Vancouver, which were amalgamated with Vancouver as from January 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 1933 and 1932 than in any other year since 1916, while wage rates during 1933 showed a considerable decline as compared with 1932; these were also lower than in any other year since 1919, according to the index prepared by the Labour Department.

Table 2 gives, by provinces, the value of the building permits issued in the 35 cities since 1914, 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 1914.

The value of the building represented by the permits issued in Montreal, Toronto, Winnipeg and Vancouver aggregated \$12,371,113, a decrease of 47.1 p.c. as compared with the 1932 total of \$23,403,737. There were large declines in each of these cities as compared with 1932. The proportion of the building authorized in these four centres to the aggregate for the 35 cities, was 62.2 p.c., compared with 61.0 p.c. in 1932, 67.2 p.c. in 1931, 60.9 p.c. in 1930 and 59.8 p.c. in 1929.

When the estimated cost of the building authorized in the "satellite cities" in the immediate vicinity of the four leading cities is added, the value of the building work represented by the permits issued in these metropolitan areas was \$13,519,526; this was a decrease of 47.2 p.c. as compared with the 1932 aggregate of \$25,584,864.

Table 3 is a record of building permits issued in the four largest cities since 1914.



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

Cities	1933	1932	1931	1930
	\$	\$	\$	\$
P.E.I. Charlottetown	115,200	587,000	-	158,000
Nova Scotia	655,294	1,109,753	3,174,980	3,564,302
x Halifax	598,909	933,519	2,964,985	3,188,345
New Glasgow	23,060	35,890	107,165	141,250
x Sydney	33,325	140,344	102,830	234,707
New Brunswick	394,514	648,434	1,783,462	3,034,614
Fredericton	85,115	18,500	140,295	482,000
x Moncton	143,093	184,395	385,850	456,827
x Saint John	166,306	445,539	1,257,317	2,095,787
Quebec	7,005,774	12,467,878	37,605,584	46,224,208
x Montreal - x Maisonneuve	5,648,862	10,557,438	31,876,676	37,504,590
x Quebec	724,548	1,179,465	4,049,875	4,912,257
Shawinigan Falls	58,260	107,230	55,065	468,540
x Sherbrooke	186,400	229,300	676,350	812,150
x Three Rivers	28,588	108,075	242,030	851,730
x Westmount	359,116	286,370	705,588	1,674,941
Ontario	9,116,743	16,887,761	44,371,578	69,042,946
Belleville	29,700	100,705	221,900	312,360
x Brantford	171,783	170,844	506,677	1,034,957
Chatham	88,720	56,215	201,365	821,258
x Fort William	213,400	294,100	451,000	1,227,300
Galt	101,256	88,768	239,022	264,901
x Guelph	108,665	152,885	221,082	371,351
x Hamilton	510,200	1,424,300	5,026,050	6,291,100
x Kingston	179,667	349,039	548,199	1,056,986
x Kitchener	140,233	363,048	627,853	1,344,232
x London	551,485	567,690	1,746,900	2,744,735
Niagara Falls	43,445	168,266	158,018	483,678
Oshawa	49,035	41,314	146,375	195,470
x Ottawa	916,065	1,549,515	3,154,000	6,295,275
Owen Sound	38,375	22,415	81,975	132,000
x Peterborough	133,900	192,919	278,526	797,695
x Port Arthur	114,815	284,437	341,975	995,487
x Stratford	71,662	50,068	184,535	414,410
x St. Catharines	115,356	221,566	563,626	610,067
x St. Thomas	64,863	44,955	139,640	180,327
Sarnia	63,847	62,404	171,818	633,899
Sault Ste. Marie	93,377	142,680	436,147	589,773
x Toronto	4,415,510	7,862,693	22,002,099	32,130,569
York and East York Townships	698,841	1,598,357	5,948,037	6,240,998
Welland	46,286	67,650	209,726	196,125
x Windsor	70,485	848,377	436,507	2,250,130
East Windsor	1,807	44,043	22,136	424,233
Riverside	6,000	2,525	29,165	153,920
Sandwich	550	12,050	21,130	183,775
Walkerville	4,000	17,000	130,000	472,000
Woodstock	72,915	86,933	146,095	193,715
Manitoba	851,681	2,381,433	4,953,908	7,631,620
x Brandon	46,821	33,088	286,613	197,245
St. Boniface	62,660	218,945	270,695	780,625
x Winnipeg	742,200	2,129,400	4,396,600	6,653,750
Saskatchewan	529,497	2,374,440	3,790,002	9,544,287
x Moose Jaw	44,845	392,542	473,047	1,058,303
x Regina	376,742	277,069	1,598,440	2,971,544
x Saskatoon	107,910	1,704,829	1,718,515	5,514,440
Alberta	947,240	2,243,718	4,730,465	9,460,834
x Calgary	449,917	917,868	1,944,039	4,054,364
x Edmonton	428,565	1,093,045	1,377,175	4,300,935
Lethbridge	54,398	192,150	1,294,056	984,830
Medicine Hat	14,360	40,655	115,195	120,705
British Columbia	2,160,553	3,618,980	11,812,866	17,718,514
Kamloops	50,517	49,435	133,642	205,235
Nanaimo	33,356	56,259	45,350	117,053
x New Westminster	114,880	137,712	580,321	553,990
Prince Rupert	29,327	54,230	156,493	148,695
x Vancouver 1/	1,564,541	2,854,206	10,066,425	14,645,206
North Vancouver	27,796	77,455	94,025	150,073
x Victoria	340,136	389,673	736,610	1,898,262
Total - 61 Cities	21,776,496	42,319,397	112,222,845	166,379,325
x Total - 35 Cities	19,883,793	38,370,313	101,647,955	151,324,214

1/ Includes Point Gray 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	1929	1928	1927	1926	1925
P. E. I.-Charlottetown	20,000	-	-	29,000	21,800
Nova Scotia	5,743,282	3,078,176	1,840,317	908,945	1,099,787
x Halifax	5,209,245	2,808,357	1,537,899	764,498	1,035,564
New Glasgow	305,370	64,515	10,850	7,870	20,236
x Sydney	233,667	205,304	291,898	156,577	43,937
New Brunswick	2,037,934	1,262,266	1,365,065	771,421	986,325
Fredericton	23,500	143,015	14,779	37,050	98,175
x Moncton	768,698	270,813	756,110	342,701	204,620
x Saint John	1,245,736	843,438	614,176	591,670	683,530
Quebec	57,984,175	49,933,504	58,320,532	42,167,440	35,186,263
x Montreal - x Maisonneuve	46,065,924	36,347,901	45,200,842	31,720,049	25,520,523
x Quebec	5,584,183	5,710,144	6,360,165	3,939,281	3,274,371
Shawinigan Falls	770,618	1,163,581	347,835	315,760	384,925
x Sherbrooke	755,240	1,128,233	609,930	712,350	1,037,110
x Three Rivers	1,488,065	1,681,450	2,332,500	1,445,575	2,064,815
x Westmount	3,220,145	3,902,195	3,309,260	4,054,425	2,904,524
Ontario	95,055,827	104,777,566	79,885,344	65,373,757	59,888,867
Bellefonte	533,730	239,323	670,010	306,610	194,725
x Brantford	473,387	802,528	571,599	232,049	159,537
Chatham	813,560	780,020	575,037	591,650	193,858
x Fort William	1,759,000	2,062,000	1,219,450	1,291,250	727,340
Galt	527,315	378,561	181,023	131,135	108,723
x Guelph	607,377	462,315	493,169	344,616	426,341
x Hamilton	7,008,320	6,342,100	3,837,150	3,123,950	2,675,330
x Kingston	908,900	678,203	420,467	603,532	193,758
x Kitchener	1,645,351	1,524,625	1,272,632	1,100,111	1,546,262
x London	2,408,900	2,561,705	2,214,950	3,621,200	2,389,800
Niagara Falls	905,510	2,056,415	1,517,510	1,504,000	1,114,290
Oshawa	1,478,090	3,015,070	5,255,183	1,044,100	576,205
x Ottawa	3,403,333	5,421,085	6,446,045	3,101,748	4,942,327
Owen Sound	529,850	252,375	330,350	154,450	536,970
x Peterborough	618,278	625,577	624,295	342,757	272,637
x Port Arthur	555,945	5,292,545	3,473,736	961,580	402,488
x Stratford	354,849	224,412	221,254	480,915	407,731
x St. Catharines	1,432,392	1,249,141	1,147,286	940,642	666,962
x St. Thomas	172,190	362,732	92,632	138,597	350,181
Sarnia	1,021,962	814,586	1,064,415	601,616	725,698
Sault Ste. Marie	782,059	402,419	329,461	235,766	242,993
x Toronto	47,698,654	51,607,188	31,274,876	26,029,584	25,797,196
York & East York Townships	9,824,273	8,210,330	6,041,635	5,558,540	6,611,440
Welland	301,500	309,866	400,364	404,049	124,320
x Windsor	5,571,849	4,518,723	4,230,832	7,319,464	4,333,945
East Windsor	561,382	758,315	1,054,531	1,592,058	1,104,445
Riverside	383,225	496,460	624,340	455,650	600,750
Sandwich	856,190	762,775	1,323,140	1,707,550	1,224,765
Walkerville	1,631,000	2,108,000	1,527,000	1,268,000	851,000
Woodstock	287,456	447,602	158,867	126,538	86,050
Manitoba	12,007,695	11,846,655	8,561,122	11,091,372	5,205,828
x Brandon	404,342	428,130	230,252	227,516	76,579
St. Boniface	553,103	871,105	761,570	301,256	972,559
x Winnipeg	11,050,250	10,547,400	7,569,300	12,362,600	4,156,690
Saskatchewan	16,950,228	13,449,826	7,028,574	6,329,041	2,531,380
x Moose Jaw	1,025,474	1,074,078	1,230,489	262,326	245,535
x Regina	10,022,631	6,619,206	3,432,090	4,242,511	1,208,403
x Saskatoon	5,902,123	5,756,542	3,215,995	2,018,204	1,079,442
Alberta	17,953,321	10,292,579	5,338,681	4,115,317	2,862,260
x Calgary	11,417,144	6,302,142	2,330,131	1,999,048	1,197,475
x Edmonton	5,670,185	3,374,971	2,568,565	1,853,755	1,481,890
Lethbridge	559,392	498,590	433,684	256,359	161,189
Medicine Hat	306,600	116,876	81,311	26,175	21,706
British Columbia	27,187,087	24,465,163	21,315,767	25,400,314	17,246,352
Kamloops	241,247	123,761	252,433	187,269	99,105
Nanaimo	112,640	45,269	211,065	77,496	212,591
x New Westminster	1,011,629	1,928,324	1,032,114	748,169	704,263
Prince Rupert	93,648	176,804	252,940	187,465	1,337,769
x Vancouver 1/	21,572,727	19,445,283	16,669,680	22,937,602	14,077,065
North Vancouver	292,515	912,780	322,739	564,074	268,542
x Victoria	3,862,631	1,827,937	2,524,741	628,239	547,517
Total - 61 Cities	234,944,549	219,105,715	184,613,742	156,386,807	125,029,367
x Total - 35 Cities	211,228,814	193,937,232	160,386,560	135,485,061	107,134,438

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 (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	2,028,239	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 -xMaisonneuve	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	1,923,110	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	25,737,063
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 1/	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
xTotal - 35 Cities	109,940,246	114,284,350	126,579,497	98,907,945	103,514,024

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



Table 2.- Estimated Cost of Building Work in the years 1914-1933, by provinces, as indicated by Building Permits issued by 35 cities (concluded).

Provinces	No. of cities	1923 <sup>1/</sup>	1922 <sup>1/</sup>	1921 <sup>1/</sup>	1920 <sup>1/</sup>	1919	1918	1917	1916	1915	1914
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	697,861	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
New Brunswick	(2)	743,961	1,745,042	1,274,020	2,236,973	2,674,716	498,748	870,963	675,980	864,339	852,655
Quebec	(6)	35,358,863	30,205,834	28,603,603	21,660,492	15,166,851	6,852,354	8,794,149	9,890,630	12,267,849	24,527,591
Ontario	(15)	57,311,438	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
Manitoba	(2)	4,667,134	7,100,779	6,329,590	8,782,979	3,046,541	2,140,672	2,392,788	2,752,173	1,862,455	13,240,385
Saskatchewan	(3)	2,405,976	3,982,213	3,434,681	5,281,600	3,694,505	2,177,290	1,294,659	687,170	574,987	2,783,235
Alberta	(2)	2,310,510	5,440,809	3,862,496	6,138,055	3,143,346	1,548,270	858,000	895,040	460,375	8,938,627
British Columbia <sup>1/</sup>	(3)	10,788,607	13,950,665	8,686,950	7,930,532	2,904,234	1,848,289	997,649	3,245,465	1,920,829	6,889,765 <sup>1/</sup>
Total -35 cities <sup>1/</sup>		114,284,350	125,579,497	98,907,945	103,514,024	77,113,413	36,838,270	33,936,426	39,724,466	33,566,749	96,780,981
2/ Average weighted index numbers of wholesale prices of building materials		111.9	108.7	122.8	144.0	117.3	100.9	87.6	69.6	60.5	62.9
3/ Average index numbers of wages in building trades		166.4	162.5	170.5	180.9	148.2	125.9	109.9	102.4	101.5	100.8

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

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

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



Table 2.- Estimated Cost of Building Work in the years 1914-1933, by provinces, as indicated by Building Permits issued by 35 cities.

Provinces	No. of cities	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	632,234	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
New Brunswick	(2)	309,399	629,934	1,643,167	2,552,614	2,014,434	1,114,251	1,350,286	734,371	888,150	1,235,039
Quebec	(6)	6,947,514	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
Ontario	(15)	7,778,089	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
Manitoba	(2)	789,021	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
Saskatchewan	(3)	529,497	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
Alberta	(2)	878,482	2,010,913	3,321,214	8,355,299	17,087,329	9,677,113	4,898,696	3,852,783	2,677,365	3,336,515
British Columbia <sup>1/</sup>	(3)	2,019,557	3,381,591	11,383,356	17,097,458	26,447,037	23,201,549	20,276,535	24,384,010	15,323,845	12,260,271
Total-35 cities <sup>1/</sup>		19,883,793	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
2/ Average weighted index numbers of wholesale prices of building materials											
		78.3	77.2	81.9	90.8	99.0	97.4	96.1	100.0	102.9	106.6
3/ Average index numbers of wages in building trades											
		158.0	178.2	195.7	203.2	197.5	185.6	179.3	172.1	170.4	169.2

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, 1914-1933.

C i t y	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924
Montreal	5,648,862	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
Toronto	4,415,510	7,862,693	22,002,099	32,130,589	47,698,654	51,607,188	31,274,876	26,029,584	25,797,196	23,926,028
Winnipeg	742,200	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
Vancouver 1/	1,564,541	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
Total - 4 largest cities	12,371,113	23,403,737	68,341,800	90,934,135	126,387,555	117,947,777	100,714,698	91,049,835	69,551,474	69,218,083
Total - 35 cities 1/	19,883,793	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
Total - 61 cities	21,776,496	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
Proportion of permits issued in 4 largest cities to total for 35 cities	62.2	61.0	67.2	60.9	59.8	60.8	62.6	65.7	64.9	63.0
Proportion of permits issued in 4 largest cities to total for 61 cities	56.8	55.3	60.9	54.7	53.8	53.8	54.6	58.2	55.6	54.7

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: 1933, 62.1 p.c.; 1932, 60.5 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, 58.7 p.c. and 1920, 51.8 p.c.



Table 3.- Building Permits issued by Four Largest Cities, 1914-1933. (Concluded).

City	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	27,125,863	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
Toronto	30,609,227	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
Winnipeg	4,484,100	6,875,750	5,580,400	8,370,150	2,948,000	2,050,650	2,212,450	2,507,300	1,826,300	12,845,050
Vancouver	9,387,599 <sup>1/</sup>	12,585,611 <sup>1/</sup>	7,444,913 <sup>1/</sup>	6,403,851 <sup>1/</sup>	2,271,411	1,450,229	768,255	2,989,893	1,593,249	2,484,476
Total - 4 largest cities	71,606,789 <sup>1/</sup>	75,831,872 <sup>1/</sup>	58,194,832 <sup>1/</sup>	54,578,673 <sup>1/</sup>	34,871,150	16,919,083	15,646,179	20,906,408	18,334,459	58,250,215
Total - 35 cities	114,284,350 <sup>1/</sup>	126,579,497 <sup>1/</sup>	98,907,945 <sup>1/</sup>	103,514,024 <sup>1/</sup>	77,113,413	36,838,270	33,936,426	39,724,466	33,566,749	96,780,981
Total - 61 cities	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	62.7	60.0	58.8	52.7	45.2	45.9	46.1	52.6	54.6	60.2
Proportion of permits issued in 4 largest cities to total for 61 cities	53.6	51.2	49.8	46.6						

<sup>1/</sup> 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.



-13-

Table 4.- Value of Building Permits issued for the Construction of Dwellings and for Repairs and Improvements thereto, by 57 Cities, 1933 and 1932.

C i t y	1933		1932	
	No of permits issued	Estimated cost of Building Work authorized	No of permits issued	Estimated cost of Building Work authorized.
Charlottetown	5	15,500	5	12,000
Halifax	81	340,400	123	589,800
New Glasgow	6	11,300	3	3,500
Sydney	13	5,470	4	1,575
Fredericton	4	8,700	2	3,000
Moncton	8	16,000	-	-
Saint John	73	33,680	12	25,500
Quebec	33	150,000	122	311,735
Montreal	456	1,806,040	585	2,869,170
Shawinigan Falls	15	12,200	-	18,375
Sherbrooke	13	53,000	16	64,000
Three Rivers	-	-	21	25,500
Westmount	10	175,259	14	207,000
Belleville	5	8,300	21	51,600
Brantford	5	18,300	8	19,840
Chatham	14	22,685	15	41,030
Fort William	34	53,050	46	78,150
Galt	16	43,000	13	42,100
Guelph	27	32,250	26	58,200
Hamilton	56	219,350	171	566,000
Kingston	33	82,000	47	136,600
Kitchener	18	54,400	45	136,700
London	69	237,500	77	267,900
Niagara Falls	9	18,840	9	25,270
Oshawa	8	8,700	16	14,650
Ottawa	276	373,300	410	574,920
Peterborough	11	21,550	23	58,950
Port Arthur	31	23,670	69	76,000
Stratford	5	22,700	5	15,200
St. Catharines	19	41,500	42	93,400
St. Thomas	27	20,897	25	10,085
Sarnia	3	3,800	1	3,000
Sault Ste. Marie	18	10,870	21	29,900
Toronto	281	1,404,820	299	1,456,100
York and East York				
Townships	106	303,250	244	876,200
Welland	5	21,700	10	41,250
Windsor	1	2,000	1	6,000
East Windsor	4	1,807	6	2,334
Woodstock	8	18,200	24	49,400
Brandon	19	15,880	9	14,550
St. Boniface	12	14,550	15	17,120
Winnipeg	84	252,700	144	506,900
Moose Jaw	2	1,975	23	7,423
Regina	92	59,855	25	46,950
Saskatoon	80	62,235	142	125,845
Calgary	77	162,561	141	400,262
Edmonton	84	185,600	125	319,900
Lethbridge	9	12,100	25	45,450
Medicine Hat	13	4,845	26	12,000
Nanaimo	2	5,200	44	25,346
New Westminster	49	68,700	103	110,937
Prince Rupert	7	7,200	11	34,000
Vancouver	666	536,317	402	992,950
North Vancouver	3	4,300	14	18,600
Victoria	44	122,225	49	137,800
Total - 57 Cities	3,045	7,217,261	3,762	11,367,274