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ANNUAL REVIEW  
of  
BUILDING PERMITS

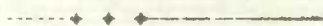
Issued by 58 Cities

in

CANADA

1936

(With comparative data for the years 1920 - 1935)



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. . .

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1937

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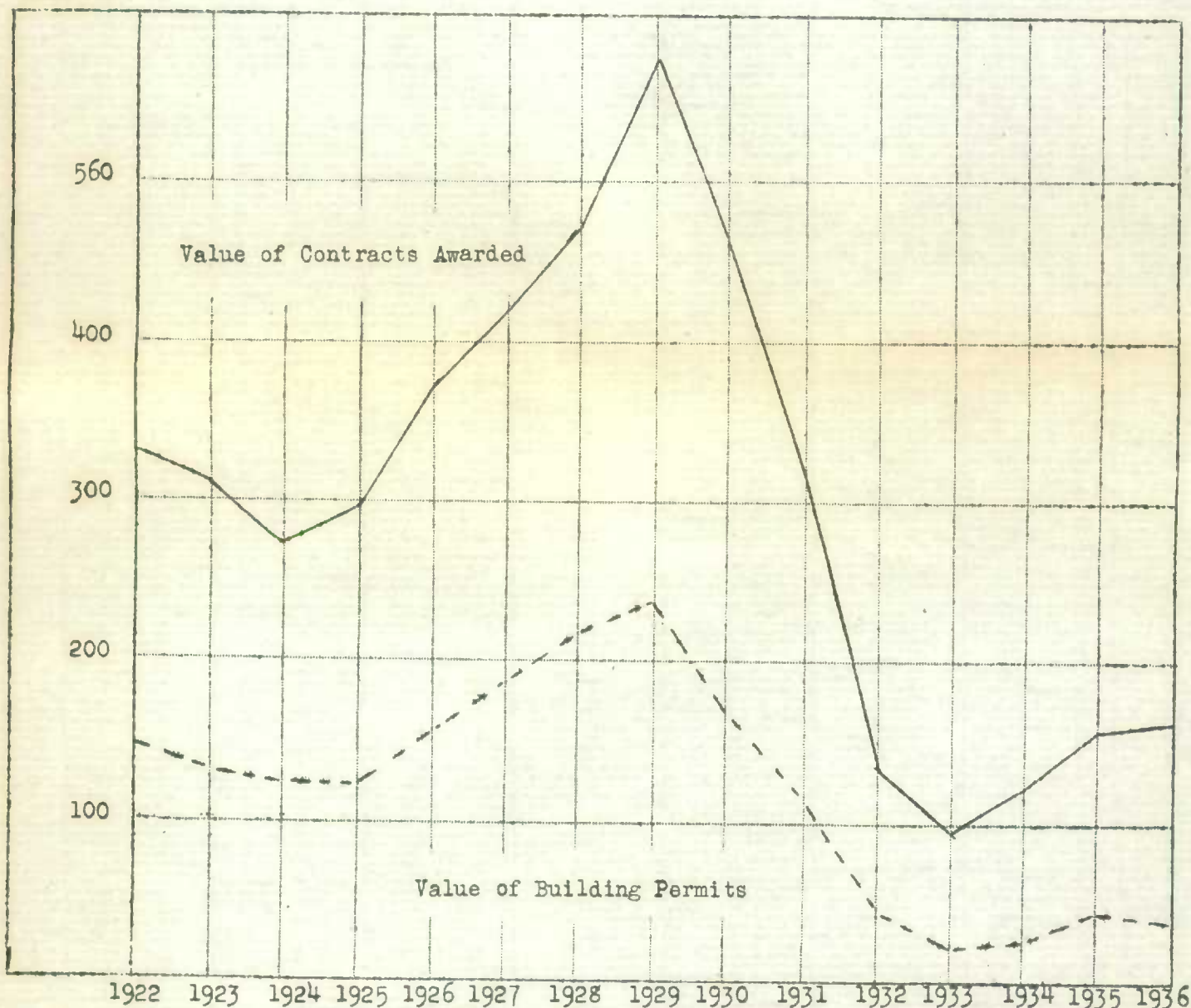
ANNUAL REVIEW OF BUILDING PERMITS ISSUED IN CANADA DURING 1936.

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

The value of the building represented by the construction permits issued by 58 cities in Canada was rather lower in 1936 than in 1935, according to revised statements furnished by the municipal officials. The construction work authorized in these centres during the year under review was estimated to cost \$41,325,693, compared with \$46,560,623 in the preceding year; this was a decline of \$5,234,930, or 11.2 p.c. However, as compared with 1934 and 1933 there were increases of 50.5 p.c. and 89.8 p.c., respectively. With these exceptions, the building represented by authorizations in

CHART I.—AGGREGATE ANNUAL VALUE OF BUILDING PERMITS ISSUED BY 58 CITIES AND  
OF CONSTRUCTION CONTRACTS AWARDED THROUGHOUT CANADA, 1922-1936. (Construction contracts awarded taken from MacLean Building Review).

Millions of  
Dollars



1936 was lower in value than in any other year since 1920. In this period of sixteen years, the value of the building permits taken out in 58 centres averaged \$123,683,150, of which the 1936 authorizations constituted only a third. The wholesale prices of building materials in 1936, though rather higher than in 1935 or preceding years since 1930, were decidedly lower than in any other year since 1920. The average index of wholesale prices of construction materials, as calculated in the Internal Trade Branch of the Bureau on the 1926 average as 100, stood at 85.4 in 1936, compared with 81.2 in 1935; the average for the years, 1920-1935, was 98.8. The cost of building labour in 1936 was very slightly higher than in the preceding year, according to the Labour Department's index of wage rates, based on the 1913 average as 100. This index was 160.8 last year, compared with 159.8 in 1935. During the seventeen years for which



building permits figures are available for the 58 centres, the maximum wages index was 203.2 in 1930, while the minimum was in 1913, the basic year.

A feature of the situation in 1936 was the decided increase in the value of the residential building for which permits were taken out in the 53 centres whose data are given in detail. Largely as a result of the impetus given to the construction and improvement of dwellings by the Dominion Housing Act and the Government Home Improvement Plan, the value of the authorizations for residential building in these cities amounted to \$15,070,155 in 1936; this was 37.9 p.c. higher than the 1935 total of \$10,927,318, and also compared favourably with the aggregate for any of the preceding three years.

The MacLean Building Review makes a monthly tabulation of the value of construction contracts awarded throughout the Dominion; during 1936, these totalled \$162,588,000, compared with \$160,305,000 in 1935, \$125,811,500 in 1934, \$97,289,800 in 1933, \$132,872,400 in 1932, \$315,482,000 in 1931, \$456,999,500 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 1.4 p.c. in 1936 as compared with the preceding year, while the 1936 total was also higher than that for any other year since 1931.

A brief analysis of the data since 1920 shows a general similarity in the year-to-year trends of contracts awarded and building permits issued, the only exceptions in this period being in 1935 and 1936. In each of these years a slight increase over the preceding twelve months was shown in the former, accompanied by a decline in the value of the construction authorized in the co-operating cities.

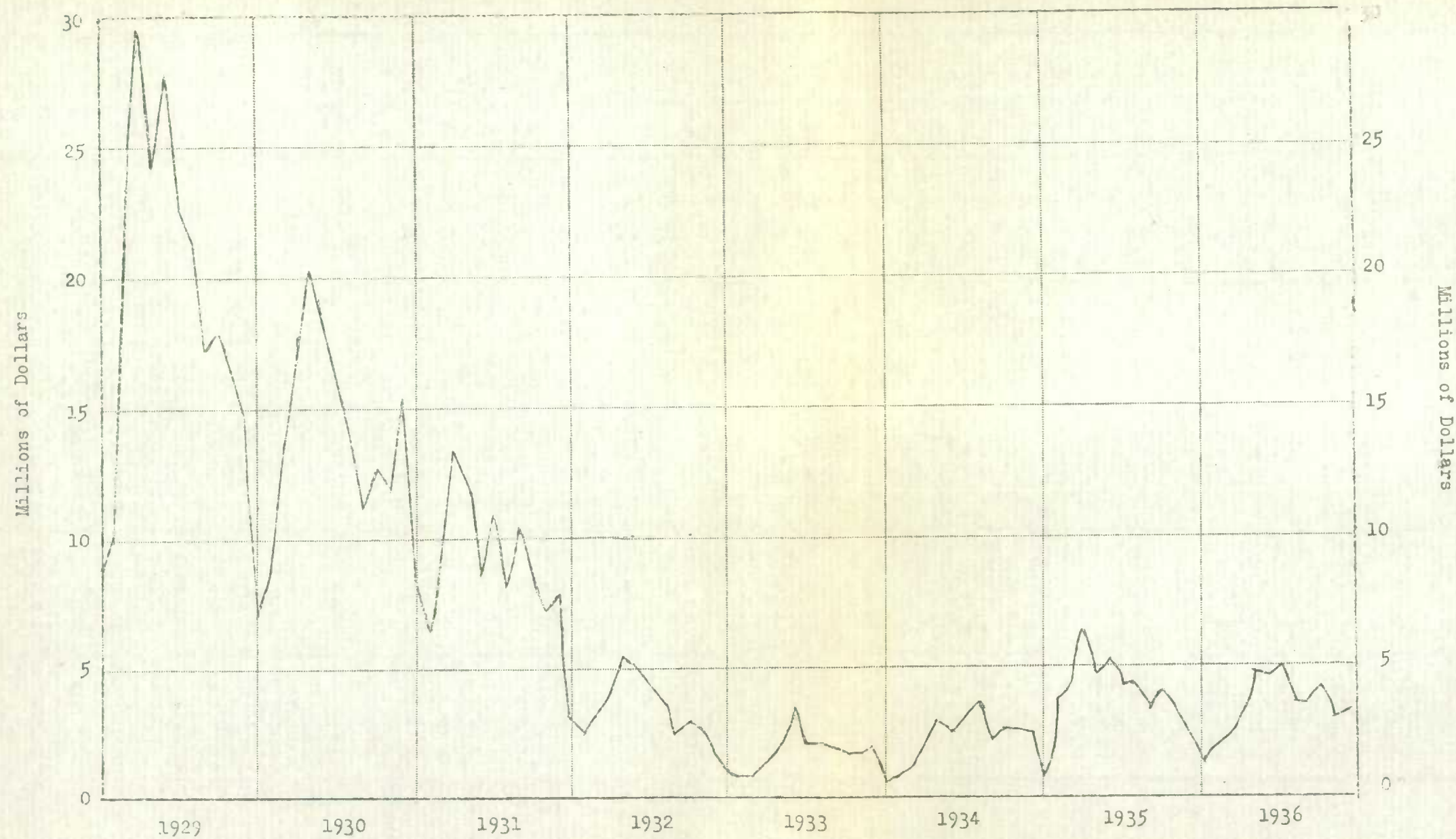
The value of the building permits issued by the 58 centres in 1936 constituted 25.4 p.c. of the total value of construction contracts awarded throughout the Dominion, while in 1935, this proportion was 29.0 p.c. and in 1934, 21.8 p.c. The percentages in the last four years were lower than in any other of the seventeen for which figures for the 58 cities are available. In 1921, when these centres reported their highest proportion of total building work in the country, the percentage was 48.6, while the average ratio in the years, 1920-1936, was 40.3 p.c.

The chart on the first page of this report shows the value of building in Canada annually since 1922, while Chart 2 depicts the monthly value of the building authorized by 58 cities during the period, 1929-1936. 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 and 1936 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 seventeen years for which data are available. In Table 1 are given the annual figures for each of the co-operating centres, the 35 cities 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	97.1	185.6
1929	234,944,549	150.2	99.0	197.5
1930	166,379,325	106.4	90.9	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	81.2	159.8
1936	41,325,693	26.4	85.4	160.8

Chart 2. - Monthly Fluctuations in the Value of Building Permits Issued by 58 Cities, 1929 - 1936.





This table shows that the aggregate value of building permits for last year, as already stated, was lower than in 1935; while it was higher than in 1933 or 1934, it was lower than in any other year of this record, amounting only to 33.4 p.c. of the sixteen-year average of \$123,683,150. Wholesale costs of building materials last year continued at a comparatively low level; although they were slightly higher than in any of the last five years, they were in this six-year period substantially lower than in other years of the record. Wages in nine building trades, however, slightly advanced in the 39 cities upon whose rates the 1936 indexes are based.

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

Cities in New Brunswick, Alberta and British Columbia showed increases, on the whole, in the value of the building permits issued as compared with 1935, but in the remaining provinces, the totals were smaller. The largest absolute decline in this comparison was in Ontario, where the 1936 authorizations were lower by \$4,591,359, or 19.3 p.c. The greatest proportionate decrease was in Manitoba; in that province, permits were taken out for buildings valued at \$1,559,940, as compared with \$2,945,175 in 1935.

MARITIME PROVINCES.- In Nova Scotia, the permits issued were for construction work estimated to cost \$1,320,202, a decrease of \$298,895 or 18.5 p.c. from the preceding year. New Brunswick, on the other hand, recorded an increase of \$188,641 or 71.2 p.c. in the value of building authorized as compared with 1935; the 1936 total was \$453,756. In Charlottetown, (the only city in Prince Edward Island included in this record), the authorizations amounted to \$154,455, as compared with \$168,395 in the preceding year. The cities in the three Maritime Provinces together reported 4.7 p.c. of the total value of the permits issued by the 58 centres, a proportion similar to that of 4.5 p.c. in 1935.

QUEBEC.- The aggregate for Quebec, \$10,011,608, was 1.9 p.c. lower than in 1935, but was considerably higher than in 1934 or 1933. The six cities making returns in that province reported 24.2 p.c. of the total value of building authorized by the 58 cities, as compared with 21.9 p.c. in the preceding year.

ONTARIO.- The value of building represented by the permits granted in Ontario cities during 1936 stood at \$19,256,177, being lower by \$4,591,359 or 19.3 p.c. than in 1935, when the construction work undertaken was estimated at \$23,847,536. Ontario's proportion of the aggregate authorizations in the year under review was 46.6 p.c. as compared with 51.2 p.c. in the preceding year and 52.3 p.c. in 1934, but with 41.9 p.c. in 1933 and 39.9 p.c. in 1932.

PRAIRIE PROVINCES.- Building in Manitoba was at a decidedly lower level than in the preceding year. The permits issued were for buildings valued at \$1,559,940, as compared with \$2,945,175 in 1935. This was a decrease of 47.0 p.c. The aggregate for 1936 was larger than for 1934 or 1933, but was smaller than in any other year since 1919. In Saskatchewan, building authorizations were lower by 37.8 p.c. than in 1935, being also less than in 1934; they were higher than in 1933, but lower than in any other year since 1920, standing at \$640,739. The 1935 aggregate was \$1,029,854, 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 16.6 p.c. as compared with 1935. The total was also higher than in 1934 or 1933; with these exceptions, however, the 1936 total of \$1,966,556 was less than in other years since 1920. The proportion of permits issued in the Prairie Provinces to the total for the 58 cities was 10.2 p.c., as compared with 12.1 p.c. in 1935.

BRITISH COLUMBIA.- The British Columbia aggregate of \$5,962,260 for the seven centres included was 24.4 p.c. larger than in 1935, and was also higher than in any other year since 1931. These cities reported 14.3 p.c. of the total value of the permits taken out in the 58 cities, as compared with 10.3 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 1917.



### Building in the Four Largest Cities.

Montreal.- The value of the building represented by the permits issued by Montreal was \$6,905,323, a decrease of 7.4 p.c. as compared with the 1935 authorizations of \$7,455,436; the 1936 total was higher than in 1934 or 1933. With these exceptions, it was lower than in any other year of the record. Approximately 51.0 p.c. of the aggregate for last year represented residential building, as compared with only 29 p.c. in the preceding year; the aggregate value of authorizations for dwellings during 1936 - \$3,506,835 - compared favourably with the 1935 total of \$2,158,434. The permits issued for industrial and other buildings, on the other hand, were lower in value, standing at \$3,398,488, as compared with \$5,297,002 in 1935. If the Westmount authorizations, \$356,378, are added to the Montreal total, those adjoining centres together issued 17.6 p.c. of the aggregate for the 58 cities; this proportion differed only slightly from that of 16.4 p.c. in 1935, and 17.5 p.c. in 1934.

Toronto.- During 1936, there was a decrease of \$1,822,656 or 18.2 p.c. in the Toronto building authorizations, which were valued at \$8,182,799, as against \$10,005,455 in 1935. Just over 28 p.c. of the construction undertaken in 1936 was listed as residential, as compared with 26 p.c. in 1935, 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 1936 was \$2,300,050, showing a decline as compared with the 1935 total of \$2,614,400, while there was also a large decrease in the non-residential building, which was valued at \$5,882,749, as compared with \$7,391,055 in the preceding year. In the adjoining residential suburban areas of York and East York Townships, some 80 p.c. of the value of the permits issued was for dwellings, as compared with the 1935 proportion of 86 p.c.; in 1934, however, only 60 p.c. had represented residential building. These centres reported permits valued at \$2,339,825, a substantial increase over the 1935 total of \$1,680,131. Toronto, York and East York Townships together reported 25.5 p.c. of the aggregate value of the building authorized by the 58 cities during 1936; in the preceding year, this proportion had been practically the same, at 25.1 p.c.

Winnipeg.- There was a large decline from 1935 in building in Winnipeg, where the estimated cost of the work undertaken in 1936 was \$1,407,450, as compared with \$2,723,400 in the preceding year, and \$707,650 in 1934; the decrease in the former comparison was 48.3 p.c., and in the increase in the latter, 98.9 p.c. Non-residential building accounted for about 85 p.c. of the total for 1936, as against 91 p.c. in 1935, 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 \$97,279, compared with \$110,540 in the preceding year. These two centres together reported 3.6 p.c. of the 1936 aggregate for the 58 cities, showing a decrease as compared with the 1934 proportion of 6.1 p.c.

Vancouver.- The municipality of Greater Vancouver issued permits for buildings valued at \$4,641,545; as compared with the 1935 total of \$3,892,665, this was an advance of \$748,880, or 19.2 p.c. The aggregate for 1936 was also higher than in any other year since 1931. North Vancouver, a mile from Vancouver, granted permits for buildings estimated to cost \$57,929, an increase over the total of \$20,250 in the preceding year. The Metropolitan area of Vancouver reported authorizations valued at \$4,699,474 in 1936, or 11.4 p.c. of the aggregate for the 58 cities; this was higher than the 1935 proportion, which had been 8.4 p.c. of the total.

### Building in Other Cities.

York and East York Townships, already mentioned in connection with Toronto, reported that the permits granted represented building estimated at \$2,339,825, an increase of \$659,694 or 39.3 p.c. over the 1935 total of \$1,680,131.

The Ottawa permits, valued at \$1,781,555, were decidedly lower than the 1935 aggregate of \$4,085,140; last year's total, however, was larger than in 1934, 1933 or 1932. Residential building accounted for 36.5 p.c. of the 1936 authorizations, as compared with 23 p.c. in 1935.

Three Rivers.- In this city, the estimated cost of the building undertaken was \$1,528,197, being a very large increase over the 1935 total of \$55,555. The construction programme in the year under review included the erection of a grain elevator, and repairs and additions to certain public buildings and facilities; the building undertaken was thus mainly non-residential.



Hamilton.- The value of building represented by permits issued in Hamilton during 1936 was \$1,466,906. This was lower than the 1935 total of \$1,887,622, but higher than that for any of the preceding three years. Of the building authorized in the year under review, 31.8 p.c. was for residential buildings, as compared with only 15 p.c. in 1935, and 34 p.c. in 1934. During 1936, the 138 dwellings for which permits were issued were valued at \$466,600, an average of some \$3,381, as compared with the average valuation of \$2,950 in 1935, \$3,291 in 1934, \$3,917 in 1933, and \$3,198 in 1932.

Halifax.- In Halifax, the permits issued represented building estimated to cost \$1,103,988; this total was smaller by \$441,836, or 28.6 p.c. than in 1935, but was higher than any other year since 1931. Some 74.5 p.c. of the total value for 1936 was earmarked for dwellings, compared with the 1935 proportion of nearly 30 p.c.

In Edmonton, permits were granted for building, whose anticipated cost was \$895,440, an increase of \$218,905, or 32.4 p.c., as compared with the 1935 aggregate of \$676,535. Non-residential building accounted for 86.3 p.c. of the total authorizations in Edmonton during 1936, as compared with the 1935 proportion of 72.7 p.c.

Calgary.- The building authorized in Calgary was estimated to cost \$845,287, a decrease of \$28,999, or 3.3 p.c. as compared with the preceding year. Only 7.6 p.c. of the 1936 total was earmarked for residential building, as compared with 7.8 p.c. in 1935, but with 27 p.c. in 1934, 36 p.c. in 1933 and 44 p.c. in 1932. In 1936, the average cost of the 27 dwellings for which permits were issued was \$2,382, showing little difference from the figure of \$2,444 in the preceding year.

St. Catharines.- Permits representing building value at \$823,398 were taken out in St. Catharines, whose total in the preceding year had been \$238,694; this was an increase of 245.0 p.c. in 1936. Residential building accounted for not quite 22 p.c. of the aggregate for the year under review, as compared with 30 p.c. in 1935.

The Quebec City authorizations amounted to \$816,835, compared with \$2,141,695 in 1935. This was a reduction of \$1,324,860, or 61.9 p.c. The value of construction permits granted in the year under review, however, was higher than in 1934 or 1933. Only 17.7 p.c. of the 1936 value represented residential building; in 1935 this proportion had been still lower, at 10 p.c.

Windsor.- During 1936, the building authorized was estimated at \$703,970, as compared with \$709,304 in the preceding year, this was a decrease of 0.8 p.c. The adjacent city of Riverside issued permits valued at \$29,810 in 1936, an increase over 1935. The bulk of the building authorized during the year under review in Windsor was non-residential.

London.- The estimated cost of authorized building in London was \$672,745, or 63.3 p.c. less than the 1935 aggregate of \$1,835,110; some 41 p.c. of this total represented residential building, as compared with only about 12 p.c. in the preceding year.

Victoria, with building operations estimated to cost \$584,518, showed an increase of 12.7 p.c. as compared with the 1935 total of \$518,463. The dwellings and apartments authorized were valued at \$233,525, or 40 p.c. of the 1936 total, as compared with 13.4 p.c. of the aggregate for the preceding year.

Kitchener.- The permits granted in Kitchener were for building estimated to cost \$449,123, as against \$589,325 in the preceding year. Not quite 44 p.c. of the authorizations were for houses or apartments, a rather smaller proportion than in 1935.

New Westminster.- This city issued permits for buildings valued at \$369,215, compared with \$210,490 in 1935, and \$77,695 in 1934. The authorizations during 1935 were fairly evenly divided between residential and non-residential building, while last year, the value of the dwellings authorized constituted 63.3 p.c. of the total.

The Regina aggregate of \$358,966 was smaller by 43.3 p.c. than that of \$632,944 reported in the preceding year. The 1936 total, however, was higher than that of \$291,696 in 1934. Only about fourteen p.c. of the authorizations in the year under review represented residential building, compared with approximately four p.c. in 1935.

Westmount.- Chiefly as a result of a large programme of residential building, the value of the construction authorized in 1936 by Westmount was considerably greater, standing at \$356,378, or 89.5 p.c. above the 1935 figure. Some 63 p.c. of last year's total was earmarked for dwellings.



Sherbrooke, - The value of the building permits issued in Sherbrooke during 1936 was \$278,700; compared with \$314,450 in the preceding year, this was a falling-off of 11.4 p.c. The 1936 aggregate, however, was higher than in 1934, 1933 or 1932. Over 71 p.c. of the total in the year under review represented residential building, while in 1935, less than 27 p.c. of the indicated value was for dwellings.

Peterborough, - The construction work represented by the permits taken out in Peterborough in 1936 was estimated to cost \$269,164, or 37.6 p.c. more than in 1935. The value of the residential building authorized last year constituted some 41 p.c. of the total.

Kingston, - The estimated value of construction authorized in Kingston was \$253,398, an increase of 18.4 p.c. over the 1935 total of \$213,929. In that city, the permits issued in 1936 for residences represented building valued at over 40 p.c. of the total, compared with some 47 p.c. in 1935; however, the estimated value of the dwellings authorized in the year under review was slightly higher.

The cities recording increases in the value of permits granted during 1936 as compared with the preceding year are as follows:- New Glasgow, Sydney, Fredericton, Saint John, Shawinigan Falls, Three Rivers, Westmount, Chatham, Fort William, Kingston, Niagara Falls, Owen Sound, Peterborough, Port Arthur, Stratford, St. Catharines, Sault Ste. Marie, York and East York Townships, Welland, Riverside, Woodstock, Saskatoon, Edmonton, Lethbridge, Medicine Hat, Kamloops, Nanaimo, New Westminster, Prince Rupert, Vancouver, North Vancouver and Victoria. Thus in 33 of the 58 centres, the building represented by construction permits taken out in 1936 had a higher valuation than in 1935.

#### BUILDING ACTIVITIES BY MONTHS.

The building authorizations in May, June and July, - \$4,836,358, \$4,656,689 and \$5,029,802, respectively, - were higher in value than in any other month of last year. In 1935, the greatest aggregate, (viz., \$6,300,046) was reported in April. The monthly totals reported by the 58 cities during 1936 are given below:-

January ... \$ 1,302,758	May ..... \$ 4,836,358	September .. \$ 3,657,271
February ... 1,921,176	June ..... 4,656,689	October ..... 4,262,607
March ..... 2,368,537	July ..... 5,029,802	November .... 3,097,508
April ..... 3,237,366	August ... 3,673,455	December .... 3,282,166

#### BUILDING ACTIVITIES BY TYPES OF BUILDINGS.

Some 53 cities furnished detailed statements showing that they had issued 4,051 permits for dwellings estimated to cost about \$15,070,135, and approximately 17,000 permits for other buildings at a proposed cost of over \$19,064,000, while engineering projects valued at about \$42,124 were also reported during 1936. The average estimated cost per dwelling was therefore approximately \$3,720, while the average for other buildings was about \$1,122. 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 1935, 3,600 permits were granted for dwellings at a proposed cost of \$10,927,318, an average of \$3,030; some 14,000 permits were also issued for other buildings valued at \$24,700,000, giving a mean of about \$1,770 per building. There were also engineering projects undertaken, valued at about \$506,000.

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



The beneficial effects of the Dominion Housing Act and the Government Home Improvement Plan are shown in an increase of 37.9 p.c. in the value of the residential building authorized by 53 cities during the year under review as compared with 1935. The 1936 total was also higher than in any other year since 1931.

The value of the residential building authorized in Charlottetown, Halifax, Sydney, Fredericton, Moncton, Montreal, Shawinigan Falls, Sherbrooke, Westmount, Brantford, Chatham, Fort William, Galt, Hamilton, Kingston, London, Niagara Falls, Oshawa, Owen Sound, Peterborough, Port Arthur, Stratford, St. Catharines, St. Thomas, Sault Ste. Marie, York and East York Townships, Welland, Windsor, St. Boniface, Moose Jaw, Regina, Saskatoon, Lethbridge, Medicine Hat, Nanaimo, New Westminster, Vancouver, North Vancouver and Victoria was higher in 1936 than in the preceding year.

The following shows for 1936 the city distribution of the projects classed as engineering:-

<u>City</u>	<u>Value</u>
Brantford .....	\$ 6,724
St. Boniface .....	19,500
Prince Rupert .....	15,900

#### BUILDING ACTIVITIES IN 35 CITIES, WITH COMPARISONS FROM 1917.

The value of the building permits taken out in the 35 cities originally used in these compilations was \$36,337,439, as compared with \$42,839,627 in 1935; this was a decrease of 15.2 p.c., a larger proportionate loss than was shown by the aggregate for the 58 cities, viz., 11.2 p.c. The 1936 total, however, was greater than in 1934 or 1933. The proportion of the permits issued in these 35 cities to the grand total was 87.9 p.c. in 1936, compared with 92.0 in 1935; the 1936 ratio was the lowest in several years.

It should be noted that the figures for the 35 centres for 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 six years than in any other of the years since 1916. On the other hand, wage rates during 1936, as compiled by the Department of Labour, were slightly higher than in 1935, 1934 or 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 1917, 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 1917.

The value of the building represented by the permits issued in Montreal, Toronto, Winnipeg and Vancouver aggregated \$21,137,117, a reduction of 12.2 p.c. as compared with the 1935 total of \$24,076,956. Each of the three centres first-named showed a decline as compared with the preceding year, while in Vancouver there was an increase over 1935. The proportion of the building authorized in these four municipalities to the aggregate for the 58 cities, was 51.1 p.c., compared with 51.7 p.c. in 1935; 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 \$23,920,528; this was a decrease of 8.3 p.c. as compared with the 1935 aggregate of \$26,075,987.

Table 3 is a record of building permits issued in the four largest cities since 1917.



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

Cities	1936	1935	1934	1933	1932
	\$	\$	\$	\$	\$
P.E.I. Charlottetown	154,455	168,395	87,310	115,200	587,000
Nova Scotia	1,320,202	1,619,097	835,672	655,294	1,109,753
x Halifax	1,103,988	1,545,824	749,428	598,909	933,519
New Glasgow	36,818	18,855	11,252	23,060	35,890
x Sydney	179,396	54,418	74,992	33,325	140,344
New Brunswick	453,756	265,115	1,277,353	394,514	648,434
Fredericton	142,220	19,325	42,775	85,115	18,500
x Moncton	100,292	106,261	978,228	143,093	184,395
x Saint John	211,244	139,529	256,330	166,306	445,539
Quebec	10,011,608	10,207,383	5,994,676	7,005,774	12,467,878
x Montreal - x Maisonneuve	6,905,323	7,455,136	4,098,025	5,648,862	10,557,438
x Quebec	816,835	2,141,695	415,308	724,548	1,179,465
Shawinigan Falls	126,175	52,137	184,535	58,260	107,230
x Sherbrooke	278,700	314,450	130,060	186,400	229,300
x Three Rivers	1,528,197	55,555	465,765	23,588	108,075
x Westmount	356,378	188,110	700,983	359,116	286,370
Ontario	19,256,177	23,847,536	14,351,380	9,116,743	16,887,761
Belleville	85,065	145,602	76,455	29,700	100,705
x Brantford	161,602	272,648	283,586	171,783	170,844
Chatham	156,345	108,931	55,200	88,720	56,215
x Fort William	207,500	152,450	621,700	213,400	294,100
Galt	141,226	388,688	135,006	101,256	88,768
x Guelph	100,200	273,608	110,078	108,665	152,885
x Hamilton	1,466,906	1,887,622	772,535	510,200	1,424,300
x Kingston	253,398	213,929	141,398	179,667	349,039
x Kitchener	449,123	539,325	234,449	140,233	363,048
x London	672,745	1,835,110	671,840	551,485	567,690
Niagara Falls	141,258	92,057	73,540	43,445	168,266
Oshawa	108,022	125,300	50,970	49,035	41,314
x Ottawa	1,781,555	4,085,140	1,257,000	916,065	1,549,515
Owen Sound	173,410	48,727	23,885	38,875	22,415
x Peterborough	269,154	195,588	149,238	133,900	192,919
x Port Arthur	212,671	163,971	101,807	114,815	284,437
x Stratford	53,105	50,227	53,095	71,662	50,068
x St. Catharines	823,398	238,694	151,648	115,356	221,566
x St. Thomas	79,545	128,350	42,261	64,863	44,955
Sarnia	123,229	137,052	127,203	63,847	62,404
Sault Ste. Marie	226,340	131,320	257,340	93,377	142,680
x Toronto	8,182,799	10,005,455	7,496,983	4,415,510	7,862,693
York and East York Townships	2,339,825	1,680,131	899,792	698,841	1,598,357
Welland	107,645	74,609	108,326	46,286	67,650
x Windsor	703,970	709,304	385,352	76,842	921,470
Riverside	29,810	11,475	3,100	6,000	2,525
Woodstock	206,321	102,223	67,593	72,915	86,933
Manitoba	1,559,940	2,945,175	833,048	851,681	2,381,433
x Brandon	55,211	111,235	44,758	46,821	33,088
St. Boniface	97,279	110,540	80,640	62,660	218,945
x Winnipeg	1,407,450	2,723,400	707,650	742,200	2,129,400
Saskatchewan	640,739	1,029,854	722,103	529,497	2,374,440
x Moose Jaw	57,818	252,260	350,687	44,845	392,542
x Regina	358,966	632,944	291,696	376,742	277,069
x Saskatoon	223,955	144,650	79,725	107,910	1,704,829
Alberta	1,966,556	1,886,457	1,262,407	947,240	2,243,718
x Calgary	845,287	874,286	687,094	449,917	917,868
x Edmonton	895,440	676,535	479,108	428,565	1,093,045
Lethbridge	200,414	118,442	70,110	54,398	192,150
Medicine Hat	25,415	17,194	26,095	14,360	40,655
British Columbia	5,962,260	4,791,611	2,093,590	2,160,553	3,618,980
Kamloops	78,735	69,652	34,201	50,517	49,435
Nanaimo	166,378	36,856	49,841	33,356	56,269
x New Westminster	369,215	210,490	77,695	114,880	137,712
Prince Rupert	63,940	43,235	66,420	29,327	54,230
x Vancouver	4,641,545	3,892,665	1,418,816	1,564,541	2,854,206
North Vancouver	57,929	20,250	14,505	27,796	77,455
x Victoria	584,518	518,463	432,112	340,136	389,673
Total - 58 Cities	41,325,693	46,560,623	27,457,524	21,776,496	42,319,397
x Total - 35 Cities	36,337,439	42,839,627	24,911,430	19,890,150	38,143,406



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 Quelph	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	117,053	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



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



## IV

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	5,307,566	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	329,403	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	892,548	1,818,909	774,466	1,150,585
Alberta	2,597,987	5,723,204	4,170,446	6,451,876
x Calgary	821,840	3,102,700	2,298,800	2,906,100
x Edmonton	1,488,670	2,338,109	1,563,696	3,231,955
Lethbridge	258,570	243,695	217,760	252,090
Medicine Hat	28,907	38,700	90,190	61,731
British Columbia	11,343,536	14,604,292	9,833,750	8,654,009
Kamloops	99,728	146,165	237,820	90,288
Nanaimo	137,507	85,981	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



Table 2. - Estimated Cost of Building Work in the years 1917 - 1936, by provinces, as indicated by Building Permits issued by 35 cities.

Provinces	No. of cities	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	1,283,384	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
New Brunswick	(2)	311,536	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
Quebec	(6)	9,885,433	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
Ontario <sup>1/</sup>	(15)	15,417,681	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
Manitoba	(2)	1,462,661	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
Saskatchewan	(3)	640,739	1,027,854	722,108	529,497	2,374,440	3,790,002	9,544,287	16,950,228	13,449,826	7,928,574
Alberta	(2)	1,740,727	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
British Columbia	(3)	5,595,278	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
Total - 35 cities <sup>1/</sup>		36,337,439	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
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2/ Average weighted index numbers of wholesale prices of building materials		85.4	81.2	82.6	78.3	77.2	81.9	90.9	99.0	97.1	96.1
3/ Average index numbers of wages in building trades		160.8	159.8	154.8	158.0	178.2	195.7	203.2	197.5	185.6	179.3

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

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 1917-1936, by provinces, as indicated by Building Permits issued by 35 cities (Concluded).

Provinces	No. of Cities	1926 <sup>1/</sup>	1925 <sup>1/</sup>	1924 <sup>1/</sup>	1923 <sup>1/</sup>	1922 <sup>1/</sup>	1921 <sup>1/</sup>	1920 <sup>1/</sup>	1919	1918	1917
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	901,075	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
New Brunswick	(2)	734,371	888,150	1,235,039	743,961	1,745,042	1,274,020	2,236,973	2,674,716	498,748	870,963
Quebec	(6)	41,851,680	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
Ontario <sup>1/</sup>	(15)	52,209,593	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
Manitoba	(2)	10,590,116	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
Saskatchewan	(3)	6,529,041	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
Alberta	(2)	3,852,783	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 <sup>1/</sup>
British Columbia <sup>1/</sup>	(3)	24,384,010	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
Total-35 cities		143,052,669	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
2/ Average weighted index numbers of wholesale prices of building materials		100.0	102.9	106.6	111.9	108.7	122.8	144.0	117.3	100.9	87.6
3/ Average index numbers of wages in building trades		172.1	170.4	169.1	166.4	162.5	170.5	180.9	148.2	125.9	109.9

<sup>1/</sup> Includes East Windsor, Sandwich and Walkerville, amalgamated with Windsor during 1935.

The totals from 1920 also include Point Grey and South Vancouver amalgamated with Vancouver in 1929. No data are available before 1920.

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, 1917-1936.

C i t y	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	6,905,323	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
Toronto	8,182,799	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
Winnipeg	1,407,450	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
Vancouver	4,641,545	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
Total - 4 largest cities	21,137,117	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
Total - 35 cities 1/	36,337,439	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
Total - 58 cities	41,325,693	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
Proportion of permits issued in 4 largest cities to total for 35 cities	58.2	56.2	55.1	62.1	60.8	67.1	59.7	59.0	59.7	61.1
Proportion of permits issued in 4 largest cities to total for 58 cities	51.1	51.7	50.0	56.8	55.3	60.9	54.7	53.8	53.8	54.6

When the "satellite" cities in the immediate vicinity of the four leading cities are added, the proportion of the building in the four metropolitan areas to the total for the 58 cities is as follows: - 1936, 57.9 p.c.; 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, 1917-1936. (Concluded).

C i t y	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	31,720,049	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
Toronto	26,029,584	25,797,196	23,926,028	30,609,227	35,237,925	23,878,246	25,737,063	19,617,838	8,535,331	7,163,556
Winnipeg	10,362,600	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
Vancouver	22,937,602	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
Total-4 largest cities	91,049,835	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
Total-35 cities <sup>1/</sup>	143,052,669 <sup>1/</sup>	110,314,698 <sup>1/</sup>	113,329,707 <sup>1/</sup>	117,243,806 <sup>1/</sup>	129,338,017 <sup>1/</sup>	100,797,355 <sup>1/</sup>	106,054,379 <sup>1/</sup>	77,113,413	36,838,270	33,936,426
Total-58 cities	156,386,607	125,029,367	126,583,148	133,521,621	148,215,407	116,794,414	117,019,622			
Proportion of permits issued in 4 largest cities to total for 35 cities	63.6	63.0	61.1	61.1	58.6	57.7	51.5	45.2	45.9	46.1
Proportion of permits issued in 4 largest cities to total for 58 cities	58.2	55.6	54.7	53.6	51.2	49.8	46.6			

<sup>1/</sup> 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, 1936, 1935, 1934, 1933 and 1932.

C i t y	1 9 3 6		1 9 3 5	
	No. of permits issued	Estimated cost of Building Work authorized \$	No. of permits issued	Estimated cost of Building Work authorized \$
Charlottetown	38	109,120	58	93,391
Halifax	180	822,300	121	455,730
New Glasgow	3	10,000	1/	1/
Sydney	58	56,340	27	21,400
Fredericton	25	43,300	4	6,600
Moncton	13	33,900	8	20,210
Saint John	1/	1/	39	42,835
Quebec	21	144,300	27	222,500
Montreal	507	3,506,836	806	2,158,434
Shawinigan Falls	48	80,368	10	14,475
Sherbrooke	64	198,700	27	83,800
Westmount	15	223,000	5	70,400
Belleville	11	20,900	13	23,350
Brantford	25	81,700	12	24,100
Chatham	38	91,475	3	1,200
Fort William	44	108,300	35	60,400
Galt	20	71,300	4	11,900
Guelph	19	30,540	27	50,300
Hamilton	138	466,600	97	286,500
Kingston	31	101,700	24	100,700
Kitchener	63	197,300	66	279,500
London	82	275,500	62	226,450
Niagara Falls	5	15,800	5	13,700
Oshawa	44	48,825	18	20,000
Ottawa	166	650,125	219	947,545
Owen Sound	19	51,018	16	16,465
Peterborough	37	111,550	16	38,085
Port Arthur	53	94,875	47	47,690
Stratford	4	11,100	1	6,300
St. Catharines	55	178,890	29	71,600
St. Thomas	29	18,595	10	3,670
Sarnia	9	26,110	10	29,600
Sault Ste. Marie	32	94,715	15	26,950
Toronto	461	2,300,050	580	2,614,400
York and East York Townships	349	1,880,450	214	1,447,310
Welland	103	65,131	83	28,109
Windsor	11	62,100	17	12,635
Woodstock	7	19,500	11	29,400
St. Boniface	19	18,600	22	16,230
Winnipeg	58	205,500	61	257,100
Moose Jaw	82	21,203	46	18,090
Regina	21	50,550	20	24,000
Saskatoon	72	37,110	58	24,065
Calgary	27	64,306	28	68,420
Edmonton	54	123,000	122	184,975
Lethbridge	27	69,720	19	43,525
Medicine Hat	16	5,830	11	1,777
Nanaimo	41	73,493	7	12,800
New Westminster	168	233,590	84	107,370
Prince Rupert	34	11,090	48	13,182
Vancouver	559	1,604,800	285	475,000
North Vancouver	9	17,500	4	3,800
Victoria	37	233,525	25	69,350
Total - 53 Cities	4,051	15,070,135	3,606	10,927,318

1/ Figures not available.



Table 4. - Value of Building Permits issued for the Construction of Dwellings and for Repairs and Improvements thereto, by 53 Cities, 1936, 1935, 1934, 1933 and 1932. - concluded.

C i t y	1 9 3 4		1 9 3 3		1 9 3 2	
	No. of	Estimated	No. of	Estimated	No. of	Estimated
	permits	cost of	permits	cost of	permits	cost of
	issued	Building	issued	Building	issued	Building
		Work		Work		Work
		authorized		authorized		authorized
		\$		\$		\$
Charlottetown	12	18,400	5	15,500	5	12,000
Halifax	104	422,000	81	340,400	123	589,800
New Glasgow	1	1,500	6	11,300	3	3,600
Sydney	21	12,950	13	5,470	4	1,575
Fredericton	8	10,155	4	8,700	2	3,000
Moncton	5	23,000	8	16,000	-	- 1/
Saint John	37	27,924	73	33,680	12	25,500
Quebec	17	79,400	33	150,000	122	311,735
Montreal	407	1,979,785	456	1,806,040	535	2,869,170
Shawinigan Falls	6	11,850	15	12,200	-	18,375
Sherbrooke	9	19,500	13	53,000	16	64,000
Westmount	23	385,989	10	175,259	14	207,000
Belleville	22	24,500	5	8,300	21	51,600
Brantford	7	19,600	5	18,300	8	19,840
Chatham	11	26,150	14	22,625	15	41,030
Fort William	29	45,600	34	53,050	46	78,150
Galt	6	11,500	16	43,000	13	42,100
Guelph	17	36,850	27	32,250	26	58,200
Hamilton	80	263,300	56	219,350	171	566,000
Kingston	18	58,300	33	82,000	47	136,600
Kitchener	41	118,375	18	54,400	45	136,700
London	70	251,800	69	237,500	77	267,900
Niagara Falls	4	4,200	9	18,840	9	25,270
Oshawa	10	13,650	8	8,700	16	14,650
Ottawa	140	472,210	276	373,300	410	574,920
Owen Sound	1/		1/		1/	1/
Peterborough	14	35,500	11	21,550	23	58,950
Port Arthur	38	23,125	31	23,670	69	76,000
Stratford	4	8,700	5	22,700	5	16,200
St. Catharines	25	55,900	19	41,500	42	93,400
St. Thomas	32	10,966	27	20,897	25	10,025
Sarnia	7	24,500	3	8,800	1	3,000
Sault Ste. Marie	8	15,600	18	10,870	21	29,900
Toronto	470	2,233,730	281	1,404,890	299	1,456,100
York and East York						
Townships	104	548,100	106	303,250	244	876,200
Welland	70	37,126	5	21,700	10	41,250
Windsor	10	4,650	5	3,807	7	8,334
Woodstock	4	11,000	8	18,200	24	49,400
St. Boniface	18	27,250	12	14,550	15	17,120
Winnipeg	49	125,850	84	252,700	144	506,900
Moose Jaw	27	12,962	2	1,975	23	7,423
Regina	10	17,500	92	59,855	25	46,950
Saskatoon	66	21,145	80	62,235	142	125,845
Calgary	68	183,436	77	162,581	141	400,262
Edmonton	134	223,130	84	185,600	125	319,900
Lethbridge	16	23,750	9	12,100	25	45,450
Medicine Hat	19	11,445	13	4,845	26	12,000
Nanaimo	6	6,500	2	5,200	44	25,348
New Westminster	39	33,550	49	68,700	108	110,937
Prince Rupert	6	8,100	7	7,200	11	34,000
Vancouver	190	460,000	666	536,317	402	992,950
North Vancouver	5	7,250	3	4,300	14	18,600
Victoria	33	79,750	44	122,225	49	137,800
Total - 53 Cities	2,577	8,589,003	3,030	7,201,381	3,854	11,638,959

1/ Figures not available.