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ANNUAL REVIEW  
of  
BUILDING PERMITS

Issued by 58 Cities

in

CANADA

1938

(With comparative data for the years 1920 - 1937)



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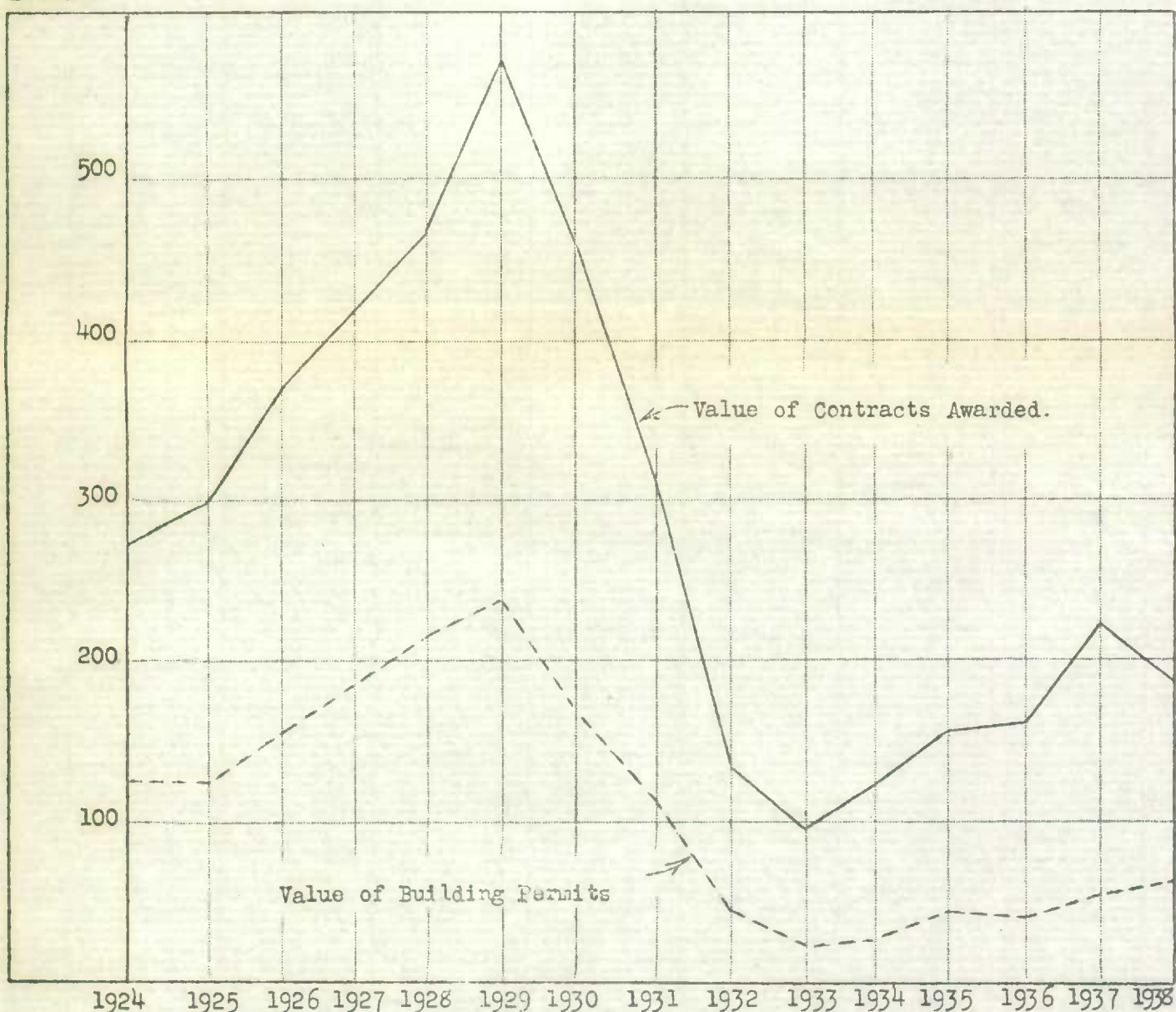
ANNUAL REVIEW OF BUILDING PERMITS ISSUED IN CANADA DURING 1938.

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 construction work represented by the building permits taken out in 58 cities was 8.9 p.c. higher in 1938 than in the preceding year; revised statistics furnished the Dominion Bureau of Statistics by municipal officials show that the estimated cost of the building work authorized last year was \$60,817,332, an increase of \$4,972,333 over the 1937 figure of \$55,844,999. Last year's total was the highest since 1931, exceeding the annual average for the period, 1932-1937, by 55.1 p.c. In

CHART I.--AGGREGATE ANNUAL VALUE OF BUILDING REPRESENTED BY PERMITS ISSUED BY 58 CITIES AND OF CONSTRUCTION CONTRACTS AWARDED THROUGHOUT CANADA, 1924-1938. (Construction contracts awarded taken from MacLean Building Review).

Millions of  
Dollars



these years, however, construction was at a low level as compared with preceding years since 1920, when the record for these cities was commenced.

In the eighteen years, 1920-1937, the value of the building authorized in the co-operating municipalities was estimated, on the average, at \$115,338,950 annually, of which the 1938 total constituted only about 53 p.c. In the first twelve years of this period, the estimated cost of the construction work for which permits were taken out averaged \$153,401,364. Beginning with 1932, there was a sharp decline in building authorizations, and in the six years to 1937 the average value was only \$39,214,122;



while the inclusion of the 1938 figure raises the annual average since 1931 to \$42,300,295, this was only some 27.6 p.c. of the average for the years, 1920-1931, when building activity was, on the whole, at a more normal level. The recent improvement indicated in construction in the 58 cities has therefore had little effect upon the reserve of building work accumulating therein.

The wholesale prices of building materials in 1938 were lower than in 1937, but exceeded those for any other year since 1930. They were, however, less than in the period, 1920-1930, being also below the average for the eighteen years to 1937. The index of wholesale prices of construction materials, as calculated in the Internal Trade Branch of the Dominion Bureau of Statistics on the 1926 average as 100, averaged 90.0 in the year under review, as compared with 94.3 in 1937, while the average index in the years, 1920-1937, was 97.8. The cost of building labour in 1938 was 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 169.4 last year, compared with 165.3 in 1937. During the nineteen 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.

In 1938, the work authorized in connection with dwellings was valued at \$20,073,597, an increase of \$2,222,386, or 12.4 p.c. as compared with the 1937 total of \$17,851,211; this advance was not so pronounced as that of 18.5 p.c. recorded in 1937 over 1936. There was a moderate increase in the number of permits issued for new construction or for repairs and alterations to houses and apartments, while the average value of the building represented by the individual permit advanced from approximately \$2,955 in 1937 to \$3,095 in 1938; in 1936, when the residential building authorized in the 58 centres was estimated at \$15,070,135, the average value per permit was \$3,230.

The MacLean Building Review makes a monthly tabulation of the value of construction contracts awarded throughout the Dominion; during 1938, the total was \$187,277,900, compared with \$224,056,700 in 1937, \$162,588,000 in 1936, \$160,305,000 in 1935, \$125,811,500 in 1934, \$97,289,800 in 1933, \$132,872,400 in 1932 and \$315,482,000 in 1931. This record shows that construction reached its maximum activity in 1929, when the contracts awarded were valued at \$576,651,800, while the minimum was in 1933, the contracts let then amounting to not quite 17 p.c. of the 1929 figure. The decline from 1937 in the MacLean's estimate of construction work undertaken in 1938, was 16.4 p.c., but with that exception, last year's total was the highest since 1931. As already stated, there was in the year under review a gain of 8.9 p.c. over 1937 in the value of the building authorized by the 58 cities. In comparing the figures of contracts awarded and building permits issued, it may be noted that in 1938 there was from 1937 a decrease of only 2.1 p.c. in the value of contracts awarded for residential building, while the business buildings for which contracts were let were 14.5 p.c. higher in value in 1938 than in 1937. These classes figure prominently in the building authorization of the cities.

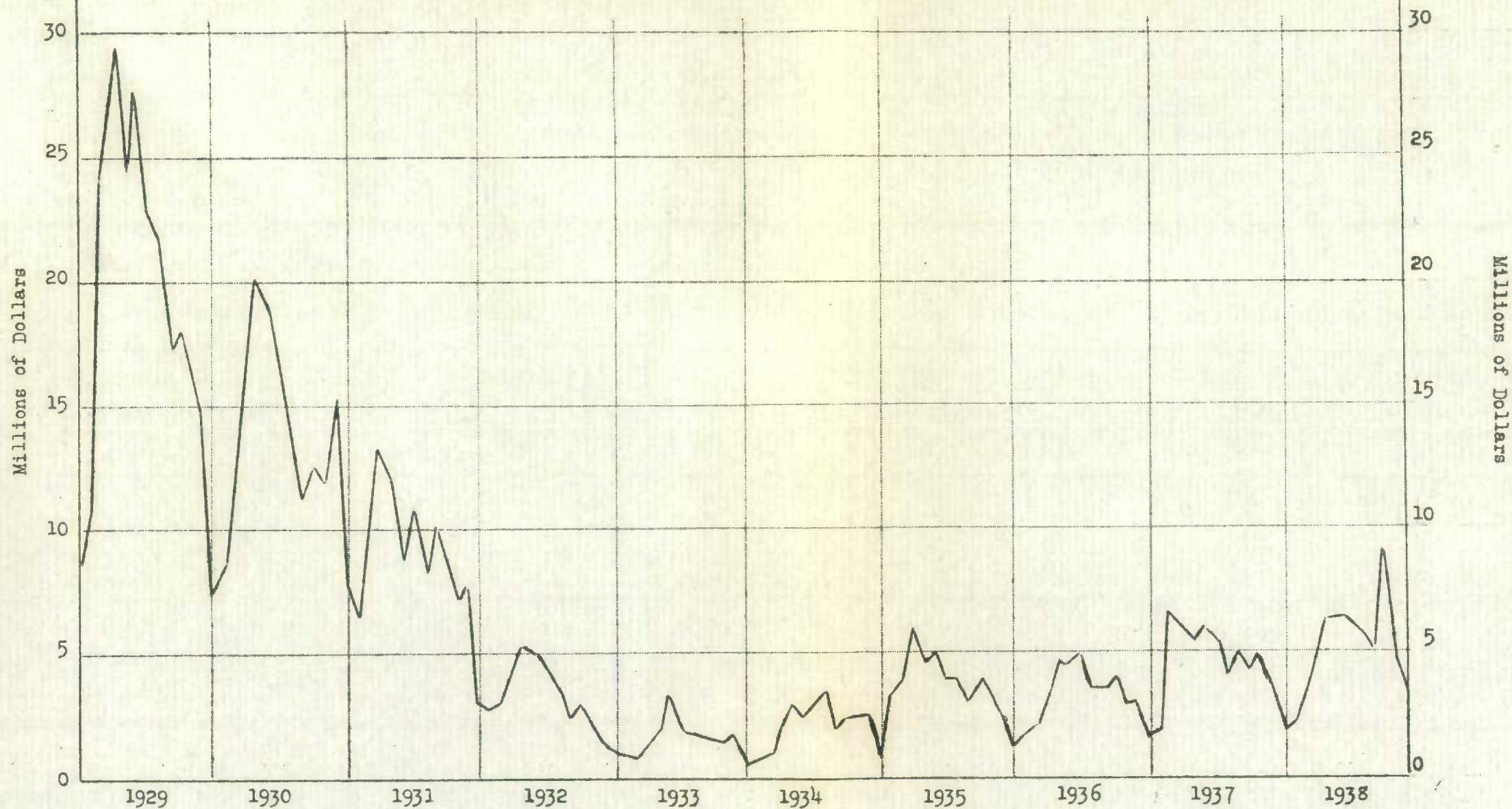
The value of the building permits issued by the 58 centres in 1938 constituted 32.5 p.c. of the total value of construction contracts awarded throughout the Dominion, while in 1937, this proportion was 24.9 p.c. and in 1936, 25.4 p.c. The percentages in the last few years were lower than in any other of the eighteen years 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, 1920-1938, was 39.4 p.c.

The chart on the first page of this report shows the value of building in Canada annually since 1924, while Chart 2 depicts the monthly value of the building authorized by 58 cities during the period, 1929-1938. The pronounced falling-off in building operations in the last few years from the high level of 1929, together with the partial recovery in 1938 from the low levels in the immediately preceding year, are illustrated by these curves.

The following table gives the value of the building authorized by the 58 co-operating cities during the nineteen 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".



Chart 2.-- Monthly Fluctuations in the Value of Building Permits Issued by 58 Cities, 1929-1938.





Year	Value of building permits issued	Index numbers of value of permits issued, (1926=100)	Average index numbers of whole-sale prices of building materials, (average 1926=100)	Index numbers of wage rates in the building trade, (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	82.5	154.8
1935	46,560,623	29.8	81.2	159.8
1936	41,325,693	26.4	85.3	160.8
1937	55,844,999	35.7	94.3	165.3
1938	60,817,332	38.9	90.0	169.4

The table shows that the value of the building represented by permits issued during last year was greater than in 1937 or any other year since 1931. However, construction in the cities generally continued inactive, the 1938 total, as already stated, amounting only to 52.7 p.c. of the eighteen-year average of \$115,338,950. Wholesale costs of building materials last year were at a lower level than in 1937; although they were higher than in any other year since 1930, they were lower than the eighteen-year average of 97.8. Wages in nine building trades slightly advanced in the 31 cities upon whose rates the 1938 indexes are based.

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

During 1938, the value of the authorized building was higher than in 1937, in New Brunswick, Quebec, Manitoba, Saskatchewan, Alberta and British Columbia, while in Prince Edward Island, Nova Scotia and Ontario, the co-operating cities showed declines. The largest gains were in Quebec and Alberta, where the 1938 authorizations were higher by 28.2 p.c. and 115.0 p.c., respectively.

MARITIME PROVINCES.- In Nova Scotia, the permits issued were for construction work estimated to cost \$1,897,641, a decrease of \$31,384 or 1.6 p.c. from the preceding year; the 1938 total, however, was higher than in any of the years, 1936-1932. New Brunswick recorded an increase of \$29,803 or 4.9 p.c. in the value of building authorized as compared with 1937; last year's total of \$631,966 was also greater than in 1936 or 1935. In Charlottetown, (the only city in Prince Edward Island included in this record), the authorizations amounted to \$92,210, as compared with \$140,170 in the preceding year. The cities in the three Maritime Provinces together reported 4.3 p.c. of the total value of the permits issued by the 58 centres, a proportion somewhat lower than that of 4.8 p.c. in 1937.

QUEBEC.- The aggregate for Quebec, \$14,451,635, was higher by \$3,179,717 or 28.2 p.c. than in 1937; and also considerably exceeded that in any of the five preceding years. The six cities making returns in that province reported 23.8 p.c. of the total value of building authorized by the 58 cities, as compared with 20.2 p.c. in 1937.

ONTARIO.- The value of the building represented by the permits granted in Ontario cities during 1938 stood at \$25,424,507, being smaller by \$2,732,200 or 9.7 p.c. than in the preceding twelve months, when the construction work undertaken was estimated at \$28,156,707. However, the 1938 total exceeded that reported in any earlier year since 1931. Ontario's proportion of the estimated cost of construction work undertaken in the larger cities during 1938 was 41.8 p.c., as compared with 50.4 p.c. in the preceding year, and 46.6 in 1936.



PRAIRIE PROVINCES.- Building in Manitoba was at a decidedly higher level than in the preceding year. The permits issued were for buildings valued at \$3,073,375; as compared with \$2,543,559 in 1937, this was an increase of 20.8 p.c. The aggregate for 1938 was the largest since that for 1931. In Saskatchewan, building authorizations were higher by 7.5 p.c. than in 1937, and were also greater than in 1936. The 1938 aggregate was \$972,707, compared with \$905,029 in the preceding twelve months, and \$640,739 in 1936; when building in the three co-operating cities in that province reached its highest level in 1929, the total was \$16,950,228. Alberta showed an increase of 11.5 p.c. as compared with 1937; the 1938 total of \$3,930,553 was also higher than in any other year since 1931. The proportion of permits issued in the Prairie Provinces to the total for the 58 municipalities was 13.1 p.c., as compared with 9.4 p.c. in 1937.

BRITISH COLUMBIA.- The British Columbia aggregate of \$10,342,938 for the seven centres included was 22.1 p.c. greater than in 1937, and was also larger than in any other year since 1931. The cities in that province reported 17 p.c. of the total value of the permits taken out in the 58 centres, as compared with 15.2 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 1918. Following are brief statements regarding the building authorized during 1938 in the four largest centres, and in other centres where the construction work represented by the permits granted in the year under review was estimated to cost \$300,000 and over; the cities in this category are given in the order of the value of their 1938 authorizations.

##### Building in the Four Largest Cities.

Montreal.- The anticipated cost of building for which permits were issued by Montreal was \$10,205,422, an increase of 24.2 as compared with the 1937 authorizations of \$8,217,344. The 1938 total was also higher than in any other year since 1932. Approximately 39.9 p.c. of the aggregate for last year represented residential building, as compared with 46.0 p.c. in the preceding year; however, the aggregate value of authorizations for dwellings during 1938 - \$4,067,720 - compared favourably with the 1937 total of \$3,781,127. The permits issued for industrial and other buildings, were also higher in value, standing at \$6,137,702, as compared with \$4,436,217 in 1937. If the Westmount authorizations, \$515,077, are added to the Montreal total, those adjoining centres together issued 17.6 p.c. of the aggregate for the 58 cities; this proportion was rather higher than that of 15.7 p.c. in 1937, and was the same as in 1936.

Toronto.- During 1938, there was a decrease of \$2,723,499, or 24.2 p.c. in the Toronto building authorizations, which were valued at \$8,535,491, as against \$11,258,900 in 1937. Just over 18 p.c. of the construction undertaken in 1938 was listed as residential, as compared with 17 p.c. in 1937 and 28 p.c. in 1936. The value of the dwellings for which permits were taken out in 1938 was \$1,572,600, showing a decline as compared with the 1937 total of \$1,939,740; there was a larger reduction in non-residential building, which was valued at \$6,962,801, as compared with \$9,299,160 in the preceding year. In the adjoining residential suburban area of York and East York Townships, over 82 p.c. of the value of the permits issued was for dwellings, as compared with the 1937 proportion of 58 p.c. These centres reported permits valued at \$1,536,720, a decline as compared with the 1937 total of \$2,011,624. Toronto, York and East York Townships together reported 16.6 p.c. of the aggregate value of the building authorized by the 58 cities during 1938; in the preceding year, this proportion had been higher, at 23.8 p.c.

Winnipeg.- There was a decrease from 1937 in building in Winnipeg, where the estimated cost of the work undertaken in 1938 was \$1,985,900; as compared with \$2,152,100 in the preceding year, this was a loss of 7.7 p.c. In the adjacent city of St. Boniface, the value of the construction work represented by the permits taken out was \$1,037,190, an increase of \$703,041 over the 1937 total of \$334,149. The Winnipeg metropolitan area therefore showed greater activity in construction during 1938, the total for the adjoining centres being 21.6 p.c. above that for 1937. Non-residential building accounting for about 73 p.c. of the Winnipeg total for 1938, as against 81 p.c. in 1937 and 85 p.c. in 1936, while the proportion of non-residential building in St. Boniface was 93.6 p.c. These two centres together reported five p.c. of the 1938 aggregate for the 58 cities, showing a small increase over the 1937 proportion of 4.4 p.c.



Vancouver.— The municipality of Greater Vancouver issued permits for building valued at \$8,224,300; as compared with the 1937 total of \$6,760,880, this was an advance of \$1,463,420, or 21.6 p.c. The aggregate for 1938 was also higher than in any other year since 1931. North Vancouver, a short distance from Vancouver, granted permits for buildings estimated to cost \$111,485, an increase over the total of \$68,188 in the preceding year. The metropolitan areas of Vancouver reported authorizations valued at \$8,335,785 in 1938, or 13.7 p.c. of the aggregate for the 58 cities; this was slightly higher than the 1937 proportion, which had been 12.2 p.c. of the total.

#### Building in Other Cities.

The Ottawa permits, valued at \$5,188,059, were decidedly greater than the 1937 aggregate of \$2,325,445; last year's total was also higher than in any other year since 1930. Residential building accounted for only 24.9 p.c. of the 1938 authorizations, as compared with 39.4 p.c. in 1937. The total value of the dwellings for which permits were taken out in 1938, at \$1,289,670, was 40.8 p.c. higher than in 1937, being also higher than in any of the immediately preceding years.

In Edmonton, the anticipated cost of the construction authorized in 1938 was \$2,806,340, an increase of 224.2 p.c. from the aggregate of \$865,560 in the preceding year. The 1938 figure was the highest since 1930. Non-residential building accounted for 90.5 p.c. of the total cost represented in the permits granted by Edmonton during the year under review, as compared with the 1937 proportion of 64.9 p.c.

Hamilton.— The value of building represented by permits issued in Hamilton during 1937 was \$2,325,908. This was 37.3 p.c. higher than the 1937 total of \$1,694,189, and was also higher than in any of the five preceding years. Of the building authorized in the year under review, 31.8 p.c. was for residential building, as compared with 28.4 in 1937 and 31.8 in 1936. During 1938, the 246 permits issued in connection with dwellings authorized work valued at \$740,250, an increase of 54.1 p.c. over the 1937 total of \$480,500. The average value of the work represented per permit was \$3,009, as compared with the average valuation of \$3,291 in 1937 and \$3,381 in 1936.

The Quebec City authorizations amounted to \$1,945,961, compared with \$915,119 in 1937. This was an advance of \$1,030,842, or 112.6 p.c. The value of construction permits granted in the year under review was also higher than in 1936. Only some 24 p.c. of the 1938 value represented work on dwellings; in 1937 this proportion had been larger, at 27 p.c. However, the permits issued for residential building and the value of the work represented therein, were higher in 1938 than in the preceding year, when the authorizations for this class of building amounted to \$246,900, compared with \$470,300 in the year under review.

York and East York Townships, already mentioned in connection with Toronto, reported that the permits granted represented building estimated at \$1,536,720, a decline of \$474,904 or 23.6 p.c. from the 1937 total of \$2,011,624. The value of the residential building authorized was \$1,266,100, a figure rather higher than that of \$1,176,300 in 1937. Over 82 p.c. of last year's aggregate was earmarked for dwellings.

Halifax.— In Halifax, the permits issued represented building estimated to cost \$1,420,142. This total was smaller by \$68,184, or 4.6 p.c. than in 1937; although it was higher than in 1936, or any other year since 1931, except 1935. Some 64.5 p.c. of the total value for 1938 was earmarked for dwellings, compared with the 1937 proportion of more than 80 p.c.

St. Boniface.— Building in St. Boniface showed a pronounced advance in 1938, when the work authorized was valued at \$1,037,190, as compared with \$334,149 in 1937. Last year's total was the highest in the eighteen years for which data are available for that city. The advance over 1937 took place in non-residential construction, the value of the residential building, at \$66,700, being below the 1937 figure of \$186,800.

Windsor.— During 1938, the building authorized in Windsor was estimated at \$970,948, a decrease of 72.5 p.c. from the 1937 figure of \$3,524,699; however, last year's total was larger than in any earlier year since 1930. The bulk of the building authorized during the year under review was non-residential. In Riverside, adjacent to Windsor, the permits taken out represented building valued at \$99,330, as compared with \$109,605 in the preceding year; the 1938 total was the highest, with the exception of 1937, since that for 1930.



Calgary.-- The construction authorized in Calgary was estimated to cost \$911,311, an increase of \$243,502, or almost 36.5 p.c., as compared with the preceding twelve months. Only 7.3 p.c. of the 1938 total was earmarked for residential building, as compared with 7.9 p.c. in 1937 and 7.6 p.c. in 1936, but with 44 p.c. in 1932. In 1938, the average expenditure indicated by the permits taken out in connection with residences was \$3,336, being an increase over the figure of \$2,704 in the preceding year.

Victoria. with building operations estimated to cost \$864,118, showed an increase of 13.6 p.c. as compared with the 1937 total of \$760,695; last year's aggregate exceeded that in any other year since 1930. The dwellings and apartments authorized were valued at \$307,895, or 35.6 p.c. of the 1938 total, as compared with \$142,650 or 18.8 p.c. of the aggregate for the preceding twelve months.

Three Rivers.-- In this city, the estimated cost of the building undertaken was \$769,565, being a decided increase from the aggregate of \$383,417 in 1937. The 1938 total was smaller than that for 1936, but with this exception, was higher than in any other year since 1930. Of the figures for the year under review, 25.8 p.c., or \$198,650, was earmarked for residential building.

Sherbrooke.-- The value of the building permits issued in Sherbrooke last year was \$750,700; compared with \$792,240 in 1937, this was a slight decrease of 5.2 p.c. With this exception, the 1938 aggregate was the highest since 1930. Almost 50 p.c. of the total in the latest year represented construction work in connection with dwellings, while in 1937, some 36 p.c. of the indicated value was for residences. In 1938, the residential work for which permits were issued was estimated to cost \$374,000, a substantial increase over the 1937 figure of \$287,650.

Port Arthur.-- The building undertaken in Port Arthur during 1938, as represented by the permits granted, was valued at \$747,444, an increase over the 1937 total of \$708,143, while construction work was also more active than in any other year since 1930. About 33 p.c. of the total work represented in the authorizations reported for 1938 was in connection with dwellings.

London.-- The estimated cost of construction work authorized in London was \$708,140, or 25.4 p.c. less than the 1937 figure of \$949,790; some 29 p.c. of this total represented residential building, as compared with about 39 p.c. in the preceding year, when the construction of dwellings had been more active. In 1938, the value of the authorizations for this class of building was \$206,050, compared with \$372,900 in 1937.

New Westminster.-- This city issued permits for dwellings valued at \$690,182, compared with \$541,715 in 1937, and \$369,215 in 1936. The authorizations for dwellings during 1938, (\$335,095) were higher in value than in 1937; in the year under review, they constituted 55.8 p.c. of the total, as compared with 57.7 p.c. in 1937.

Kitchener.-- The permits granted in Kitchener were for building estimated to cost \$615,092, as against \$391,247 in the preceding year. The 1938 total, however, was higher than in any other year since 1930. Nearly 47 p.c. of the authorizations was for houses or apartments, a rather larger proportion than that of 39 p.c. in 1937.

Fort William.-- The building undertaken in 1938 was valued at \$542,553, an increase over that of \$495,830 reported in 1937; the total was also higher than in any other year since 1930, except 1934. The permits issued for dwellings represented building estimated at \$154,200, as compared with \$107,500 in 1937; the 1938 figure constituted some 28.4 p.c. of the total for building of all kinds authorized last year. In 1937, this proportion had been 22 p.c.

Westmount.-- The value of the construction undertaken in 1938 by Westmount, at \$515,077, was 6.5 p.c. less than the figure for the preceding year. Some 80 p.c. of last year's total was earmarked for houses and apartments, compared with about 74 p.c. in 1937.

The Regina aggregate of \$477,780 exceeded by three p.c. the 1937 total of \$464,041. Last year's figure was also larger than that of \$358,966 in 1936. About 14 p.c. of the authorizations in the year under review represented residential building, compared with approximately 10 p.c. in 1937.

Chatham.-- During 1938, building estimated to cost \$471,156 was authorized in Chatham; this total was substantially higher than that of \$192,050 reported in 1937 and also exceeded the figure for any preceding year since 1931. Of the 1938 aggregate, \$145,709, or 30.9 p.c. was earmarked for dwellings, as compared with \$84,140 in 1937.



Saskatoon.— The estimated cost of the building for which permits were taken out in 1938 was \$448,885, being an increase of 79.6 p.c. over 1937 figure, while it was also higher than in any year in the period, 1933-1936. The value of the residential building authorized was lower, at \$34,425, compared with \$46,461 in 1937.

Peterborough.— The municipality reported that the estimated cost of the construction work undertaken in 1938 was \$426,144; this was considerably larger than the total of \$199,686 in the preceding twelve months, and also exceeded the figure for any other year since 1930. The value of the dwellings authorized was \$160,950, compared with \$79,950 in 1937.

Sydney.— The value of the building undertaken in Sydney (\$396,084) was higher than in any other year since 1922, being 10.5 p.c. greater than in 1937. Of last year's total, some 52 p.c. was earmarked for residential building; that class of construction work was valued at \$204,125, compared with \$130,900 in the preceding year.

Kingston.— The anticipated cost of the building authorized in Kingston was \$392,733, an increase of 8.3 p.c. over the 1937 total of \$360,629. In that city, the permits issued in 1938 in connection with residential building constituted over 58 p.c. of the total value, compared with some 76 p.c. in the year before; the estimated value of the dwellings authorized, at \$229,624, was also lower than that of \$273,069 reported in 1937.

St. Catharines.— Authorizations for building valued at \$367,405 were reported in the year under review by St. Catharines, whose total in the preceding year had been \$793,227; there was therefore a decrease of 53.7 p.c. in this comparison. Residential and other building work was quieter than in 1937; the former accounted for 40 p.c. of the aggregate for the year under review, as compared with 22 p.c. in 1937.

Sault Ste. Marie.— The construction permits taken out in Sault Ste. Marie during 1938 represented work estimated at \$343,345, as compared with \$355,950 in 1937; with this exception, last year's aggregate was greater than in any other year since 1931. Almost 55 p.c. of the 1938 authorizations was for dwellings, the anticipated cost of which was \$187,280, compared with \$216,697 in the preceding twelve months, when this class of building constituted over 60 p.c. of the total value of the construction authorized.

The cities reporting increases in the value of the building represented by the construction permits granted during 1938 as compared with the preceding years were as follows:— Sydney, Moncton, Montreal, Quebec, Three Rivers, Brantford, Chatham, Fort William, Guelph, Hamilton, Kingston, Niagara Falls, Ottawa, Owen Sound, Peterborough, Port Arthur, St. Thomas, St. Boniface, Regina, Saskatoon, Calgary, Edmonton, Kamloops, New Westminster, Prince Rupert, Vancouver, North Vancouver and Victoria. Thus, in 28 of the 58 centres, the building represented by construction permits taken out during the year under review had a higher valuation than in 1937.

#### BUILDING ACTIVITIES BY MONTHS.

The building authorizations in October — \$9,548,687 — were higher in value than in any other month of last year, May taking second place with \$6,599,318. In 1937, the greatest aggregate, (viz., \$6,667,239) was reported in March. The monthly totals reported by the 58 centres during 1938 are given below:—

January .....	\$1,859,181	May .....	\$6,599,318	September.....	\$5,285,997
February.....	2,364,402	June.....	6,577,474	October.....	9,548,687
March .....	3,561,517	July .....	6,114,843	November.....	4,702,337
April .....	4,890,677	August.....	5,829,984	December.....	3,482,915

#### BUILDING ACTIVITIES BY TYPES OF BUILDINGS.

Fifty-four cities furnished detailed statements showing that they had issued 6,488 permits for dwellings estimated to cost about \$20,073,597, and approximately 26,000 permits for other buildings at a proposed cost of over \$38,560,800, while engineering projects valued at about \$1,555,600 were also reported during 1938. The average estimated cost per dwelling was therefore approximately \$3.094, while the average expenditure for other buildings was about \$1,483. The former category includes houses and apartments, and in many but not all cases, repairs and alterations. Permits for garages frequently constitute a large proportion of the total number of buildings other than residential, but in most cases have a low valuation. During 1937, 6,138 permits were granted for dwellings at a proposed cost of \$17,351,200, an average of about \$2,956; some 21,000 permits were also issued for other buildings valued at \$30,503,000, giving a mean of approximately \$1,450 per building. There were also some



engineering projects undertaken, estimated to cost \$791,094.

Table 4 shows for the centres furnishing such detail, the annual value of the dwellings for which construction permits were granted during the last six 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 six years, is no doubt largely due to whether one-family houses, apartments or repairs and alterations predominate in the record for the year.

The continued benefits of the National Housing Act and the Government Home Improvement Plan are shown in an increase of 12.4 p.c. in the value of the residential building authorized by 56 cities during the year under review as compared with 1937. The 1938 total was also higher than in any other year since 1931.

Increases in the value of the residential building authorized in 1938 as compared with 1937 were reported in the following cities:- Sydney, Moncton, Quebec, Montreal, Sherbrooke, Westmount, Brantford, Chatham, Fort William, Galt, Hamilton, Oshawa, Ottawa, Owen Sound, Peterborough, Port Arthur, St. Thomas, Sarnia, York and East York Townships, Winnipeg, Regina, Calgary, Lethbridge, Nanaimo, New Westminster, Prince Rupert, Vancouver, North Vancouver and Victoria.

The following shows for 1938 the city distribution of the projects classed as engineering:-

<u>City</u>	<u>Value</u>
Moncton .....	\$ 49,217
Brantford .....	3,829
Fort William .....	10,000
Peterborough .....	162,000
Port Arthur .....	269,000
St. Boniface .....	61,590
Vancouver .....	1,000,000

#### BUILDING ACTIVITIES IN 35 CITIES, WITH COMPARISONS FROM 1919.

The value of the building permits taken out in the 35 cities originally used in these compilations was \$54,532,781, as compared with \$49,694,847 in 1937; this was an increase of 9.7 p.c., a slightly larger proportionate gain than was shown by the aggregate for the 58 cities, viz., 8.9 p.c. The 1938 total was greater than in any other year since 1931. The proportion of the permits issued in these 35 cities to the grand total was 89.7 p.c. in 1938.

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.

As already mentioned, the index of wholesale prices of building materials continued below the average for the years since 1910. Wage rates during 1938 were slightly higher than in recent years, although they were lower than in other years since 1924.

Table 2 gives, by provinces, the value of the building permits issued in the 35 cities since 1918.

#### BUILDING ACTIVITIES IN THE FOUR LARGEST CITIES, WITH COMPARISONS FROM 1919.

The value of the building represented by the permits issued in Montreal, Toronto, Winnipeg and Vancouver aggregated \$28,951,023, an increase of two p.c. over the 1937 total of \$28,389,224. Montreal and Vancouver showed a gain in this comparison, but in Toronto and Winnipeg the 1938 figures were lower. The proportion of the building authorized in these four municipalities to the aggregate for the 58 cities, was 47.6 p.c. compared with 50.8 p.c. in 1937. This proportion has varied up to 60.9 p.c. in 1931.

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 \$32,151,495; this was an increase of 2.5 p.c. as compared with the 1937 aggregate of \$31,352,903.

Table 3 is a record of building permits issued in the four largest cities since 1918.



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

Cities	1938	1937	1936	1935	1934
	\$	\$	\$	\$	\$
P.E.I.- Charlottetown	92,210	140,170	154,455	168,395	87,310
Nova Scotia	1,897,641	1,929,025	1,320,202	1,619,097	835,672
x Halifax	1,420,142	1,488,326	1,103,988	1,545,824	749,428
New Glasgow	81,415	86,135	36,818	18,855	11,252
x Sydney	396,084	354,564	179,396	54,418	74,992
New Brunswick	631,966	602,163	453,756	265,115	1,277,333
Fredericton	118,230	126,400	142,220	19,325	42,775
x Moncton	280,202	214,608	100,292	106,261	978,228
x Saint John	233,534	261,155	211,244	139,529	256,330
Quebec	14,451,635	11,271,918	10,011,608	10,207,383	5,994,676
x Montreal - x Maisonneuve	10,205,422	8,217,344	6,905,323	7,455,436	4,098,025
x Quebec	1,945,961	915,119	816,835	2,141,695	415,308
Shawinigan Falls	264,910	414,080	126,175	52,137	184,535
x Sherbrooke	750,700	792,240	278,700	314,450	130,060
x Three Rivers	769,565	383,417	1,528,197	55,555	465,765
x Westmount	515,077	549,718	356,378	188,110	700,983
Ontario	25,424,507	28,156,707	19,256,177	23,847,536	14,351,380
Belleville	119,340	150,395	85,065	145,602	76,455
x Brantford	273,563	270,003	161,602	272,648	283,586
Chatham	471,156	192,050	156,345	108,931	55,200
x Fort William	542,553	495,880	207,500	152,450	621,700
Galt	286,730	369,458	141,226	388,688	135,006
x Guelph	152,778	138,267	100,200	273,608	110,078
x Hamilton	2,325,908	1,694,189	1,466,906	1,887,622	772,535
x Kingston	392,733	360,629	253,398	213,929	141,398
x Kitchener	615,092	891,247	449,123	589,325	234,449
x London	708,140	949,790	672,745	1,835,110	671,840
Niagara Falls	326,919	246,436	141,258	92,057	73,540
Oshawa	103,085	218,760	108,022	125,300	50,970
x Ottawa	5,188,059	2,325,445	1,781,555	4,085,140	1,257,000
Owen Sound	176,961	56,847	173,410	48,727	23,885
x Peterborough	426,144	199,686	269,164	195,588	149,238
x Port Arthur	747,444	708,143	212,671	163,971	101,807
x Stratford	75,687	145,047	53,105	50,227	53,095
x St. Catharines	367,405	793,227	823,398	238,694	151,648
x St. Thomas	189,296	52,106	79,545	128,350	42,261
Sarnia	173,752	192,830	123,229	137,052	127,203
Sault Ste. Marie	343,345	355,950	226,340	131,320	257,340
x Toronto	8,535,401	11,258,900	8,182,799	10,005,455	7,496,983
York & East York Townships	1,536,720	2,011,624	2,339,825	1,680,131	899,792
Welland	146,663	231,429	107,645	74,609	108,326
x Windsor	970,948	3,524,699	703,970	709,304	385,352
Riverside	99,330	109,605	29,810	11,475	3,100
Woodstock	129,355	214,065	206,321	102,223	67,593
Manitoba	3,073,375	2,543,559	1,559,940	2,945,175	833,048
x Brandon	49,535	57,310	55,211	111,235	44,758
St. Boniface	1,037,190	334,149	97,279	110,540	80,640
x Winnipeg	1,985,900	2,152,100	1,407,450	2,723,400	707,650
Saskatchewan	972,707	905,029	640,739	1,029,854	722,108
x Moose Jaw	46,042	191,087	57,818	252,260	350,687
x Regina	477,780	464,041	358,966	632,944	291,696
x Saskatoon	448,885	249,901	223,955	144,650	79,725
Alberta	3,930,553	1,828,377	1,966,556	1,686,457	1,262,407
x Calgary	911,311	667,809	845,287	874,286	687,094
x Edmonton	2,806,340	865,560	895,440	676,535	479,108
Lethbridge	203,117	232,298	200,414	118,442	70,110
Medicine Hat	9,785	62,710	25,415	17,194	26,095
British Columbia	10,342,938	8,468,051	5,962,260	4,791,611	2,093,590
Kamloops	67,872	58,277	78,735	69,652	34,201
Nanaimo	110,895	231,602	166,378	36,856	49,841
x New Westminster	690,182	541,715	369,215	210,490	77,695
Prince Rupert	274,086	46,694	63,940	43,235	66,420
x Vancouver	8,224,300	6,760,880	4,641,545	3,892,665	1,418,816
North Vancouver	111,485	68,188	57,929	20,250	14,505
x Victoria	864,118	760,695	584,518	518,463	432,112
Total - 58 Cities	60,817,332	55,844,999	41,325,693	46,560,623	27,457,524
x Total - 35 Cities	54,532,781	49,694,847	36,337,439	42,839,627	24,911,430



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

Cities	1933	1932	1931	1930	1929
	\$	\$	\$	\$	\$
P.E.I.-Charlottetown	115,200	587,000	-	158,000	20,000
Nova Scotia	655,294	1,109,753	3,174,980	3,564,302	5,748,282
x Halifax	598,909	933,519	2,964,985	3,188,345	5,209,245
New Glasgow	23,060	35,890	107,165	141,250	305,370
x Sydney	33,325	140,344	100,830	234,707	233,667
New Brunswick	394,514	648,434	1,783,462	3,034,614	2,037,934
Fredericton	85,115	18,500	140,295	482,000	23,500
x Moncton	143,093	184,395	385,850	456,827	763,698
x Saint John	166,306	445,539	1,257,317	2,095,787	1,245,736
Quebec	7,005,774	12,467,878	37,605,584	46,224,208	57,984,175
x Montreal -x Maisonneuve	5,648,862	10,557,438	31,876,676	37,504,590	46,065,924
x Quebec	724,548	1,179,465	4,049,875	4,912,257	5,684,189
Shawinigan Falls	58,260	107,230	55,065	463,540	770,618
x Sherbrooke	186,400	229,300	676,350	812,150	755,240
x Three Rivers	28,588	108,075	242,030	851,730	1,488,065
x Westmount	359,116	286,370	705,588	1,674,941	3,220,145
Ontario	9,116,743	16,887,761	44,371,578	69,042,946	95,055,827
Belleville	29,700	100,705	221,900	312,360	533,730
x Brantford	171,783	170,844	506,677	1,034,957	473,387
Chatham	88,720	56,215	201,365	821,258	813,560
x Fort William	213,400	294,100	451,000	1,227,300	1,759,000
Galt	101,256	88,768	239,022	264,901	527,315
x Guelph	108,665	152,835	221,082	371,351	607,377
x Hamilton	510,200	1,424,300	5,026,050	6,291,100	7,008,320
x Kingston	179,667	349,039	548,199	1,056,986	908,900
x Kitchener	140,233	363,048	627,853	1,344,232	1,645,351
x London	551,485	567,690	1,746,900	2,744,735	2,408,900
Niagara Falls	43,445	168,266	153,018	483,678	905,510
Oshawa	49,035	41,314	146,375	195,470	1,478,090
x Ottawa	916,065	1,549,515	3,154,000	6,295,275	3,403,333
Owen Sound	38,875	22,415	81,975	132,000	529,850
x Peterborough	133,900	192,919	278,526	797,895	618,278
x Port Arthur	114,815	284,437	341,975	995,437	555,945
x Stratford	71,662	50,068	104,535	414,410	354,849
x St. Catharines	115,356	221,566	563,626	610,067	1,432,392
x St. Thomas	64,863	44,955	139,640	180,327	172,190
Sarnia	63,847	62,404	171,818	633,899	1,021,962
Sault Ste. Marie	93,377	142,680	436,147	589,773	782,059
x Toronto	4,415,510	7,862,693	22,002,099	32,130,589	47,698,654
York & East York Townships	698,841	1,598,357	5,948,037	6,240,998	9,824,273
Welland	46,286	67,650	209,726	196,125	301,500
x Windsor	76,842	921,470	609,773	3,330,138	8,620,421
Riverside	6,000	2,525	29,165	153,920	383,225
Woodstock	72,915	86,933	146,095	193,715	287,456
Manitoba	851,681	2,381,433	4,953,908	7,631,620	12,007,695
x Brandon	46,821	33,088	286,613	197,245	404,342
St. Boniface	62,660	218,945	270,695	720,625	553,103
x Winnipeg	742,200	2,129,400	4,396,600	6,653,750	11,050,250
Saskatchewan	529,497	2,374,440	3,790,002	9,514,287	16,950,228
x Moose Jaw	44,845	392,542	473,047	1,058,303	1,025,474
x Regina	376,742	277,069	1,598,440	2,971,544	10,022,631
x Saskatoon	107,910	1,704,829	1,718,515	5,514,440	5,902,123
Alberta	947,240	2,243,718	4,730,465	9,460,834	17,953,321
x Calgary	449,917	917,868	1,944,039	4,054,364	11,417,144
x Edmonton	428,565	1,093,045	1,377,175	4,300,935	5,670,185
Lethbridge	54,398	192,150	1,294,056	984,830	559,392
Medicine Hat	14,360	40,655	115,195	120,705	306,600
British Columbia	2,160,553	3,618,980	11,812,866	17,718,514	27,187,087
Kamloops	50,517	49,435	133,642	205,235	241,247
Nanaimo	33,356	56,269	45,350	117,053	112,640
x New Westminster	114,880	137,712	580,321	553,990	1,011,629
Prince Rupert	29,327	54,230	156,493	148,695	93,448
x Vancouver	1,564,541	2,854,206	10,066,425	14,645,206	21,572,727
North Vancouver	27,796	77,455	94,025	150,073	292,515
x Victoria	340,136	389,673	736,610	1,898,262	3,862,681
Total - 58 Cities	21,776,496	42,319,397	112,222,845	166,379,325	234,944,549
xTotal - 35 Cities	19,890,150	38,443,406	101,821,221	152,404,222	214,277,386



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

Cities	1928	1927	1926	1925	1924
	\$	\$	\$	\$	\$
P.E.I.-Charlottetown			29,000	21,800	31,900
Nova Scotia	3,078,176	1,840,647	908,945	1,099,787	901,621
x Halifax	2,808,357	1,537,899	764,498	1,035,564	731,209
New Glasgow	64,515	10,850	7,870	20,286	18,505
x Sydney	205,304	291,898	136,577	43,937	151,907
New Brunswick	1,262,266	1,365,065	771,421	986,325	1,492,364
Fredericton	148,015	14,779	37,050	98,175	257,325
x Moncton	270,813	736,110	342,701	204,620	101,774
x Saint John	843,438	614,176	391,670	683,530	1,133,265
Quebec	49,933,504	58,320,532	42,167,440	35,186,268	42,562,336
x Montreal-x Maisonneuve	36,347,901	45,200,842	31,720,049	25,520,523	31,013,419
x Quebec	5,710,144	6,360,165	3,939,281	3,274,371	7,331,846
Shawinigan Falls	1,163,581	347,835	315,760	384,925	229,377
x Sherbrooke	1,128,233	689,930	712,350	1,037,110	529,878
x Three Rivers	1,681,450	2,332,500	1,445,575	2,064,845	1,046,210
x Westmount	3,902,195	3,389,260	4,034,425	2,904,524	2,411,606
Ontario	104,777,566	79,883,344	65,373,757	59,888,867	57,330,141
Belleville	239,323	670,010	306,610	194,725	195,000
x Brantford	802,528	571,599	232,049	159,537	191,480
Chatham	780,020	575,087	591,650	193,858	352,329
x Fort William	2,062,000	1,209,450	1,291,250	727,340	1,272,570
Galt	378,581	181,023	181,185	108,723	124,742
x Guelph	462,815	493,169	344,616	426,641	404,304
x Hamilton	6,342,100	3,837,150	3,128,950	2,675,830	3,309,800
x Kingston	678,203	420,467	608,532	493,758	1,035,620
x Kitchener	1,524,625	1,272,632	1,100,111	1,546,262	1,221,122
x London	2,561,705	2,814,950	3,621,200	2,389,800	2,113,500
Niagara Falls	2,056,415	1,517,510	1,504,000	1,114,290	802,622
Oshawa	3,015,070	5,255,188	1,044,100	576,205	786,985
x Ottawa	5,421,085	6,446,045	3,101,748	4,942,327	2,540,699
Owen Sound	262,375	330,350	154,450	536,970	161,125
x Peterborough	625,577	624,295	342,757	272,637	437,510
x Port Arthur	5,292,545	3,473,736	961,580	402,488	1,186,207
x Stratford	224,412	221,254	480,915	407,731	641,619
x St. Catharines	1,249,141	1,147,286	940,642	666,962	713,638
x St. Thomas	362,732	92,682	138,597	350,181	164,026
Sarnia	814,586	1,064,415	601,646	725,698	840,803
Sault Ste. Marie	402,419	329,461	235,766	242,993	559,245
x Toronto	51,607,188	31,274,876	26,029,584	25,797,196	23,926,028
York & East York Townships	8,210,380	6,041,635	5,558,540	6,611,440	5,710,400
Welland	309,866	400,364	404,049	124,320	178,880
x Windsor	8,147,813	8,835,503	11,887,062	7,514,155	7,818,769
Riverside	496,460	624,340	455,630	600,750	403,450
Woodstock	447,602	158,867	126,538	86,050	237,668
Manitoba	11,846,635	8,561,122	11,091,372	5,205,828	3,867,102
x Brandon	428,130	230,252	227,516	76,579	270,825
St. Boniface	871,105	761,570	501,256	972,559	418,377
x Winnipeg	10,547,400	7,569,300	10,362,600	4,156,690	3,177,900
Saskatchewan	13,449,826	7,928,574	6,529,041	2,531,380	2,856,190
x Moose Jaw	1,074,078	1,230,489	268,326	243,535	501,129
x Regina	6,619,206	3,482,090	4,242,511	1,208,403	939,785
x Saskatoon	5,756,542	3,215,995	2,018,204	1,079,442	1,415,276
Alberta	10,292,579	5,398,691	4,115,317	2,862,260	3,695,604
x Calgary	6,302,142	2,330,131	1,999,048	1,197,475	1,031,420
x Edmonton	3,374,971	2,568,565	1,853,735	1,481,890	2,305,095
Lethbridge	498,590	438,684	236,359	161,189	226,222
Medicine Hat	116,876	61,311	26,175	21,706	132,867
British Columbia	24,465,163	21,315,767	25,400,314	17,246,852	13,845,890
Kamloops	128,761	252,488	187,269	99,105	163,861
Nanaimo	45,269	211,065	77,496	212,591	89,005
x New Westminster	1,928,324	1,082,114	748,169	704,263	321,432
Prince Rupert	176,804	252,940	187,465	1,337,769	209,312
x Vancouver	19,445,288	16,669,680	22,937,602	14,077,065	11,100,736
North Vancouver	912,780	322,739	564,074	268,542	1,123,441
x Victoria	1,827,937	2,524,741	698,239	547,517	838,103
Total - 58 Cities	219,105,715	184,613,742	156,386,607	125,029,367	126,583,148
x Total - 35 Cities	197,566,322	164,791,231	143,052,669	110,314,698	113,329,707



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	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 1919-1938, by provinces, as indicated by Building Permits issued by 35 cities.

Provinces	No. of cities	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	1,816,226	1,842,890	1,283,384	1,600,242	824,420	632,234	1,073,863	3,067,815	3,423,052	5,442,912
New Brunswick	(2)	513,736	475,763	311,536	2,457,790	1,234,558	309,399	629,934	1,643,167	2,552,614	2,014,434
Quebec	(6)	14,186,725	10,857,838	9,885,433	10,155,246	5,810,141	6,947,514	12,360,648	37,550,519	45,755,668	57,213,557
Ontario 1/	(15)	21,511,151	23,807,258	15,417,681	20,801,421	12,472,970	7,784,446	14,449,529	36,381,935	58,824,849	77,667,297
Manitoba	(2)	2,035,985	2,209,410	1,462,661	2,834,635	752,408	789,021	2,162,488	4,683,213	6,850,995	11,454,592
Saskatchewan	(3)	972,707	905,029	640,739	1,029,854	722,108	529,497	2,374,440	3,790,002	9,544,287	16,950,228
Alberta	(2)	3,717,651	1,533,369	1,740,727	1,550,821	1,166,202	878,482	2,010,913	3,321,214	8,355,299	17,087,329
British Columbia	(3)	9,778,600	8,063,290	5,595,278	4,621,618	1,928,623	2,019,557	3,381,591	11,383,356	17,097,458	26,447,037
Total - 35 cities1/		54,532,781	49,694,847	36,337,439	42,839,627	24,911,430	19,890,150	38,443,406	101,821,221	152,404,222	214,277,386
2/ Average weighted index numbers of wholesale prices of building materials		90.0	94.3	85.3	81.2	82.6	78.3	77.2	81.9	90.9	99.0
3/ Average index numbers of wages in building trades		169.4	165.3	160.8	159.8	154.8	158.0	178.2	195.7	203.2	197.5

1/ 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. Figures for these centres are not available before 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 1919-1938, by provinces, as indicated by Building Permits issued by 35 cities (Concluded)

Provinces	No. of Cities	1928	1927	1926 1/	1925 1/	1924 1/	1923 1/	1922 1/	1921 1/	1920 1/	1919
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	3,013,661	1,829,797	901,075	1,079,501	883,116	697,861	2,357,479	2,756,211	4,308,316	5,898,336
New Brunswick	(2)	1,114,251	1,350,286	734,371	888,150	1,235,039	743,961	1,745,042	1,274,020	2,236,973	2,674,716
Quebec	(6)	48,769,923	57,970,697	41,851,680	34,801,343	42,332,959	35,358,863	30,205,834	28,603,603	21,660,492	15,166,851
Ontario 1/	(15)	87,364,469	62,735,094	52,209,593	48,772,845	46,976,892	60,270,894	64,555,196	45,849,804	49,715,432	40,584,834
Manitoba	(2)	10,975,530	7,800,552	10,590,116	4,233,269	3,448,725	4,667,134	7,100,779	6,329,590	8,782,979	3,046,541
Saskatchewan	(3)	13,449,826	7,928,574	6,529,041	2,531,380	2,856,190	2,405,976	3,982,213	3,434,681	5,281,600	3,694,505
Alberta	(2)	9,677,113	4,898,696	3,852,783	2,679,365	3,336,515	2,310,510	5,440,809	3,862,496	6,138,055	3,143,346
British Columbia 1/	(3)	23,201,549	20,276,535	24,384,010	15,328,845	12,260,271	10,788,607	13,950,665	8,686,950	7,930,532	2,904,284
Total - 35 cities		197,566,322	164,791,231	143,052,669	110,314,698	113,329,707	117,243,806	129,338,017	100,797,355	106,054,379	77,113,413
2/ Average weighted index numbers of wholesale prices of building materials		97.1	96.1	100.0	102.9	106.6	111.9	108.7	122.8	144.0	117.3
3/ Average index numbers of wages in building trades		185.6	179.3	172.1	170.4	169.1	166.4	162.5	170.5	180.9	148.2

1/ 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. Figures for these centres are not 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, 1919-1938

C i t y	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	10,205,422	8,217,344	6,905,323	7,455,436	4,098,025	5,648,862	10,557,438	31,876,676	37,504,590	46,065,924
Toronto	8,535,401	11,258,900	8,182,799	10,005,455	7,496,983	4,415,510	7,862,693	22,002,099	32,130,589	47,698,654
Winnipeg	1,985,900	2,152,100	1,407,450	2,723,400	707,650	742,200	2,129,400	4,396,600	6,653,750	11,050,250
Vancouver	8,224,300	6,760,880	4,641,545	3,892,665	1,418,816	1,564,541	2,854,206	10,066,425	14,645,206	21,572,727
Total - 4 largest cities	28,951,023	28,389,224	21,137,117	24,076,956	13,721,474	12,371,113	23,403,737	68,341,800	90,934,135	126,387,555
Total - 35 cities 1/	54,532,781	49,694,847	36,337,439	42,839,627	24,911,430	19,890,150	38,443,406	101,821,221	152,404,222	214,277,386
Total - 58 cities	60,817,332	55,844,999	41,325,693	46,560,623	27,457,524	21,776,496	42,319,397	112,222,845	166,379,325	234,944,549
Proportion of permits issued in 4 largest cities to total for 35 cities	53.1	57.1	58.2	56.2	55.1	62.1	60.8	67.1	59.7	59.0
Proportion of permits issued in 4 largest cities to total for 58 cities	47.6	50.8	51.1	51.7	50.0	56.8	55.3	60.9	54.7	53.8

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:- 1938, 52.9 p.c.; 1937, 56.0 p.c.; 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 before 1920.



Table 3. - Building Permits issued by Four Largest Cities, 1919-1938 - (Concluded)

C i t y	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	36,347,901	45,200,842	31,720,049	25,520,523	31,013,419	27,125,863	21,132,586	21,291,273	14,067,609	10,033,901
Toronto	51,607,188	31,274,876	26,029,584	25,797,196	23,926,028	30,609,227	35,237,925	23,878,246	25,737,063	19,617,838
Winnipeg	10,547,400	7,569,300	10,362,600	4,156,690	3,177,900	4,484,100	6,875,750	5,580,400	8,370,150	2,948,000
Vancouver	19,445,288	16,669,680	22,937,602	14,077,065	11,100,736	9,387,599	12,585,611	7,444,913	6,403,851	2,271,411
Total - 4 largest cities	117,947,777	100,714,698	91,049,835	69,551,474	69,218,083	71,606,789	75,831,872	58,194,832	54,578,673	34,871,150
Total - 35 cities 1/	197,566,322	164,791,231	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
Total - 58 cities	219,105,715	184,613,742	156,386,607	125,029,367	126,583,148	133,521,621	148,215,407	116,794,414	117,019,622	
Proportion of permits issued in 4 largest cities to total for 35 cities	59.7	61.1	63.6	63.0	61.1	61.1	58.6	57.7	51.5	45.2
Proportion of permits issued in 4 largest cities to total for 58 cities	53.8	54.6	58.2	55.6	54.7	53.6	51.2	49.8	46.6	

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 before 1920.



Table 4.-Value of Building Permits issued for the Construction of Dwellings and for Repairs and Improvements thereto, by 56 Cities.

C i t y	1 9 3 8		1 9 3 7		1 9 3 6	
	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	41	64,860	47	107,765	38	109,120
Halifax	151	916,400	200	1,189,600	180	822,300
New Glasgow	11	12,150	7	16,800	3	10,000
Sydney	92	204,125	70	130,900	58	56,340
Fredericton	2	10,700	6	12,890	25	43,300
Moncton	32	124,125	30	122,350	13	33,900
Saint John	1/	1/	1/	1/	1/	1/
Quebec	73	470,300	42	246,900	21	144,300
Montreal	1,402	4,067,720	1,213	3,781,127	1,122	3,506,836
Shawinigan Falls	106	241,595	92	311,435	48	80,368
Sherbrooke	122	374,000	71	287,650	64	198,700
Three Rivers	60	198,650	1/	1/	1/	1/
Westmount	36	410,221	33	409,093	15	223,000
Belleville	15	25,750	19	49,950	11	20,900
Brantford	58	173,705	53	140,600	25	81,700
Chatham	57	145,709	55	84,140	38	91,475
Fort William	65	154,200	47	107,500	44	108,300
Galt	57	173,200	54	155,200	20	71,300
Guelph	20	36,200	22	45,300	19	30,540
Hamilton	246	740,250	146	480,500	138	466,600
Kingston	139	229,624	156	273,069	31	101,700
Kitchener	73	288,600	90	351,450	63	197,300
London	53	206,050	83	372,900	82	275,500
Niagara Falls	7	31,800	8	33,400	5	15,800
Oshawa	30	56,740	41	42,800	44	48,825
Ottawa	352	1,289,670	367	916,075	166	650,125
Owen Sound	31	42,500	26	25,175	19	51,018
Peterborough	57	160,950	32	79,950	37	111,550
Port Arthur	148	244,835	43	85,750	53	94,875
Stratford	3	9,300	6	49,900	4	11,100
St. Catharines	60	148,725	64	173,630	55	178,890
St. Thomas	78	99,525	67	32,847	29	18,595
Sarnia	19	79,200	10	41,200	9	26,110
Sault Ste. Marie	84	187,280	442	216,697	32	94,715
Toronto	326	1,572,600	362	1,939,740	461	2,300,050
York and East York Townships	257	1,266,100	250	1,176,300	349	1,880,450
Welland	28	78,600	143	89,129	103	63,131
Windsor	15	44,450	14	109,700	11	62,100
Riverside	20	56,950	1/	1/	1/	1/
Woodstock	17	46,500	17	48,300	7	19,500
St. Boniface	34	66,700	31	186,800	19	18,600
Winnipeg	137	527,150	105	399,800	58	205,500
Moose Jaw	54	23,152	1/	1/	82	21,208
Regina	28	68,430	104	45,967	21	50,550
Saskatoon	43	34,425	68	46,461	72	37,110
Calgary	20	66,715	19	52,525	27	64,306
Edmonton	125	267,950	120	303,830	54	123,000
Lethbridge	37	67,065	35	53,775	27	69,720
Medicine Hat	12	2,935	14	4,090	16	5,830
Kamloops	10	15,970	42	33,277	1/	1/
Nanaimo	23	66,306	23	60,914	41	73,493
New Westminster	184	385,095	204	312,535	168	233,590
Prince Rupert	46	18,180	46	12,720	34	11,090
Vancouver	1,197	3,418,535	858	2,439,655	559	1,604,800
North Vancouver	24	53,235	11	19,100	9	17,500
Victoria	71	307,895	30	142,650	37	233,525
Total - 56 Cities	6,488	20,073,597	6,138	17,851,211	4,666	15,070,135

1/ Figures not available.



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Table 4.- Value of Building Permits issued for the Construction of Dwellings and for Repairs and Improvements thereto, by 54 Cities - Concluded.

C i t y	1 9 3 5			1 9 3 4			1 9 3 3		
	No. of permits issued	Estimated	No. of permits issued	Estimated	No. of permits issued	Estimated			
		cost of Building Work authorized		cost of Building Work Authorized		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			
Owen Sound	16	16,465	1/	1/	1/	1/			
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 and 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			
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			
Kamloops	1/	1/	1/	1/	1/	1/			
Manaimo	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	130	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 - 54 cities	3,606	10,927,318	2,577	8,589,003	3,030	7,201,381			

1/ Figures not available.