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ANNUAL REVIEW
of
BUILDING PERMITS

Issued by 58 Cities

in

CANADA

1935

(With comparative data for the years 1920 - 1934)

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Published by Authority of the Hon. W.D. Euler, M.P.,
Minister of Trade and Commerce.

+ + +

OTTAWA

1936

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

Issued Feb. 13, 1936.

ANNUAL REVIEW OF BUILDING PERMITS ISSUED IN CANADA DURING 1935.

Dominion Statistician:	R. H. Coats, LL.D., F.R.S.C., F.S.S.(Hon.)
In Charge Employment Statistics:	M. E. K. Roughsedge.

The moderate recovery in building activity indicated by the value of building authorizations in leading cities during 1934, continued in evidence during 1935, when the improvement over the preceding year was generally more pronounced than that noted in 1934 as compared with 1933; however, construction work generally continued at a low level as compared with most years of the record. The permits for construction taken out in 1935 represented building valued at \$46,560,623, an increase of \$19,103,099 or 69.6 p.c. over the 1934 total of \$27,457,524, while as compared with 1933 and 1932 there were increases of 113.8 p.c. and 10.0 p.c., respectively. In 1935, the programme of public works construction undertaken by the government was a factor of importance in stimulating building activity, but other classes of construction also reported improvement as compared with 1934.

Although the value of building authorized by leading cities last year was higher than in 1934, 1933 or 1932, the 1935 aggregate was considerably lower than in any of the years, 1920-1931. On the average, the value of the building permits issued in the preceding fifteen years for which data are available was \$128,824,652, of which the 1935 authorizations constituted only 36 p.c. The wholesale prices of building materials during 1935 averaged practically the same as in 1934; though the average was slightly

CHART I.-AGGREGATE ANNUAL VALUE OF BUILDING PERMITS ISSUED BY 58 CITIES AND OF CONSTRUCTION CONTRACTS AWARDED THROUGHOUT CANADA, 1921-1935. (Construction contracts awarded taken from MacLean Building Review).

Millions of
Dollars

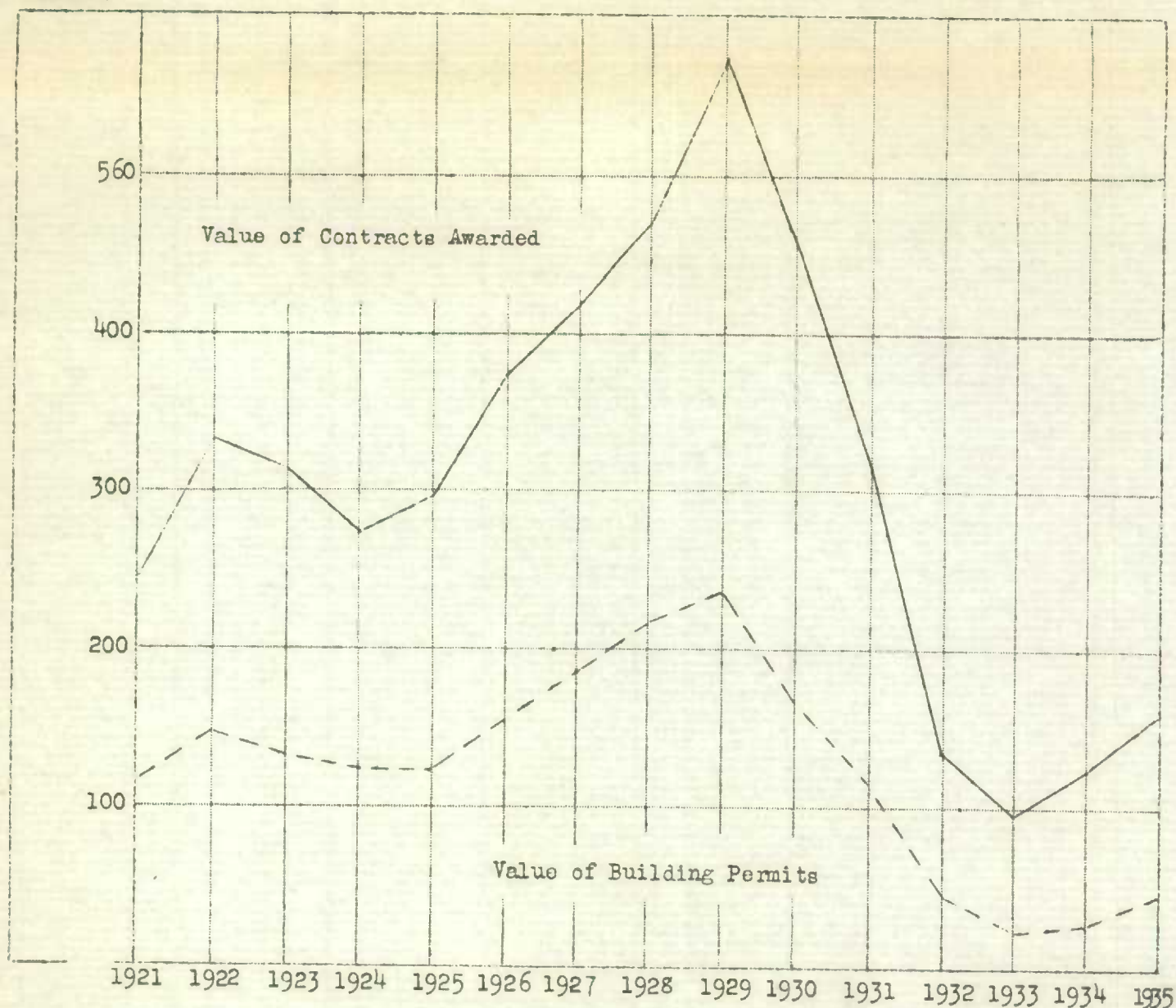
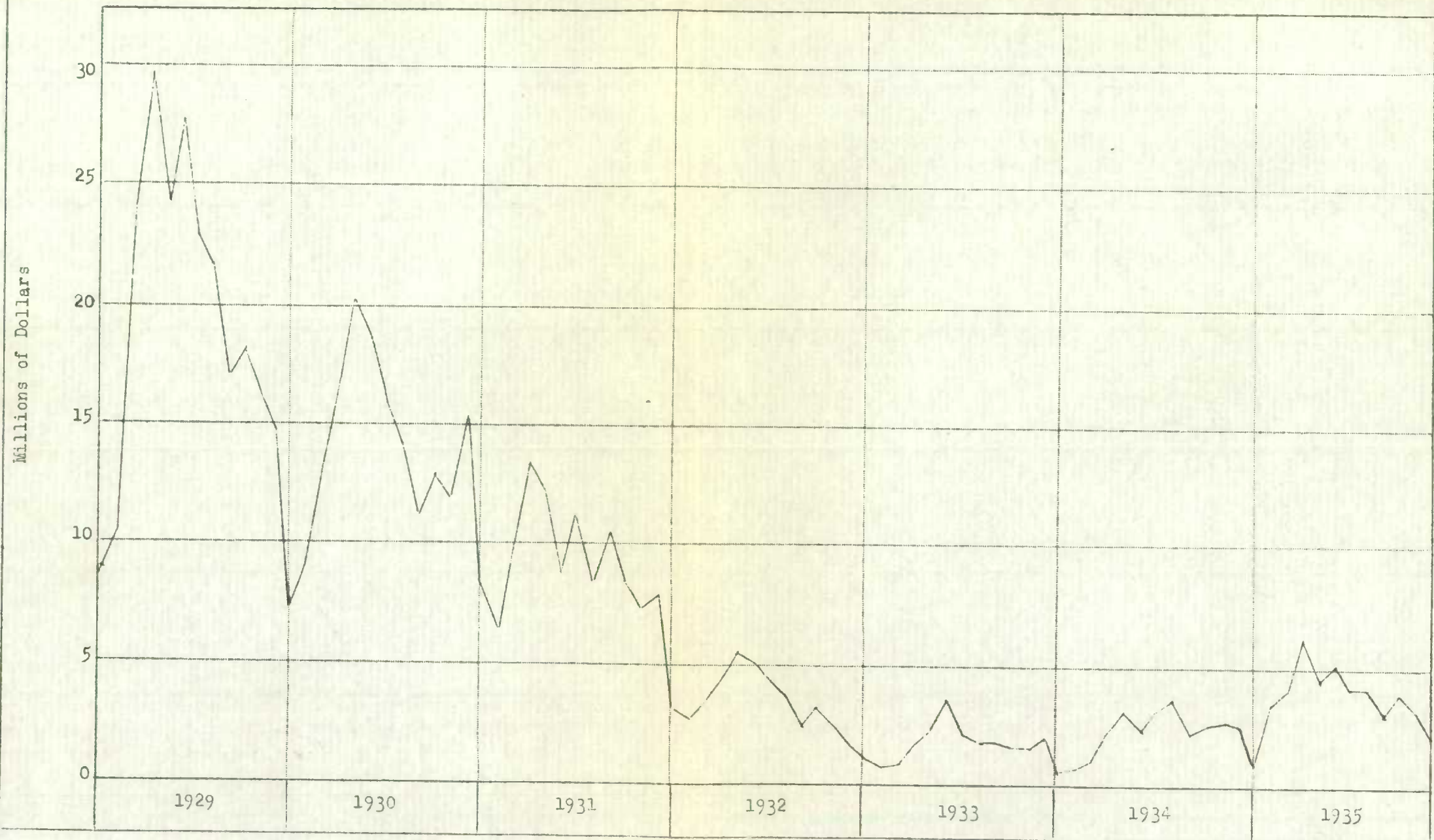


Chart 2.- Monthly Fluctuations in the Value of Building Permits Issued by 58 Cities, 1929-1935.



- higher than in the years, 1933-31, it was decidedly lower than in any other year since 1920. The average index number of wholesale prices of construction materials, as compiled in the Internal Trade Branch of the Bureau on the 1926 average as 100, stood at 82.2 in 1935, compared with 82.6 in 1934, but with an average of 100.0 in the years, 1920-1934. Labour costs showed an increase in 1935, according to the Labour Department's index of wage rates in the building trades, based on the 1913 average as 100. This index was 159.8 for the year under review, compared with 154.8 in 1934, 158.0 in 1933, 178.2 in 1932, 195.7 in 1931 and 203.2 in 1930, the maximum in the sixteen years for which building permits figures are available for the 58 centres.

The MacLean Building Review makes a monthly tabulation of the value of construction contracts awarded throughout the Dominion; during 1935, these totalled \$160,305,000, compared with \$125,811,500 in 1934, \$97,289,800 in 1933, \$132,872,400 in 1932, \$315,482,000 in 1931, \$456,999,600 in 1930, \$576,651,800 in 1929, \$472,032,600 in 1928, \$418,951,600 in 1927, \$372,947,900 in 1926 and \$297,973,000 in 1925. There was, therefore, an increase of 27.4 p.c. in 1935 as compared with the preceding year, while the 1935 total was also higher than that for 1933 or 1932. The value of the building permits issued in the 58 cities in 1935 constituted 29.0 p.c. of the total value of construction contracts awarded throughout the Dominion, while in 1934 this proportion was 21.8 p.c. and in 1933, 22.4 p.c. The percentages in these three years were lower than in any other of the sixteen years for which figures for the 58 cities are available. In 1921, when these cities reported their highest proportion of total building work in the country, the percentage was 48.6, while the average ratio in the years, 1920-1935, was 40.8 p.c.

The chart on the first page of this report shows the value of building in Canada by years since 1921, while Chart 2 depicts the monthly value of the building authorized by 58 cities during the last seven years. The pronounced falling-off in building operations in the last few years from the high level of 1929, together with the partial recovery in 1935 from the low of 1933 and 1934, are illustrated by these curves.

The following table gives the value of the building authorized by the 58 co-operating cities during the sixteen years for which data are available; the amalgamation of East Windsor, Sandwich and Walkerville with Windsor in 1935 reduced the number of cities included in this report, without affecting the areas included therein. 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
1934	27,457,524	17.6	82.6	154.8
1935	46,560,623	29.8	82.2	159.8

This table shows that the aggregate value of building permits for last year, as already stated, was higher than in 1934, 1933 and 1932, though it was lower than in any other year of this record, while it amounted to only 36.1 p.c. of the fifteen year average of \$128,824,652. Wholesale costs of building materials last year continued at a comparatively low level, being much the same as in 1934, and substantially lower than in other years of the record, except 1931-1933. Wages in nine building trades, however, advanced in the 31 cities upon whose rates the 1935 indexes are based.

BUILDING ACTIVITIES IN 58 CITIES, BY PROVINCES, WITH COMPARISONS
FROM 1920.

Cities in each of the nine provinces, with the exception of New Brunswick, showed increases in the value of the building permits issued as compared with 1934; the largest gain was in Ontario, where the 1935 authorizations were higher by \$9,496,156 or 66.2 p.c. The greatest proportionate increase was in Manitoba, where authorizations were taken out for building valued at \$2,945,175, as compared with \$833,048 in 1934. In New Brunswick, the permits issued declined in value from \$1,277,333 in 1934, to \$265,115 in 1935, or by 79.2 p.c.

MARITIME PROVINCES.- In Nova Scotia, the permits issued were for construction work estimated to cost \$1,619,097, an increase of \$783,425 or 93.7 p.c. over the preceding year. New Brunswick recorded a decrease of 79.2 p.c. in the value of building authorized as compared with 1934; the 1935 total was \$265,115. In Charlottetown, (the only city in Prince Edward Island included in this record) the authorizations amounted to \$168,395, as compared with \$87,310 in the preceding year. The cities in the three Maritime Provinces together reported 4.5 p.c. of the total value of the permits issued by the 58 centres, while in 1934, this proportion had been eight p.c.

QUEBEC.- The aggregate for Quebec, \$10,207,383, was 70.3 p.c. higher than in 1934, and was also greater than in 1933, but was less than in any other year since 1920. The six cities making returns in that province reported 21.9 p.c. of the total value of building authorized by the 58 cities, practically the same proportion as in the preceding year.

ONTARIO.- The value of building represented by the permits granted in Ontario during 1935 stood at \$23,847,536, being higher by \$9,496,156 or 66.2 p.c. than in 1934, when the construction work undertaken was valued at \$14,351,380. Ontario's proportion of the aggregate authorizations in the year under review was 51.2 p.c. as compared with 52.3 p.c. in the preceding year, 41.9 p.c. in 1933, 39.9 p.c. in 1932, 39.5 p.c. in 1931, 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 decidedly higher level than in the preceding year. The permits issued were for buildings valued at \$2,945,175, as compared with \$833,048 in 1934. This was an increase of 253.5 p.c. The aggregate for 1935 was larger than for 1934, 1933 and 1932, but was lower than in any other year since 1919. In Saskatchewan, building authorizations were higher by 42.6 p.c. than in 1934, being also greater than in 1933, but were lower than in any other year since 1920, standing at \$1,029,854. The 1934 aggregate was \$722,108, while in 1929, when building in the three co-operating cities in that province reached its highest level, the total was \$16,950,228. Alberta showed an increase of 33.6 p.c. as compared with 1934, and of 78.0 p.c. over 1933; the 1935 total of \$1,686,457, however, was less than in 1932 and other years since 1920. The proportion of permits issued in the Prairie Provinces to the total for the 58 cities was 12.1 p.c., as compared with just over ten p.c. in 1934, 10.7 p.c. in 1933, 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 \$4,791,611 for the seven centres included was 128.9 p.c. larger than in 1934, and was also higher than in 1933 and 1932, but was lower than in any previous year since 1919. These cities reported 10.3 p.c. of the total value of the permits taken out in the 58 cities, as compared with 7.6 p.c. in the preceding year.

COMPARATIVE BUILDING ACTIVITIES IN LEADING CITIES.

Statistics of building permits issued by 58 cities since 1920 are given in Table 1, while Table 3 is a record for the four largest centres since 1916.

Building in the Four Largest Cities.

Montreal.- The value of the building represented by the permits issued by Montreal was \$7,455,436, an increase of 81.9 p.c. as compared with the 1934 authorizations of \$4,098,025. The 1935 total was also higher than in 1933, but was lower than in 1932 and any other year of the record. Approximately 29.0 p.c. of the aggregate for last year represented residential building, as compared with 48 p.c. in the preceding year, and 32 p.c. in 1933; the aggregate value of authorizations for dwellings during 1935 - \$2,158,434 - compared favourably with the 1934 total of \$1,979,785. The permits issued for industrial and other buildings were also higher in value, standing at \$5,297,002 as compared with \$2,118,240 in 1934. If the Westmount authorizations, \$188,110, are added to the Montreal total, those adjoining centres together issued 16.4 p.c. of the aggregate for the 58 cities; this proportion was lower than that of 17.5 p.c. in 1934,

- 27.6 p.c. in 1933, and 25.6 p.c. in 1932.

• Toronto.-- During 1935, there was an increase of \$2,508,472 or 33.5 p.c. in the Toronto building authorizations, which were valued at \$10,005,455, as against \$7,496,983 in 1934. Just over 26 p.c. of the building authorized in 1935 was listed as residential, as compared with 30 p.c. in 1934, 32 p.c. in 1933 and 18 p.c. in 1932. The value of the dwellings for which permits were taken out in 1935 (\$2,614,400) showed a gain as compared with the 1934 total of \$2,233,730, while there was also a large increase in the non-residential building, which was valued at \$7,391,055, as compared with \$5,263,253 in the preceding year. In the adjoining residential suburban areas of York and East York Townships, some 86 p.c. of the value of the permits issued was for dwellings, as compared with the 1934 proportion of 60 p.c. These centres reported permits valued at \$1,680,131, a substantial increase over the 1934 total of \$899,792. Toronto, York and East York Townships together reported 25.1 p.c. of the aggregate value of the building authorized by the 58 cities during 1935; in the preceding year, this proportion had been 30.6 p.c.

Winnipeg.-- There was a substantial increase in building as indicated by permits granted in Winnipeg, where the total for 1935 was \$2,723,400, as compared with \$707,650 in 1934; this was a gain of \$2,015,750, or 284.9 p.c. Non-residential building accounted for about 91 p.c. of the total for 1935, as against 82 p.c. in 1934, 66 p.c. in 1933 and 76 p.c. in 1932. St. Boniface, situated in close proximity to Winnipeg, reported building estimated at \$110,540, compared with \$80,640 in the preceding year. These two centres together reported 6.1 p.c. of the 1935 aggregate for the 58 cities, showing an increase as compared with the 1934 proportion of 2.9 p.c.

Vancouver.-- The municipality of Greater Vancouver issued permits for buildings valued at \$3,892,665; as compared with the 1934 total of \$1,418,816, this was an advance of \$2,473,849, or 174.4 p.c. The aggregate for 1935 was also higher than in 1933 or 1932. North Vancouver, a mile from Vancouver, granted permits for buildings estimated to cost \$20,250, an increase over the total of \$14,505 in the preceding year. The Metropolitan area of Vancouver reported authorizations valued at \$3,912,915 in 1935, or 8.4 p.c. of the aggregate for the 58 cities; this was higher than the 1934 proportion, which had been 5.2 p.c. of the total.

Building in Other Cities.

The Ottawa permits, valued at \$4,085,140, were 225.0 p.c. greater than the 1934 aggregate of \$1,257,000; last year's total was also larger than in any of the years since 1930. Residential building accounted for 23 p.c. of the 1935 authorizations, as compared with 37.6 p.c. in 1934.

The Quebec City authorizations amounted to \$2,141,695, compared with \$415,308 in 1934. This was a gain of \$1,726,387, or 415.7 p.c. The value of construction permits granted in the year under review was also higher than in 1933 or 1932. Only about ten p.c. of the 1935 value represented residential building.

Hamilton.-- The value of building represented by permits issued in Hamilton during 1935 was \$1,887,622. This was higher than the 1934 total of \$772,535, there being an increase of \$1,115,087 or 144.3 p.c. in this comparison. Fifteen p.c. of the building authorized in the year under review was residential building, as compared with 34 p.c. in 1934, 43 p.c. in 1933 and 40 p.c. in 1932. During 1935, the 97 dwellings for which permits were issued were valued at \$286,500, an average of some \$2,950, as compared with the average valuation of \$3,291 in 1934, \$3,917 in 1933, and \$3,198 in 1932.

London.-- The estimated cost of authorized building in London was \$1,835,110, or 173.1 p.c. more than the 1934 aggregate of \$671,840; only about 12 p.c. of this total represented residential building, as compared with 38 p.c. in the preceding year.

York and East York Townships, already mentioned in connection with Toronto, reported that the permits granted represented building estimated at \$1,680,131, a considerable increase over the 1934 total of \$899,792.

Halifax.-- In Halifax, the permits issued represented building estimated to cost \$1,545,824; this total was larger by \$796,396, or 106.3 p.c. than in 1934, and was also higher than any other year since 1931. Between 29 and 30 p.c. of the total value for 1935 were granted for dwellings, compared with the 1934 proportion of 56 p.c.

Calgary.-- The building authorized in Calgary was estimated to cost \$874,286, an increase of \$187,192, or 27.2 p.c. as compared with the preceding year. Only 7.8 p.c. of the 1935 total was earmarked for residential building, as against 27 p.c. in 1934, 36 p.c. in 1933 and 44 p.c. in 1932. In 1935, the average cost of the 28 dwellings for which

permits were issued was \$2,444, while in the preceding year the average estimated cost was \$2,698, as compared with \$2,111 in 1933 and \$2,839 in 1932.

Windsor.- During 1935, the building authorized was estimated at \$709,304, as compared with \$385,352 in the preceding year, this was an increase of 84.1 p.c. The statistics for East Windsor, Sandwich and Walkerville were formerly given separately, but owing to the union of these centres with Windsor in 1935, are now combined. The adjacent city of Riverside issued permits valued at \$11,475 in 1935, an increase over 1934. The bulk of the building authorized during the year under review in Windsor was non-residential.

In Edmonton, permits were granted for building whose anticipated cost was \$676,535, an increase of 41.2 p.c. as compared with the 1934 aggregate of \$479,108. Non-residential building accounted for approximately 72.7 p.c. of the total authorizations in Edmonton during 1935, as compared with the 1934 proportion of 53.4 p.c.

The Regina aggregate of \$632,944 was greater by 117.0 p.c. than that of \$291,696 reported in the preceding year. The 1935 total was also higher than in 1933 or 1932. Only about four p.c. of the authorizations in the year under review represented residential building, compared with approximately six p.c. in 1934.

Kitchener.- The permits granted in Kitchener were for building estimated to cost \$589,325, as against \$234,449 in the preceding year. Rather more than 47 p.c. of the authorizations were for houses or apartments.

Victoria, with building operations estimated to cost \$518,463, showed an increase of 20.0 p.c. as compared with the 1934 total of \$432,112. The dwellings and apartments authorized were valued at \$69,350, or 13.4 p.c. of the 1935 total, as compared with 18.5 p.c. of the aggregate for the preceding year.

Galt.- In 1935, the building permits taken out in Galt were valued at \$388,688, an increase of 187.9 p.c. as compared with 1934. Only about three p.c. of last year's total authorizations were for dwellings.

Sherbrooke.- The value of the building permits issued in Sherbrooke during 1935 was \$314,450; compared with \$130,060 in the preceding year, this was a gain of 141.8 p.c. The 1935 total was also higher than in 1933 or 1932. Most of the total in the year under review was earmarked for non-residential building.

Guelph.- The value of construction in Guelph was estimated at \$273,608, a substantial increase of \$163,530 or 148.6 p.c. over the 1934 aggregate of \$110,078. Of the 1935 authorizations, only 18.4 p.c. was listed as for residential building.

Brantford.- The value of construction permits awarded in 1935 was \$272,648, a slight decline as compared with the 1934 total of \$283,586. The building undertaken last year was largely non-residential.

Moose Jaw.- In Moose Jaw, permits were issued for dwellings, and alterations and additions thereto, and for other buildings valued at \$56,165; in addition, engineering projects were undertaken at an estimated cost of \$196,095, bringing the total authorizations to \$252,260. This was a decline as compared with the 1934 total of \$350,687.

St. Catharines.- Permits representing building valued at \$238,694 were granted during 1935 in St. Catharines, whose total in the preceding year had been \$151,648. Residential building accounted for practically 30 p.c. of the aggregate for the year under review.

Kingston.- The estimated value of construction authorized in Kingston was \$213,929, an increase of 51.3 p.c. over the 1934 total of \$141,398. In that city the permits issued in 1935 were largely for non-residential building.

New Westminster.- This city issued permits for buildings valued at \$210,490, compared with \$77,695 in 1934, and \$114,880 in 1933. The authorizations during 1935 were fairly evenly divided between residential and non-residential building.

The cities recording increases in the value of permits granted during 1935 as compared with the preceding year are as follows:- Charlottetown, Halifax, New Glasgow, Montreal, Quebec, Sherbrooke, Belleville, Chatham, Galt, Guelph, Hamilton, Kingston, Kitchener, London, Niagara Falls, Oshawa, Ottawa, Owen Sound, Peterborough, Port Arthur, St. Catharines, St. Thomas, Sarnia, Toronto, York and East York Townships, Windsor, Riverside, Woodstock, Brandon, St. Boniface, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Lethbridge, Kamloops, New Westminster, Vancouver, North Vancouver and Victoria. Thus in 41 of the 58 centres, the building represented by construction permits taken out

in 1935 had a higher valuation than in the preceding year.

BUILDING ACTIVITIES BY MONTHS.

The building authorizations in April, May and June,- \$6,300,046, \$4,728,340 and \$5,104,855, respectively,- were higher in value than in any other month of last year. In 1934, the greatest aggregate, (viz., \$3,764,425) was reported in August. The 1935 monthly totals reported by the 58 cities are given below:-

January	\$ 882,878	May	\$4,728,340	September ...	\$3,331,915
February ...	3,601,637	June	5,104,855	October	4,030,318
March	4,022,755	July	4,396,402	November	3,447,653
April	6,300,046	August ...	4,311,968	December	2,401,856

BUILDING ACTIVITIES BY TYPES OF BUILDING.

Some 53 cities furnished detailed statements showing that they had issued nearly 3,600 permits for dwellings estimated to cost about \$10,911,000 and approximately 15,000 permits for other buildings at a proposed cost of over \$30,000,000, while engineering projects valued at about \$506,000 were also reported during 1935. The average estimated cost per dwelling was therefore approximately \$3,039, while the average for other buildings was about \$2,000. The former category includes houses and apartments, and in many but not all cases, repairs and alterations. Permits for garages usually constitute a large proportion of the total number of buildings other than residential, but in most cases have a low valuation. During 1934, nearly 2,580 permits were granted for dwellings at a proposed cost of \$8,590,000, an average of \$3,334; some 13,700 permits were also issued for other buildings valued at \$14,407,000, giving a mean of not quite \$1,051 per building. There were also engineering projects undertaken, valued at about \$555,000.

Table 4 shows for the centres furnishing such detail the value of the dwellings whose construction was authorized during 1935, 1934 and 1933; 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 any two of the three years, is no doubt largely due to whether one-family houses, apartments or repairs and alterations predominate in the record for the year.

The value of the residential building authorized in Charlottetown, Halifax, Sydney, Saint John, Quebec, Montreal, Shawinigan Falls, Sherbrooke, Brantford, Fort William, Galt, Guelph, Hamilton, Kingston, Kitchener, Niagara Falls, Oshawa, Ottawa, Peterborough, Port Arthur, St. Catharines, Sarnia, Sault Ste. Marie, Toronto, York and East York Townships, Windsor, Woodstock, Winnipeg, Moose Jaw, Regina, Saskatoon, Lethbridge, Nanaimo, New Westminster, Prince Rupert and Vancouver was higher in 1935 than in the preceding year.

The following shows for 1935 the city distribution of the projects classed as engineering:-

<u>City</u>	<u>Value</u>	<u>City</u>	<u>Value</u>
Shawinigan Falls	\$ 270	St. Thomas	\$ 31,000
Brantford	197,729	St. Boniface	16,000
Niagara Falls	40,000	Moose Jaw	196,095
Port Arthur	25,000		

Work was also undertaken during 1935 in some cities in connection with roads, sewers, etc. for the relief of unemployment, in addition to that carried on in the ordinary routine of city maintenance and improvement. Such projects in most cases do not require a permit, and their value is therefore not included in this record.

BUILDING ACTIVITIES IN 35 CITIES, WITH COMPARISONS
FROM 1916.

The value of the building permits taken out in the 35 cities originally used in these compilations was \$42,839,627, as compared with \$24,911,430 in 1934; this was an increase of 72 p.c., a rather larger proportionate gain than was shown by the aggregate for the 58 cities, viz., 69.6 p.c. The 1935 total was also greater than in 1933 or 1932. The proportion of the permits issued in these 35 cities to the grand total was 92.0 p.c. in 1935, compared with 90.7 in 1934, 91.3 p.c. in 1933, 90.8 p.c. in 1932, 90.7 p.c. in 1931, 91.6 p.c. in 1930, 91.2 p.c. in 1929 and 90.2 p.c. in 1928.

It should be noted that the figures for the thirty-five cities in the years since 1920 have been revised to include the annual aggregates for East Windsor, Sandwich and Walkerville, amalgamated with Windsor in 1935, and 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 centres are not available prior to 1920, so that comparisons with the years 1910-1919 are affected to some extent. In connection with the figures for the 35 cities, it may again be mentioned that the average index numbers of wholesale prices of building materials have been lower in the last five years than in any other of the years since 1916. On the other hand, wage rates during 1935, as compiled by the Department of Labour, showed an increase over 1934 and 1933, although they were lower than in other years since 1919.

Table 2 gives, by provinces, the value of the building permits issued in the 35 cities since 1916, 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 1915.

The value of the building represented by the permits issued in Montreal, Toronto, Winnipeg and Vancouver aggregated \$24,076,956, an increase of 75.5 p.c. as compared with the 1934 total of \$13,721,474. Each of these centres showed an increase over the preceding year. The proportion of the building authorized in these four municipalities to the aggregate for the 58 cities, was 51.7 p.c., compared with 50.0 p.c. in 1934; 56.8 p.c. in 1933; 55.3 p.c. in 1932, 60.9 p.c. in 1931; 54.7 p.c. in 1930 and 53.8 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 \$26,075,987; this was an increase of 69.1 p.c. as compared with the 1934 aggregate of \$15,417,394.

Table 3 is a record of building permits issued in the four largest cities since 1916.

Table 1.- Estimated Cost of Building Work as Indicated by the Value of Building Permits issued by 58 cities.

Cities	1935	1934	1933	1932
	\$	\$	\$	\$
P.E.I. Charlottetown	168,395	87,310	115,200	587,000
Nova Scotia	1,619,097	835,672	655,294	1,109,753
x Halifax	1,545,824	749,428	593,909	933,519
New Glasgow	18,855	11,252	23,060	35,890
x Sydney	54,418	74,992	33,325	140,344
New Brunswick	265,115	1,277,333	394,514	648,434
Fredericton	19,325	42,775	85,115	18,500
x Moncton	106,261	978,228	143,093	184,395
x Saint John	139,529	256,330	166,306	445,539
Quebec	10,207,383	5,994,676	7,005,774	12,467,878
x Montreal - x Maisonneuve	7,455,436	4,098,025	5,648,862	10,557,438
x Quebec	2,141,695	415,308	724,548	1,179,465
Shawinigan Falls	52,137	184,535	58,260	107,230
x Sherbrooke	314,450	130,060	186,400	229,300
x Three Rivers	55,555	465,765	28,588	108,075
x Westmount	188,110	700,983	359,116	286,370
Ontario	23,847,536	14,351,380	9,116,743	16,887,761
Belleville	145,602	76,455	29,700	100,705
x Brantford	272,648	283,586	171,783	170,844
Chatham	108,931	55,200	88,720	56,215
x Fort William	152,450	621,700	213,400	294,100
Galt	388,688	135,006	101,256	88,768
x Guelph	273,608	110,078	108,665	152,885
x Hamilton	1,887,622	772,535	510,200	1,424,300
x Kingston	213,929	141,398	179,667	349,039
x Kitchener	589,325	234,449	140,233	363,048
x London	1,835,110	671,840	551,485	567,690
Niagara Falls	92,057	73,540	43,445	168,266
Oshawa	125,300	50,970	49,035	41,314
x Ottawa	4,085,140	1,257,000	916,065	1,549,515
Owen Sound	48,727	23,885	38,875	22,415
x Peterborough	195,588	149,238	133,900	192,919
x Port Arthur	163,971	101,807	114,815	284,437
x Stratford	50,227	53,095	71,662	50,068
x St. Catharines	238,694	151,648	115,356	221,566
x St. Thomas	128,350	42,261	64,863	44,955
Sarnia	137,052	127,203	63,847	62,404
Sault Ste. Marie	131,320	257,340	93,377	142,680
x Toronto	10,005,455	7,496,983	4,415,510	7,862,693
York and East York Townships	1,680,131	899,792	698,841	1,598,357
Welland	74,609	108,326	46,286	67,650
x Windsor	709,304	385,352	76,842	921,470
Riverside	11,475	3,100	6,000	2,525
Woodstock	102,223	67,593	72,915	86,933
Manitoba	2,945,175	833,048	851,681	2,381,433
x Brandon	111,235	44,758	46,821	33,088
St. Boniface	110,540	80,640	62,660	218,945
x Winnipeg	2,723,400	707,650	742,200	2,129,400
Saskatchewan	1,029,854	722,108	529,497	2,374,440
x Moose Jaw	252,260	350,687	44,845	392,542
x Regina	632,944	291,696	376,742	277,069
x Saskatoon	144,650	79,725	107,910	1,704,829
Alberta	1,686,457	1,262,407	947,240	2,243,718
x Calgary	874,286	687,094	449,917	917,868
x Edmonton	676,535	479,108	428,565	1,093,045
Lethbridge	118,442	70,110	54,398	192,150
Medicine Hat	17,194	26,095	14,360	40,655
British Columbia	4,791,611	2,093,590	2,160,553	3,618,980
Kamloops	69,652	34,201	50,517	49,435
Manaimo	36,856	49,841	33,356	56,269
x New Westminster	210,490	77,695	114,880	137,712
Prince Rupert	43,235	66,420	29,327	54,230
x Vancouver	3,892,665	1,418,816	1,564,541	2,854,206
North Vancouver	20,250	14,505	27,796	77,455
x Victoria	518,463	432,112	340,136	389,673
Total - 58 Cities	46,560,623	27,457,524	21,776,496	42,319,397
x Total - 35 Cities	42,839,627	24,911,430	19,890,150	38,443,406

1/ Includes East Windsor, Sandwich and Walkerville, formerly given separately.

Table 1.- Estimated Cost of Building Work as indicated by the Value of Building Permits issued by 58 Cities, (Continued).

Cities	1931	1930	1929	1928
	\$	\$	\$	\$
P.E.I.-Charlottetown	-	158,000	20,000	-
Nova Scotia	3,174,980	3,564,302	5,748,282	3,078,176
x Halifax	2,964,985	3,188,345	5,209,245	2,808,357
New Glasgow	107,165	141,250	305,370	64,515
x Sydney	102,830	234,707	233,667	205,304
New Brunswick	1,783,462	3,034,614	2,037,934	1,262,266
Fredericton	140,295	482,000	23,500	148,015
x Moncton	385,850	456,827	768,698	270,813
x Saint John	1,257,317	2,095,787	1,245,736	843,438
Quebec	37,605,584	46,224,208	57,984,175	49,933,504
x Montreal -x Maisonneuve	31,876,676	37,504,590	46,065,924	36,347,901
x Quebec	4,049,875	4,912,257	5,684,183	5,710,144
Shawinigan Falls	55,065	468,540	770,618	1,163,581
x Sherbrooke	676,350	812,150	755,240	1,128,233
x Three Rivers	242,030	851,730	1,488,065	1,681,450
x Westmount	705,588	1,674,941	3,220,145	3,902,195
Ontario	44,371,578	69,042,946	95,055,827	104,777,566
Belleville	221,900	312,360	533,730	239,323
x Brantford	506,677	1,034,957	473,387	802,528
Chatham	201,365	821,258	813,560	780,020
x Fort William	451,000	1,227,300	1,759,000	2,062,000
Galt	239,022	264,901	527,315	378,581
x Guelph	221,082	371,351	607,377	462,815
x Hamilton	5,026,050	6,291,100	7,008,320	6,342,100
x Kingston	548,199	1,056,986	908,900	678,203
x Kitchener	627,853	1,344,232	1,645,351	1,524,625
x London	1,746,900	2,744,735	2,408,900	2,561,705
Niagara Falls	158,018	483,678	905,510	2,056,415
Oshawa	146,375	195,470	1,478,090	3,015,070
x Ottawa	3,154,000	6,295,275	3,403,333	5,421,085
Owen Sound	81,975	132,000	529,850	262,375
x Peterborough	278,526	797,895	618,278	625,577
x Port Arthur	341,975	995,487	555,945	5,292,545
x Stratford	164,535	414,410	354,849	224,412
x St. Catharines	563,626	610,067	1,432,392	1,249,141
x St. Thomas	139,640	180,327	172,190	362,732
Sarnia	171,818	633,899	1,021,962	814,586
Sault Ste. Marie	436,147	589,773	782,059	402,419
x Toronto	22,002,099	32,130,589	47,698,654	51,607,188
York and East York Townships	5,948,037	6,240,998	9,824,273	8,210,380
Welland	209,726	196,125	301,500	309,866
x Windsor /	609,773	3,330,138	8,620,421	8,147,813
Riverside	29,165	153,920	383,225	496,460
Woodstock	146,095	193,715	287,456	447,602
Manitoba	4,953,908	7,631,620	12,007,695	11,846,635
x Brandon	286,613	197,245	404,342	428,130
St. Boniface	270,695	780,625	553,103	871,105
x Winnipeg	4,396,600	6,653,750	11,050,250	10,547,400
Saskatchewan	3,790,002	9,544,287	16,950,228	13,449,826
x Moose Jaw	473,047	1,058,303	1,025,474	1,074,078
x Regina	1,598,440	2,971,544	10,022,631	6,619,206
x Saskatoon	1,718,515	5,514,440	5,902,123	5,756,542
Alberta	4,730,465	9,460,834	17,953,321	10,292,579
x Calgary	1,944,039	4,054,364	11,417,144	6,302,142
x Edmonton	1,377,175	4,300,935	5,670,185	3,374,971
Lethbridge	1,294,056	984,830	559,392	498,590
Medicine Hat	115,195	120,705	306,600	116,876
British Columbia	11,812,866	17,718,514	27,187,087	24,465,163
Kamloops	133,642	205,235	241,247	128,761
Nanaimo	45,350	117,353	112,640	45,269
x New Westminster	580,321	553,990	1,011,629	1,928,324
Prince Rupert	156,493	148,695	93,648	176,804
x Vancouver	10,066,425	14,645,206	21,572,727	19,445,288
North Vancouver	94,025	150,073	292,515	912,780
x Victoria	736,610	1,898,262	3,862,681	1,827,937
Total - 58 Cities	112,222,845	166,379,325	234,944,549	219,105,715
x Total - 35 Cities	101,821,221	152,404,222	214,277,386	197,566,322

/ Includes East Windsor, Sandwich and Walkerville, amalgamated with Windsor during 1935.

Table 1.- Estimated Cost of Building Work as indicated by the Value of Building Permits issued in 58 Cities (Continued).

Cities	1927	1926	1925	1924
	\$	\$	\$	\$
P.E.I. - Charlottetown	-	29,000	21,800	31,900
Nova Scotia	1,840,647	908,945	1,099,787	901,621
x Halifax	1,537,899	764,498	1,035,564	731,209
New Glasgow	10,850	7,870	20,286	18,505
x Sydney	291,898	136,577	43,937	151,907
New Brunswick	1,365,065	771,421	986,325	1,492,364
Fredericton	14,779	37,050	98,175	257,325
x Moncton	736,110	342,701	204,620	101,774
x Saint John	614,176	391,670	683,530	1,133,265
Quebec	58,320,532	42,167,440	35,186,268	42,562,336
x Montreal -x Maisonneuve	45,200,842	31,720,049	25,520,523	31,013,419
x Quebec	6,360,165	3,939,281	3,274,371	7,331,846
Shawinigan Falls	347,835	315,760	384,925	229,377
x Sherbrooke	689,930	712,350	1,037,110	529,878
x Three Rivers	2,332,500	1,445,575	2,064,815	1,046,210
x Westmount	3,389,260	4,034,425	2,904,524	2,411,606
Ontario	79,883,344	65,373,757	59,888,867	57,330,141
Belleville	670,010	306,610	194,725	195,000
x Brantford	571,599	232,049	159,537	191,480
Chatham	575,087	591,650	193,858	352,329
x Fort William	1,209,450	1,291,250	727,340	1,272,570
Galt	181,023	181,185	108,723	124,742
x Guelph	493,169	344,616	426,641	404,304
x Hamilton	3,837,150	3,128,950	2,675,830	3,309,800
x Kingston	420,467	608,532	493,758	1,035,620
x Kitchener	1,272,632	1,100,111	1,546,262	1,221,122
x London	2,814,950	3,621,200	2,389,800	2,113,500
Niagara Falls	1,517,510	1,504,000	1,114,290	802,622
Oshawa	5,255,188	1,044,100	576,205	786,985
x Ottawa	6,446,045	3,101,748	4,942,327	2,540,699
Owen Sound	330,350	154,450	536,970	161,125
x Peterborough	624,295	342,757	272,637	437,510
x Port Arthur	3,473,736	961,580	402,488	1,186,207
x Stratford	221,254	480,915	407,731	641,619
x St. Catharines	1,147,286	940,642	666,962	713,638
x St. Thomas	92,682	138,597	350,181	164,026
Sarnia	1,064,415	601,646	725,698	840,803
Sault Ste. Marie	329,461	235,766	242,993	559,245
x Toronto	31,274,876	26,029,584	25,797,196	23,926,028
York & East York Townships	6,041,635	5,558,540	6,611,440	5,710,400
Welland	400,364	404,049	124,320	178,880
x Windsor /	8,835,503	11,887,062	7,514,155	7,818,769
Riverside	624,340	455,630	600,750	403,450
Woodstock	158,867	126,538	86,050	237,668
Manitoba	8,561,122	11,091,372	5,205,828	3,867,102
x Brandon	230,252	227,516	76,579	270,825
St. Boniface	761,570	501,256	972,559	418,377
x Winnipeg	7,569,300	10,362,600	4,156,690	3,177,900
Saskatchewan	7,928,574	6,529,041	2,531,380	2,856,190
x Moose Jaw	1,230,489	268,326	243,535	501,129
x Regina	3,482,090	4,242,511	1,208,403	939,785
x Saskatoon	3,215,995	2,018,204	1,079,442	1,415,276
Alberta	5,398,691	4,115,317	2,862,260	3,695,604
x Calgary	2,330,131	1,999,048	1,197,475	1,031,420
x Edmonton	2,568,565	1,853,735	1,481,890	2,305,095
Lethbridge	438,684	236,359	161,189	226,222
Medicine Hat	61,311	26,175	21,706	132,867
British Columbia	21,315,767	25,400,314	17,246,852	13,845,890
Kamloops	252,488	187,269	99,105	163,861
Nanaimo	211,065	77,496	212,591	89,005
x New Westminster	1,082,114	748,169	704,263	321,432
Prince Rupert	252,940	187,465	1,337,769	209,312
x Vancouver	16,669,680	22,937,602	14,077,065	11,100,736
North Vancouver	322,739	564,074	268,542	1,123,441
x Victoria	2,524,741	698,239	547,517	838,103
Total - 58 Cities	184,613,742	156,386,607	125,029,367	126,583,148
x Total - 35 Cities	164,791,231	143,052,669	110,314,698	113,329,707

/ Includes East Windsor, Sandwich and Walkerville, amalgamated with Windsor during 1935.

Table 1.- Estimated Cost of Building Work as indicated by the Value of Building Permits issued in 58 Cities (Concluded).

Cities	1923	1922	1921	1920
	\$	\$	\$	\$
P.E.I.- Charlottetown	50,200	81,500	138,200	53,200
Nova Scotia	739,646	2,416,024	2,807,986	4,356,286
x Halifax	378,699	1,752,632	2,199,398	3,421,379
New Glasgow	41,785	58,545	51,775	47,970
x Sydney	319,162	604,847	556,813	886,937
New Brunswick	1,049,856	2,028,239	1,508,820	2,535,623
Fredericton	305,895	283,197	234,800	298,650
x Moncton	385,461	1,037,942	699,520	1,201,673
x Saint John	358,500	707,100	574,500	1,035,300
Quebec	35,483,853	30,330,234	28,869,803	21,801,692
x Montreal -x Maisonneuve	27,125,863	21,132,586	21,291,273	14,067,609
x Quebec	4,786,933	5,397,566	3,695,397	2,301,480
Shawinigan Falls	124,990	124,400	266,200	141,200
x Sherbrooke	732,100	712,000	753,900	3,265,538
x Three Rivers	780,735	1,193,650	1,286,740	845,975
x Westmount	1,933,232	1,770,032	1,576,293	1,179,890
Ontario	74,673,080	81,396,259	59,315,845	58,636,365
Belleville	54,825	254,400	119,700	73,250
x Brantford	615,686	465,420	404,445	798,073
Chatham	245,867	366,317	322,555	387,034
x Fort William	1,425,130	1,446,685	893,050	1,045,160
Galt	135,631	731,707	501,771	291,760
x Guelph	571,484	964,808	433,257	494,158
x Hamilton	5,452,930	4,928,465	4,639,450	4,340,220
x Kingston	649,233	701,495	591,515	494,736
x Kitchener	1,893,892	2,461,321	932,050	1,277,595
x London	3,261,065	2,605,630	2,527,510	2,146,305
Niagara Falls	758,513	676,694	1,145,589	493,965
Oshawa	1,923,110	1,155,130	329,405	849,496
x Ottawa	3,521,817	5,021,782	2,716,409	3,305,172
Owen Sound	319,450	196,450	119,000	146,175
x Peterborough	295,798	439,154	541,754	939,700
x Port Arthur	2,640,321	1,167,429	113,509	216,350
x Stratford	509,272	700,527	276,089	440,782
x St. Catharines	806,310	1,290,576	776,360	830,632
x St. Thomas	334,239	221,964	113,640	258,821
Sarnia	791,470	880,260	1,331,337	742,265
Sault Ste. Marie	401,032	583,813	896,920	1,034,290
x Toronto	30,609,227	35,237,925	23,878,246	25,737,063
York & East York Townships	8,921,650	11,167,700	8,101,100	4,312,350
Welland	206,105	362,371	435,735	299,420
x Windsor /	7,684,490	6,902,015	7,012,520	7,390,665
Riverside	334,945	223,265	48,336	-
Woodstock	309,588	242,956	114,593	290,928
Manitoba	5,177,487	7,653,442	6,714,883	9,248,971
x Brandon	183,034	225,029	749,190	412,829
St. Boniface	510,353	552,663	385,293	465,992
x Winnipeg	4,484,100	6,875,750	5,580,400	8,370,150
Saskatchewan	2,405,976	3,982,213	3,434,681	5,281,600
x Moose Jaw	289,398	379,180	500,177	1,533,095
x Regina	1,264,030	1,784,124	2,160,038	2,597,920
x Saskatoon	852,548	1,818,909	774,466	1,150,585
Alberta	2,597,987	5,723,204	4,170,446	6,451,876
x Calgary	821,840	3,102,700	2,298,800	2,906,100
x Edmonton	1,488,670	2,338,109	1,563,696	3,231,955
Lethbridge	258,570	243,695	217,760	252,090
Medicine Hat	28,907	38,700	90,190	61,731
British Columbia	11,343,536	14,604,292	9,833,750	8,654,009
Kamloops	99,728	146,165	237,820	90,283
Nanaimo	137,507	85,981	93,273	78,294
x New Westminster	350,848	332,050	264,870	319,109
Prince Rupert	97,148	314,412	620,833	405,189
x Vancouver	9,387,599	12,585,611	7,444,913	6,403,851
North Vancouver	220,546	107,069	194,874	149,706
x Victoria	1,050,160	1,033,004	977,167	1,207,572
Total - 58 Cities	133,521,621	148,215,407	116,794,414	117,019,622
x Total - 35 Cities	117,243,806	129,338,017	100,797,355	106,054,379

/ Includes East Windsor, Sandwich and Walkerville, amalgamated with Windsor during 1935.

Table 2.- Estimated Cost of Building Work in the years 1916-1935, by provinces, as indicated by Building Permits issued by 35 cities.

Provinces	No. of cities	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	1,600,242	824,420	632,234	1,073,863	3,067,815	3,423,052	5,442,912	3,013,661	1,829,797	901,075
New Brunswick	(2)	2,457,790	1,234,558	309,399	629,934	1,643,167	2,552,614	2,014,434	1,114,251	1,350,286	734,371
Quebec	(6)	10,155,246	5,810,141	6,947,514	12,360,648	37,550,519	45,755,668	57,213,557	48,769,923	57,970,697	41,851,680
Ontario ^{1/}	(15)	20,801,421	12,472,970	7,784,446	14,449,529	36,381,935	58,824,849	77,667,297	87,364,469	62,735,094	52,209,593
Manitoba	(2)	2,834,635	752,408	789,021	2,162,488	4,683,213	6,850,995	11,454,592	10,975,530	7,800,552	10,590,116
Saskatchewan	(3)	1,029,854	722,108	529,497	2,374,440	3,790,002	9,544,287	16,950,228	13,449,826	7,928,574	6,529,041
Alberta	(2)	1,550,821	1,166,202	878,482	2,010,913	3,321,214	8,355,299	17,087,329	9,677,113	4,898,696	3,852,783
British Columbia	(3)	4,621,618	1,928,623	2,019,557	3,381,591	11,383,356	17,097,458	26,447,037	23,201,549	20,276,535	24,384,010 ^{2/}
Total- 35 cities ^{1/}		42,839,627	24,911,430	19,890,150	38,443,406	101,821,221	152,404,222	214,277,386	197,566,322	164,791,231	143,052,669
2/ Average weighted index numbers of wholesale prices of building materials		82.2	82.6	78.3	77.2	81.9	90.8	99.0	97.4	96.1	100.0
3/ Average index numbers of wages in building trades		159.8	154.8	158.0	178.2	195.7	203.2	197.5	185.6	179.3	172.1

1/ Includes East Windsor, Sandwich and Walkerville, amalgamated with Windsor during 1935. Figures are not available prior to 1920. (see also footnote 1/ on page 13.)

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 1916-1935, by provinces, as indicated by Building Permits issued by 35 cities (Concluded).

Provinces	No. of Cities	1925 1/	1924 1/	1923 1/	1922 1/	1921 1/	1920 1/	1919	1918	1917	1916
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	1,079,501	883,116	697,861	2,357,479	2,756,211	4,308,316	5,898,336	3,295,635	1,320,647	1,348,434
New Brunswick	(2)	888,150	1,235,039	743,961	1,745,042	1,274,020	2,236,973	2,674,716	498,748	870,963	675,980
Quebec	(6)	34,801,343	42,332,959	35,358,863	30,205,834	28,603,603	21,660,492	15,166,851	6,852,354	8,794,149	9,890,630
Ontario 1/	(15)	48,772,845	46,976,892	60,270,894	64,555,196	45,849,804	49,715,432	40,584,834	18,377,012	17,407,571	20,229,574
Manitoba	(2)	4,233,269	3,448,725	4,667,134	7,100,779	6,329,590	8,782,979	3,046,541	2,140,672	2,392,788	2,752,173
Saskatchewan	(3)	2,531,380	2,856,190	2,405,976	3,982,213	3,434,681	5,281,600	3,694,505	2,177,290	1,294,659	667,170
Alberta	(2)	2,679,365	3,336,515	2,310,510	5,440,809	3,862,496	6,138,055	3,143,346	1,548,270	858,000	895,040
British Columbia	(3)	15,328,845	12,260,271	10,788,607	13,950,665	8,686,950	7,930,532	2,904,284	1,848,289	997,649	3,245,465
Total-35 cities		110,314,698	113,329,707	117,243,806	129,338,017	100,797,355	106,054,379	77,113,413	36,838,270	33,936,426	39,724,466
2/ Average weighted index numbers of wholesale prices of building materials		102.9	106.6	111.9	108.7	122.8	144.0	117.3	100.9	87.6	69.6
3/ Average index numbers of wages in building trades		170.4	169.1	166.4	162.5	170.5	180.9	148.2	125.9	109.9	102.4

1/ Includes East Windsor, Sandwich and Walkerville, amalgamated with Windsor during 1935. Figures for the years prior to 1920 are not available. The totals from 1920 also include Point Grey and South Vancouver amalgamated with Vancouver in 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, 1916-1935.

C i t y	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	7,455,436	4,098,025	5,648,862	10,557,438	31,876,676	37,504,590	46,065,924	36,347,901	45,200,842	31,720,049
Toronto	10,005,455	7,496,983	4,415,510	7,862,693	22,002,099	32,130,589	47,698,654	51,607,188	31,274,876	26,029,584
Winnipeg	2,723,400	707,650	742,200	2,129,400	4,396,600	6,653,750	11,050,250	10,547,400	7,569,300	10,362,600
Vancouver	3,892,665	1,418,816	1,564,541	2,854,206	10,066,425	14,645,206	21,572,727	19,445,288	16,669,680	22,937,602
Total- 4 largest cities	24,076,956	13,721,474	12,371,113	23,403,737	68,341,800	90,934,135	126,387,555	117,947,777	100,714,698	91,049,835
Total - 35 cities 1/	42,839,627	24,911,430	19,890,150	38,443,406	101,821,221	152,404,222	214,277,386	197,566,322	164,791,231	143,052,669
Total - 58 cities	46,560,623	27,457,524	21,776,496	42,319,397	112,222,845	166,379,325	234,944,549	219,105,715	184,613,742	156,386,607 ¹
Proportion of permits issued in 4 largest cities to total for 35 cities	56.2	55.1	62.1	60.8	67.1	59.7	59.0	59.7	61.1	63.6
Proportion of permits issued in 4 largest cities to total for 58 cities	51.7	50.0	56.8	55.3	60.9	54.7	53.8	53.8	54.6	58.2

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 58 cities is as follows:- 1935, 56.0 p.c.; 1934, 56.1 p.c.; 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, 58.9 p.c. and 1920, 51.8 p.c.

1/ Includes East Windsor, Sandwich and Walkerville, formerly given separately, but during 1935, amalgamated with Windsor; the totals also include Point Grey and South Vancouver, amalgamated with Vancouver in 1929. Figures for these centres are not available prior to 1920.

Table 3.- Building Permits issued by Four Largest Cities, 1916-1935. (Concluded).

C i t y	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	25,520,523	31,013,419	27,125,863	21,132,586	21,291,273	14,067,609	10,033,901	4,882,873	5,501,918	5,527,544
Toronto	25,797,196	23,926,028	30,607,227	35,237,925	23,878,246	25,737,063	19,617,838	8,535,331	7,163,556	9,881,671
Winnipeg	4,156,690	3,177,900	4,484,100	6,875,750	5,580,400	8,370,150	2,948,000	2,050,650	2,212,450	2,507,300
Vancouver	14,077,065	11,100,736	9,387,599	12,585,611	7,444,913	6,403,851	2,271,411	1,450,229	768,255	2,989,893
Total-4 largest cities	69,551,474	69,218,083	71,606,789	75,831,872	58,194,832	54,578,673	34,871,150	16,919,083	15,646,179	20,906,408
Total-35 cities	110,314,698/	113,329,707/	117,243,806/	129,338,017/	100,797,355/	106,054,379/	77,113,413	36,838,270	33,936,426	39,724,466
Total-58 cities	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	63.0	61.1	61.1	58.6	57.7	51.5	45.2	45.9	46.1	52.6
Proportion of permits issued in 4 largest cities to total for 58 cities	55.6	54.7	53.6	51.2	49.8	46.6				

/ Includes East Windsor, Sandwich and Walkerville formerly given separately, but from July 1, 1935, amalgamated with Windsor; the totals also include Point Grey and South Vancouver, amalgamated with Vancouver in 1929. Figures for these centres are not available prior to 1920.

Table 4.- Value of Building Permits issued for the Construction of Dwellings and for Repairs and Improvements thereto, by 53 Cities, 1935, 1934 and 1933.

C i t y	1 9 3 5		1 9 3 4		1 9 3 3	
	No. of permits issued	Estimated cost of Building Work authorized	No. of permits issued	Estimated cost of Building Work authorized	No. of permits issued	Estimated cost of Building Work authorized
		\$		\$		\$
Charlottetown	58	93,391	12	18,400	5	15,500
Halifax	121	455,730	104	422,000	81	340,400
New Glasgow	1/	1/	1	1,500	6	11,300
Sydney	27	21,400	21	12,950	13	5,470
Fredericton	4	6,600	8	10,155	4	8,700
Moncton	8	20,210	5	23,000	8	16,000
Saint John	39	42,835	37	27,924	73	33,680
Quebec	27	222,500	17	79,400	33	150,000
Montreal	806	2,158,434	407	1,979,785	456	1,806,040
Shawinigan Falls	10	14,475	6	11,850	15	12,200
Sherbrooke	27	83,800	9	19,500	13	53,000
Westmount	5	70,400	23	385,989	10	175,259
Belleville	13	23,350	22	24,500	5	8,300
Brantford	12	24,100	7	19,600	5	18,300
Chatham	3	1,200	11	26,150	14	22,625
Fort William	35	60,400	29	45,600	34	53,050
Galt	4	11,900	6	11,500	16	43,000
Guelph	27	50,300	17	36,850	27	32,250
Hamilton	97	286,500	80	263,300	56	219,350
Kingston	24	100,700	18	58,300	33	82,000
Kitchener	66	279,500	41	118,375	18	54,400
London	62	226,450	70	251,800	69	237,500
Niagara Falls	5	13,700	4	4,200	9	18,840
Oshawa	18	20,000	10	13,650	8	8,700
Ottawa	219	947,545	140	472,210	276	373,300
Peterborough	16	38,085	14	35,500	11	21,550
Port Arthur	47	47,690	38	23,125	31	23,670
Stratford	1	6,300	4	8,700	5	22,700
St. Catharines	29	71,600	25	55,900	19	41,500
St. Thomas	10	3,670	32	10,966	27	20,897
Sarnia	10	29,600	7	24,500	3	8,800
Sault Ste. Marie	15	26,950	8	15,600	18	10,870
Toronto	580	2,614,400	470	2,233,730	281	1,404,890
York & East York Townships	214	1,447,310	104	548,100	106	303,250
Welland	83	28,109	70	37,126	5	21,700
Windsor	17	12,635	10	4,650	5	3,807
Woodstock	11	29,400	4	11,000	8	18,200
Brandon	1/	1/	-	1/	19	15,880
St. Boniface	22	16,230	18	27,250	12	14,550
Winnipeg	61	257,100	49	125,850	84	252,700
Moose Jaw	46	18,090	27	12,962	2	1,975
Regina	20	24,000	10	17,500	92	59,855
Saskatoon	58	24,065	66	21,145	80	62,235
Calgary	28	68,420	68	183,436	77	162,581
Edmonton	122	184,975	134	223,130	84	185,600
Lethbridge	19	43,525	16	23,750	9	12,100
Medicine Hat	11	1,777	19	11,445	13	4,845
Nanaimo	7	12,800	6	6,500	2	5,200
New Westminster	84	107,370	39	33,550	49	68,700
Prince Rupert	48	13,182	6	8,100	7	7,200
Vancouver	285	475,000	190	460,000	666	536,317
North Vancouver	4	3,800	5	7,250	3	4,300
Victoria	25	69,350	33	79,750	44	122,225
Total - 53 Cities	3,590	10,910,853	2,576	8,589,003	3,045	7,217,261

1/ Figures not available.