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GENERAL STATISTICS BRANCH

ANNUAL REVIEW

of

BUILDING PERMITS

Issued by 58 Cities

in

CANADA

1939

(With comparative data for the years 1920 - 1938)

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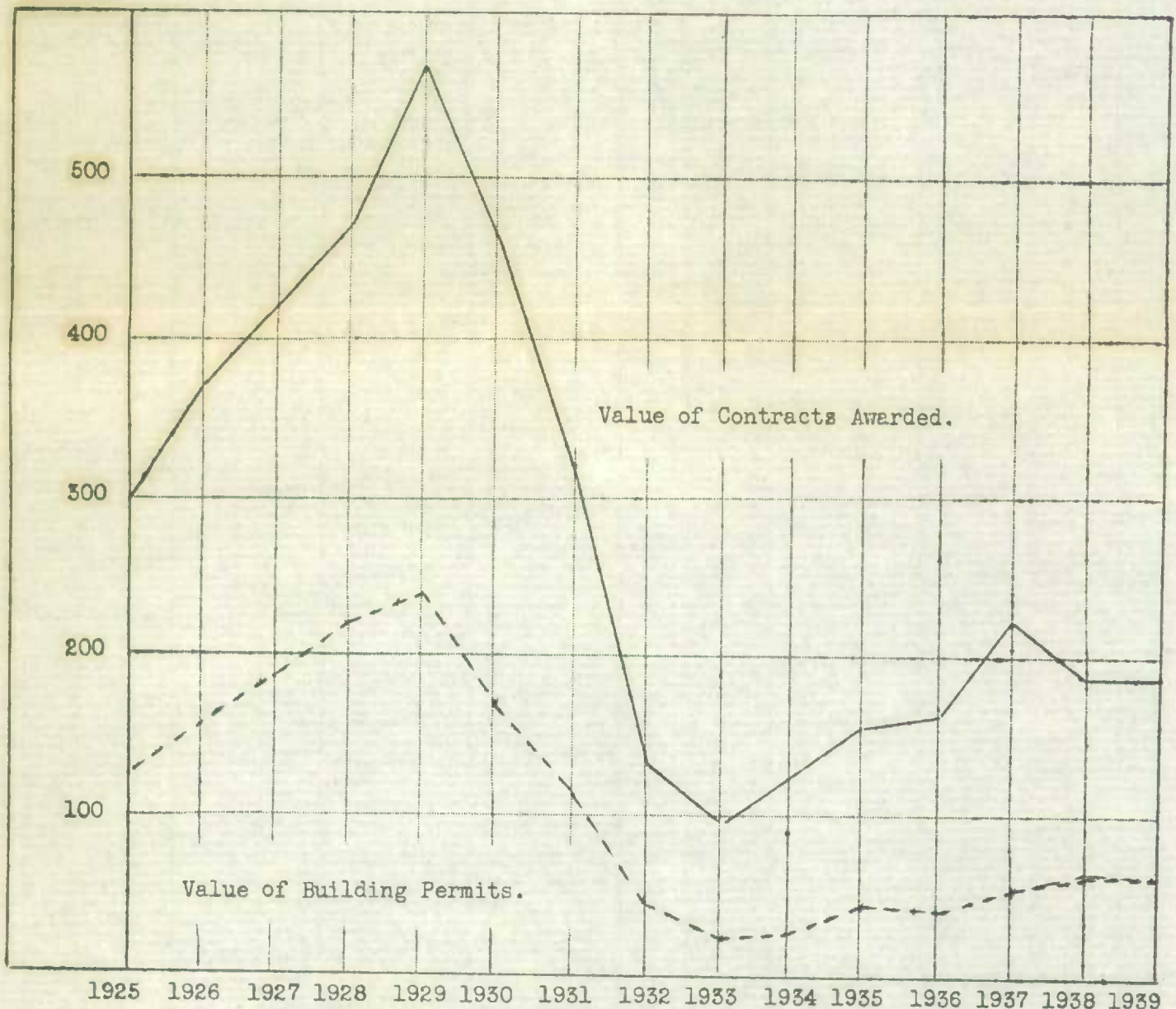
ANNUAL REVIEW OF BUILDING PERMITS ISSUED IN CANADA DURING 1939.

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

According to revised statements furnished to the Dominion Bureau of Statistics by municipal officials, the value of the construction work for which building permits were taken out in 58 cities was slightly lower in 1939 than in 1938, but with this exception, last year's total was the highest since 1931. The estimated cost of the building authorized in the year under review was \$60,272,379; as compared with \$60,817,332 in 1938, this was a decline of \$544,953, or 0.9 p.c., but there was an in-

CHART I.-AGGREGATE ANNUAL VALUE OF BUILDING REPRESENTED BY PERMITS ISSUED BY 58 CITIES AND OF CONSTRUCTION CONTRACTS AWARDED THROUGHOUT CANADA, 1925-1939. (Construction contracts awarded taken from MacLean Building Review).

Millions of
Dollars



crease of \$4,427,380, or 7.9 p.c. as compared with the total of \$55,844,999 reported in 1937, when building in these centres was more active than in any of the five years immediately preceding.

In the nineteen years, 1920-1938, the value of the building authorized in the co-operating municipalities was estimated, on the average, at \$112,469,391 annually, of which the 1939 total constituted only some 53.6 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 seven years to 1938, their average value was only \$42,300,295; the 1939 total exceeded this average by 42.5 p.c. While the inclusion of last year's figure raises the annual average since 1931 to \$44,546,805, this was little more than 29 p.c. of the average for the years, 1920-1931, when building activity was, on the whole, at a more normal level. The moderate improvement indicated in the construction authorizations during the last two years has therefore had comparatively little effect upon the reserve of building work accumulating in the 58 cities.

The wholesale prices of building materials in 1939 were fractionally higher, on the average, than in 1938, and also exceeded those for any other year since 1930 except 1937. They were, however, lower than in the period, 1920-1930, being also below the average for the nineteen years ending with 1938. 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 89.7 in the year under review, as compared with 89.1 in 1938, while the average index in the years, 1920-1938, was 97.4. The cost of building labour in 1939 was also 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 170.7 last year, compared with 169.4 in 1938. During the twenty years for which building permit 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 1939, the 58 cities reported that the work authorized in connection with dwellings was valued at \$21,657,273, an increase of \$1,583,676, or 7.9 p.c., as compared with the 1938 total of \$20,073,597; this advance was not so pronounced as that of 12.4 p.c. recorded in 1938 over 1937. There was a decline in the number of permits issued for new construction or for repairs and alterations to houses and apartments, but the average value of the building represented by the individual permit advanced from approximately \$3,095 in 1938 to \$3,553 in 1939.

The MacLean Building Review makes a monthly tabulation of the value of construction contracts awarded throughout the Dominion; during 1939, the total was \$187,178,500, compared with \$187,277,900 in 1938, \$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 1938 in the MacLean's estimate of construction work contracted for in 1939 was .05 p.c.; last year's total was also lower than in 1937, but was otherwise the highest since 1931. As already stated, the value of the building represented by the permits taken out in 58 cities in 1939 was 0.9 p.c. lower than in 1938, but with this exception was highest since 1931.

The building authorized by the 58 centres in 1939 constituted 32.2 p.c. of the total value of construction contracts awarded throughout the Dominion, a proportion very similar to that of 32.5 p.c. in 1938. The percentages in the last few years have been lower than in any other of the nineteen for which figures for the 58 cities are available. In 1921, when these centres reported their highest proportion of the total building work in the country, the percentage was 48.6, while the average ratio in the years, 1920-1939, was 39.2 p.c.

The chart on the first page of this report shows the value of building in Canada annually since 1925, while Chart 2 depicts the value of the building authorized monthly by 58 cities during the period, 1929-1939. 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 and 1939 from the low levels in the immediately preceding years, are illustrated by these curves.

The table on the next page gives the value of the building authorized by the 58 co-operating cities during the twenty years for which data are now available. In Table 1, at the end of this Review, are given the annual figures for each of the 58 centres, the 35 cities for which data are available since 1910 being indicated by an "x".

The following table shows that the value of the building represented by the permits issued during last year was slightly smaller than in 1938, but with this exception was greater than any other year since 1931. However, construction in the cities generally continued inactive, the 1939 total, as already stated, amounting only to 53.6 p.c. of

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 trades (1913=100)
1920	\$117,019,622	74.8	144.0	180.9
1921	116,794,414	74.7	122.8	170.5
1922	148,215,407	94.8	108.7	162.5
1923	133,521,621	85.4	111.9	166.4
1924	126,583,148	80.9	106.6	169.1
1925	125,029,367	79.9	102.9	170.4
1926	156,386,607	100.0	100.0	172.1
1927	184,613,742	118.0	96.1	179.3
1928	219,105,715	140.1	97.4	185.6
1929	234,944,549	150.2	99.0	197.5
1930	166,379,325	106.4	90.8	203.2
1931	112,222,845	71.8	81.9	195.7
1932	42,319,397	26.7	77.2	178.2
1933	21,776,496	13.9	78.3	158.0
1934	27,457,524	17.6	82.5	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	94.4	165.3
1938	60,817,332	38.9	89.1	169.4
1939	60,272,379	38.5	89.7	170.7

the nineteen-average of \$112,469,391. Wholesale costs of building materials last year were at much the same level as in 1938; while they were lower than in 1937, they were higher than in any other year since 1930. The 1939 average, however, was lower than the nineteen-year average of 97.4. Wages in nine building trades slightly advanced in the cities upon whose rates the 1939 indexes are based.

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

During 1939, the value of the authorized building was higher than in 1938 in Prince Edward Island, New Brunswick, Quebec, Ontario, Manitoba and Saskatchewan, while in Nova Scotia, Alberta and British Columbia, the co-operating cities showed declines. The largest actual gain, amounting to \$1,118,596, was in Ontario, while the greatest proportionate increase was that of 69.2 p.c. in New Brunswick.

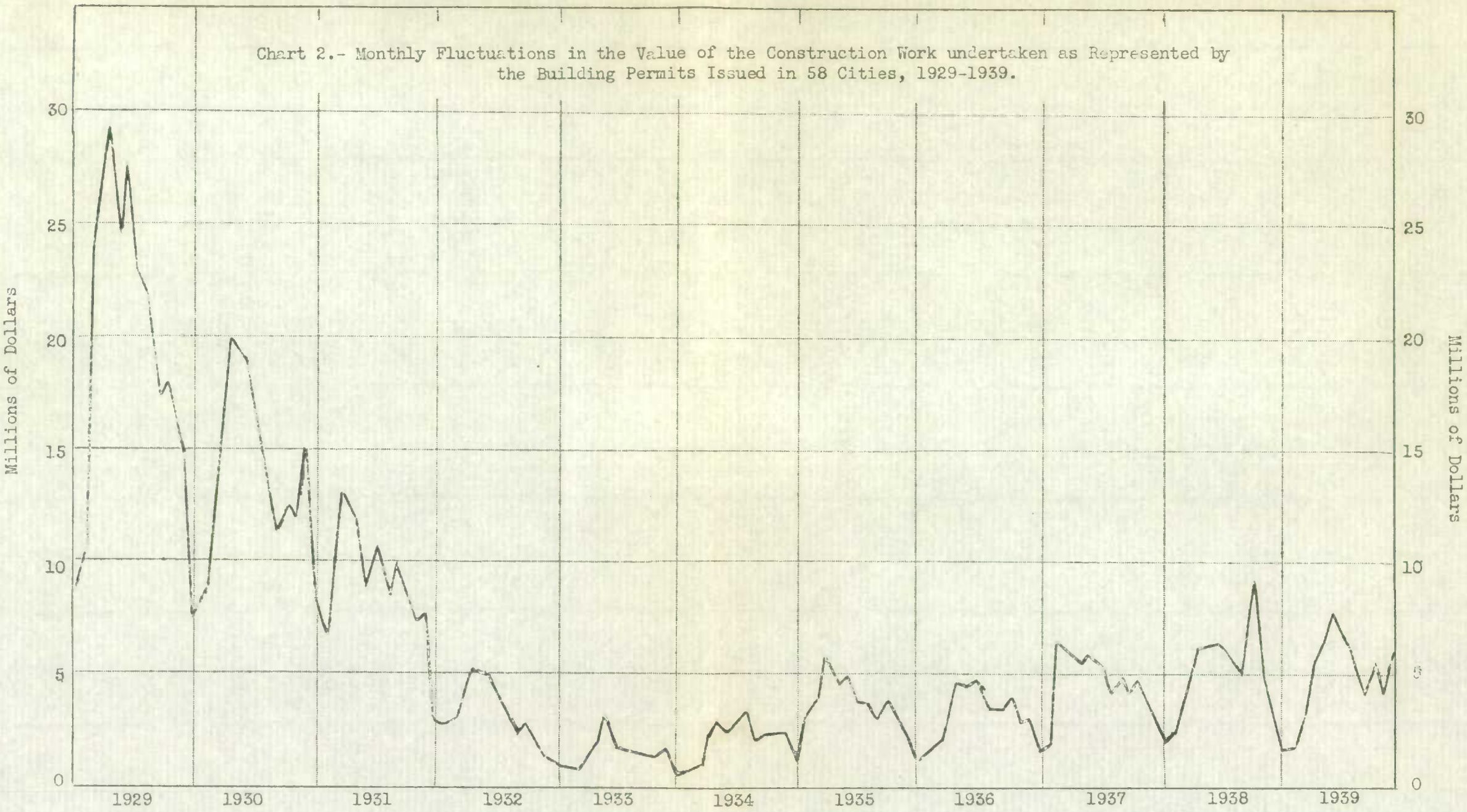
MARITIME PROVINCES.- In Nova Scotia, permits were issued for construction work estimated to cost \$1,562,125, a decrease of \$335,516, or 17.7 p.c., from the preceding year; the 1939 total was also lower than in 1937, but was higher than in 1936. New Brunswick recorded an increase of \$437,145, or 69.2 p.c. in the value of building authorized as compared with 1938; last year's total of \$1,069,111 was also greater than in 1937, 1936 or 1935. In Charlottetown, (the only city in Prince Edward Island included in this record), the authorizations amounted to \$133,788, as compared with \$92,210 in the preceding year. The cities in the three Maritime Provinces together reported 4.6 p.c. of the total value of the permits issued by the 58 centres, a proportion slightly higher than that of 4.3 p.c. in 1938.

QUEBEC.- The aggregate for Quebec, \$14,796,421, was higher by \$344,786, or 2.4 p.c., than in 1938, and also considerably exceeded that in any other year since 1931. The six cities making returns in that province reported 24.5 p.c. of the total value of building authorized by the 58 cities, as compared with 23.8 p.c. in 1938.

ONTARIO.- The value of the building represented by the permits granted in Ontario cities during 1939 stood at \$26,543,103, being larger by \$1,118,596, or 4.4 p.c., than in the preceding twelve months, when the construction work undertaken was estimated at \$25,424,507. The 1939 total exceeded that reported in any earlier year since 1931, except 1937. Ontario's proportion of the estimated cost of construction work undertaken in the larger cities during 1939 was 44.0 p.c., as compared with 41.8 p.c. in the preceding year, and 50.4 in 1937.

PRAIRIE PROVINCES.- Building in Manitoba was at a slightly higher level than in the preceding year. The permits issued were for buildings valued at \$3,097,593; as compared with \$3,073,175 in 1938, this was an increase of 0.8 p.c. The aggregate for

Chart 2.- Monthly Fluctuations in the Value of the Construction Work undertaken as Represented by the Building Permits Issued in 58 Cities, 1929-1939.



1939 was the largest since that for 1931. In Saskatchewan, the building authorizations were higher by 27.2 p.c. than in 1938, and were also greater than in any preceding year since 1932. The 1939 aggregate was \$1,237,633, compared with \$972,707 in the preceding twelve months, and \$905,029 in 1937; when building in the three co-operating cities in the province reached its highest level, in 1929, the total was \$16,950,228. Alberta showed a decrease of 18.6 p.c. as compared with 1938, but the 1939 total of \$3,198,979 was 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 12.5 p.c., as compared with 13.1 p.c. in 1938.

BRITISH COLUMBIA.— The British Columbia aggregate of \$8,633,626 for the seven centres included, was 16.5 p.c. lower than in 1938, but was larger than in any other year since 1931. The cities in that province reported 14.3 p.c. of the total value of the permits taken out in the 58 centres, as compared with 17 p.c. in the preceding year.

COMPARATIVE BUILDING ACTIVITIES IN LEADING CITIES.

Statistics of building permits issued by 58 cities since 1919 are given in Table 1, while Table 3 is a record for the four largest centres in the last twenty years. Following are brief statements regarding the building authorized during 1939 in the four largest cities, and in other municipalities 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 descending order of the value of their 1939 authorizations.

Building in the Four Largest Centres.

Montreal.— The anticipated cost of the building for which permits were issued by Montreal was \$9,253,506, a decrease of 9.3 p.c. as compared with the 1938 authorizations of \$10,205,422; however, with this exception, the 1939 total was higher than in any other year since 1932. Approximately 54 p.c. of the aggregate for last year represented residential building, as compared with almost 40 p.c. in the preceding year; the aggregate value of such authorizations during 1939 - \$5,027,990 - compared favourably with the total of \$4,067,720 reported for dwellings in 1938. The permits issued for industrial and other buildings indicated a lower valuation, amounting to \$4,225,516, as compared with \$6,137,702 in 1938. If the Westmount authorizations, \$379,363, are added to the Montreal total, those adjoining centres together reported sixteen p.c. of the aggregate of estimated building in the 58 cities; this proportion was lower than that of 17.6 in 1938.

Toronto.— During 1939, there was an increase of \$1,778,542, or 20.8 p.c., in the Toronto building authorizations, which were valued at \$10,313,943, as against \$8,535,401 in 1938. Only 12.5 p.c. of the construction undertaken in 1939 was listed as residential, as compared with 18 p.c. in 1938 and 17 p.c. in 1937. The value of the dwellings for which permits were taken out in 1939 was \$1,293,200, showing a decline as compared with the 1938 total of \$1,572,600; on the other hand, there was an improvement in non-residential building, which was valued at \$9,020,743, as compared with \$6,962,801 in the preceding year. In the adjoining residential suburban areas of York and East York Townships, over 80 p.c. of the value of the permits issued was for dwellings, as compared with the 1938 proportion of 82 p.c. These centres reported permits valued at \$2,042,613, an increase as compared with the 1938 total of \$1,536,720. Toronto, York and East York Townships together accounted for 20.5 p.c. of the aggregate value of the building authorized by the 58 cities during 1939; in the preceding year, this proportion had been lower, at 16.6 p.c.

Winnipeg.— There was an increase from 1938 in building in Winnipeg, where the estimated cost of the work undertaken in 1939 was \$2,584,050; as compared with \$1,985,900 in the preceding year, this was a gain of 30.1 p.c. The 1939 total was also higher than in 1936 or 1937. In the adjacent city of St. Boniface, the value of the construction work represented by the permits taken out was \$439,003, a decrease of \$598,187 from the exceptionally large aggregate of \$1,037,190 in 1938. On the whole, building in the Winnipeg metropolitan area was in much the same volume in 1939 as in the preceding year, when the authorizations amounted to \$3,023,090, compared with \$3,023,053 in 1939. Non-residential building constituted some 71 p.c. of the Winnipeg total for 1939, as against 73 p.c. in 1938 and 81 p.c. in 1937, while the proportion of non-residential building in St. Boniface was 52.5 p.c. in 1939, compared with 93.6 p.c. in 1938. These two centres together reported five p.c. of the estimate of building of all classes in the 58 cities in 1939, a proportion that was the same as in 1938.

Vancouver.— The municipality of Greater Vancouver authorized building valued at \$6,283,796; as compared with the 1938 total of \$8,224,300, this was a reduction of

\$1,940,504, or 23.6 p.c. The aggregate for 1939 was also lower than in 1937, but was higher than in 1935 or 1936. North Vancouver, a short distance from Vancouver, granted permits for buildings estimated to cost \$103,995, a decrease from the total of \$111,485 in the preceding year. The metropolitan areas of Vancouver reported authorizations valued at \$6,387,791 in 1939, or 10.6 p.c. of the aggregate for the 58 cities; this was rather lower than the 1938 proportion, which had been 13.7 p.c. of the total.

Building in Other Cities.

The Quebec City authorizations amounted to \$2,493,572, compared with \$1,945,961 in 1933. This was an advance of \$547,611, or 28.1 p.c. The value of the construction represented by the permits taken out in the year under review was also higher than in 1937, or any preceding year since 1931. Only some 24.4 p.c. of the 1939 value represented work in connection with dwellings; in 1938, this proportion had also been 24 p.c. However, the number of permits issued for residential building and the value of the work represented therein, were higher in 1939 than in the preceding year, when the authorizations for this class of building amounted to \$470,300, compared with \$607,400 in the year under review.

Hamilton.- The estimated cost of building undertaken in Hamilton during 1939 was \$2,265,265. This was 2.6 p.c. lower than the 1938 total of \$2,325,908, but was higher than in any of the six preceding years. Of the building authorized in the year under review, 42.9 p.c. was for residential building, as compared with 31.8 in 1938, and 28.4 in 1937. During 1939, the 350 permits issued in connection with dwellings authorized work valued at \$971,890, an increase of 31.3 p.c. over the 1938 total of \$740,250. The average value of the work represented per permit was \$2,777, as compared with the average valuation of \$3,009 in 1938 and \$3,291 in 1937.

The Ottawa permits, valued at \$2,050,656, indicated a decidedly smaller volume of building than in 1938, when the estimated cost of construction work was \$5,188,059; last year's total was also lower than in 1937. Residential building accounted for 48.5 p.c. of the 1939 authorizations, as compared with 24.9 p.c. in 1938. The total value of the dwellings for which permits were taken out in 1939, at \$995,050, was 22.8 p.c. lower than in 1938, but was higher than in any of the immediately preceding years.

York and East York Townships, already mentioned in connection with Toronto, reported that the permits granted represented building estimated at \$2,042,613, an increase of \$505,893, or 32.9 p.c. from the 1938 total of \$1,536,720. The value of the residential building authorized was \$1,639,700, a figure rather higher than that of \$1,266,100 in 1938; the former constituted over 80 p.c. of the 1939 aggregate.

London.- The estimated cost of construction work authorized in London during 1939 was greater than in any other year since 1930; standing at \$1,895,870, the figure was 167.7 p.c. higher than that of \$708,140 in 1938. Some 28 p.c. of last year's total represented residential building, as compared with about 29 p.c. in the preceding year, when the construction of dwellings had not, however, been so active; in 1938, the authorizations for this class indicated building valued at \$206,050, compared with \$525,850 in 1939.

In Edmonton, the anticipated cost of the construction authorized in 1939 was \$1,662,109, a decrease of 40.8 p.c. from the aggregate of \$2,806,340 in the preceding year. The 1939 figure was the highest since 1930, except 1938. Non-residential building accounted for 84.2 p.c. of the total cost represented by the permits granted in Edmonton during the year under review, as compared with the 1938 proportion of 90.5 p.c.

New Westminster.- This city issued permits for buildings valued at \$1,172,705, compared with \$690,182 in 1938, and \$541,715 in 1937. Last year's total also exceeded that for any earlier year since 1928. The authorizations for dwellings during 1939, (\$396,600) were slightly higher in value than in 1938; in the year under review, they constituted 33.8 p.c. of the total, as compared with 55.8 p.c. in 1938.

Sherbrooke.- The value of the building permits issued in Sherbrooke last year was \$1,171,550; compared with \$750,700 in 1938, this was an increase of 56.1 p.c. The 1939 aggregate was the highest since 1920. More than 33 p.c. of the total in the latest year represented construction in connection with dwellings, while in 1938, nearly 50 p.c. of the indicated total was for work of this kind. In 1939, permits were issued for residential construction estimated to cost \$388,800, a small increase over the 1938 figure of \$374,000.

Halifax.- In Halifax, the permits issued represented building estimated to cost \$1,129,481. This total was lower by \$290,661, or 20.5 p.c. than in 1938; it was also smaller than in 1937, but exceeded the 1936 figure. Some 51.7 p.c. of the total value

for 1939 was earmarked for dwellings, as compared with the 1938 proportion of more than 64.5 p.c.

Calgary.- The construction authorized in Calgary was estimated to cost \$1,064,076, an increase of \$152,765, or almost 16.8 p.c., as compared with the preceding twelve months. Sixteen per cent of the 1939 total was earmarked for residential building, as compared with 7.3 p.c. in 1938 and 7.9 p.c. in 1937, but with 44 p.c. in 1932. In 1939, the average expenditure indicated by the permits taken out in connection with residences was \$3,088, being a decrease from the average of \$3,336 in the preceding year.

Three Rivers.- In this city, the estimated cost of the building undertaken was \$1,007,360, or decidedly higher than the aggregate of \$769,565 in 1938. The 1939 total was smaller than that for 1936, but with this exception, was higher than in any other year since 1929. Of the figure for the year under review, 20.5 p.c., or \$206,750, was earmarked for residential building.

Windsor.- During 1939, the building authorized in Windsor was estimated at \$928,402, a slight decrease from the 1938 figure of \$970,948; while it was also smaller than the aggregate for 1937, 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 \$125,100, as compared with \$99,330 in the preceding year; the 1939 aggregate was the highest since that for 1930.

Victoria, with building operations estimated to cost \$805,470, showed a decrease of 6.8 p.c. as compared with the 1938 total of \$864,118; however, last year's figure exceeded that in any other year since 1930. The dwellings and apartments authorized were valued at \$259,330, or 32.2 p.c. of the 1939 total, as compared with \$307,895, or 35.6 p.c. of the aggregate for the preceding twelve months.

Kitchener.- The permits granted in Kitchener were for building estimated to cost \$774,419, as against \$615,092 in the preceding year. Less than 44 p.c. of the total authorizations was for work in connection with houses or apartments, a rather smaller proportion than that of 47 p.c. in 1938.

St. Catharines.- Permits for building estimated to cost \$599,389 were reported in the year under review by St. Catharines, whose total in the preceding year had been \$367,405; there was therefore an increase of 63.1 p.c. in this comparison. Residential and other building work was brisker than in 1938; the former accounted for over 45 p.c. of the aggregate for the year under review, as compared with 40 p.c. in 1938.

The Regina aggregate of \$598,785 exceeded by 25.3 p.c. the 1938 total of \$477,780. Last year's figure was also larger than that of \$464,041 in 1937. About 12 p.c. of the authorizations in the year under review represented residential building, compared with approximately 14 p.c. in 1938.

Sault Ste. Marie.- The construction permits taken out in Sault Ste. Marie during 1939 represented work estimated at \$596,491, as compared with \$343,345 in 1938; last year's aggregate was greater than in any other year since 1929. More than 43 p.c. of the 1939 authorizations was for dwellings, the anticipated cost of which was \$256,695, compared with \$187,280 in the preceding twelve months, when this class of building constituted almost 55 p.c. of the total value of the construction authorized.

Chatham.- During 1939, building expected to cost \$532,178 was authorized in Chatham; this total was higher than that of \$471,156 reported in 1938, and also exceeded the figure for any of the seven years immediately preceding. Of the 1939 aggregate, \$253,198, or 47.6 p.c., was earmarked for dwellings, as compared with \$145,709 in 1938.

Fort William.- The building undertaken in 1939 was valued at \$524,315, a slight decrease from that of \$542,553 reported in 1938. The total was also lower than in 1934, but with that exception, was higher than in any other year since 1930. The permits issued for dwellings represented building estimated at \$216,235, as compared with \$154,200 in 1938; the 1939 figure constituted some 41.2 p.c. of the total for building of all kinds authorized last year. In 1938, this proportion had been 28.4 p.c.

Saint John.- The construction work undertaken in Saint John during 1939 was estimated at \$502,811, which was the largest total indicated since that for 1931, being 115 p.c. above the 1938 figure of \$233,534. Of the 1939 aggregate, only \$14,800 was earmarked for dwellings.

Peterborough.- This municipality reported that the proposed cost of the building undertaken in 1939 was \$502,078, an increase of 17.8 p.c. over the total of \$426,144 recorded in the preceding twelve months. Last year's figure also exceeded that for any

other year since 1930. The value of the dwellings authorized in 1939 was \$271,475, compared with \$160,950 in 1938.

Shawinigan Falls.- The value of the construction authorized in Shawinigan Falls during 1939 was \$491,070; as compared with \$264,910 in 1938, this was a gain of 85.4 p.c., while last year's total was also greater than in any of the eight years immediately preceding. Of the 1939 figure, some \$380,170 represented residential building, which showed an advance of 57.4 p.c. over the work of that nature reported in the preceding year.

Lethbridge.- The construction work for which permits were granted in Lethbridge was estimated at \$463,904, an aggregate substantially larger than that of \$203,117 in 1938; the latest figure also exceeded that for any earlier year since 1931. Of the 1939 total, 37.8 p.c. or \$175,325, was reported in connection with the erection or the improvement of dwellings.

Moncton.- The value of the building authorized in Moncton during 1939 was higher than in any other year since 1929 except 1934; standing at \$460,680, the total was greater by 64.4 p.c. than in 1938. The increase extended to residential and non-residential building, although it took place chiefly in the latter. The permits issued for dwellings represented work estimated at \$130,300, compared with \$124,125 in 1938.

Port Arthur.- The construction undertaken in Port Arthur during 1939, as indicated by the building authorizations, was valued at \$441,656, a decrease from the 1938 total of \$747,444. Last year's total was also lower than in 1937, but was greater than in any preceding year since 1930. Nearly 49 p.c. of the total work represented in the authorizations reported for 1939 was in connection with dwellings.

St. Boniface.- Building in St. Boniface was quieter in 1939, when the work authorized was estimated at \$439,003, as compared with \$1,037,190 in 1938. However, last year's total was with this exception higher than in any other year since 1930. An important advance was reported in the year under review in residential construction, which was valued at \$208,550, compared with \$66,700 in 1938.

Kingston.- The proposed cost of the building for which permits were granted in Kingston was \$415,153, an increase of 5.7 p.c. over the 1938 total of \$392,733. In that city, residential building constituted over 54 p.c. of the total value of building authorized, compared with some 58 p.c. in the year before; the 1939 figure for work of this nature, at \$224,325, was also slightly lower than that of \$229,624 in 1938.

Moose Jaw.- The construction authorized in Moose Jaw in 1939 was estimated at \$387,354, as compared with \$46,042 in 1938, while last year's total was also higher than in any year since 1932.

Westmount.- The value of the building undertaken during 1939 in Westmount, at \$379,363, was 26.3 p.c. less than the figure for the preceding year. Only about 27 p.c. of last year's total was earmarked for the erection of houses and apartments, compared with some 80 p.c. in 1938.

Sydney.- The anticipated cost of the construction for which permits were taken out in Sydney, (\$378,956), was slightly lower than in 1938, but was higher than in any other year since 1922. Of last year's total, some 58 p.c. was earmarked for residential building; that class of construction work was valued at \$219,805, compared with \$204,125 in the preceding year.

Woodstock.- Building in Woodstock showed a considerable increase over 1938; the 1939 total, at \$325,118, was higher than in any other year since 1920, except 1928. The value of the residential work authorized in the year under review was \$68,000, comparing favourably with the figure of \$46,500 reported in 1938.

The cities showing increases over 1938 in the value of the construction represented by the permits issued during 1939 were as follows:- Charlottetown, Moncton, Saint John, Quebec, Shawinigan Falls, Sherbrooke, Three Rivers, Belleville, Chatham, Guelph, Kingston, Kitchener, London, Oshawa, Peterborough, Stratford, St. Catharines, Sarnia, Sault Ste. Marie, Toronto, York and East York Townships, Welland, Riverside, Woodstock, Brandon, Winnipeg, Moose Jaw, Regina, Calgary, Lethbridge, Kamloops and New Westminster. Thus, in 33 of the 58 centres, the building represented by construction permits taken out during the year under review had a higher valuation than in 1938.

BUILDING ACTIVITIES BY MONTHS.

The building authorizations in June - \$7,849,970 - were higher in value than in any other month of last year, May taking second place with \$6,722,431. In 1938, the greatest aggregate, (viz., \$9,548,687) was reported in October. The monthly totals reported by the 58 centres during 1939 are given below:-

January	\$1,721,155	May	\$6,722,431	September	\$4,135,624
February	1,912,151	June	7,849,970	October	5,623,900
March	3,359,661	July	6,584,125	November.....	4,186,930
April	5,960,638	August.....	6,178,212	December.....	6,037,582

BUILDING ACTIVITIES BY TYPES OF BUILDINGS.

Fifty-six cities furnished detailed statements showing that they had issued 6,095 permits for dwellings estimated to cost about \$21,657,273, and some 25,000 permits for other buildings at a proposed cost of over \$34,900,000, while engineering projects valued at about \$763,400 were also reported during 1939. The average estimated expenditure per dwelling was therefore approximately \$3,553, while the average amount spent on other classes of building was about \$1,396. 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 1939, 6,488 permits were granted for dwellings at a proposed cost of \$20,073,597, an average of about \$3,094; some 26,000 permits were also issued for other buildings valued at \$38,560,800, giving a mean of approximately \$1,483 per building. Engineering projects were also reported by seven cities at an estimated cost of \$1,555,600.

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 7.9 p.c. in the value of the residential building authorized by 56 cities during the year under review as compared with 1938. The 1939 total was also higher than in any other year since 1931.

Increases in the value of the residential building authorized in 1939, as compared with 1938, were reported in the following cities:- New Glasgow, Sydney, Fredericton, Moncton, Saint John, Quebec, Montreal, Shawinigan Falls, Sherbrooke, Three Rivers, Belleville, Chatham, Fort William, Guelph, Hamilton, Kitchener, London, Niagara Falls, Owen Sound, Peterborough, Stratford, St. Catharines, St. Thomas, Sarnia, Sault Ste. Marie, York and East York Townships, Welland, Windsor, Woodstock, St. Boniface, Winnipeg, Regina, Saskatoon, Calgary, Lethbridge, Medicine Hat, Kamloops, New Westminster, Prince Rupert and North Vancouver.

The following shows for 1939 the city distribution of the projects classed as engineering:-

<u>City</u>	<u>Value</u>
Sherbrooke	\$ 18,000
Brantford	5,647
Stratford	2,145
Port Arthur	36,500
St. Boniface	96,132
Moose Jaw	310,000
New Westminster	295,000

BUILDING ACTIVITIES IN 35 CITIES, WITH COMPARISONS
FROM 1920.

The value of the building permits taken out in the 35 cities originally used in these compilations was \$53,048,231, as compared with \$54,532,781 in 1938; this was a decrease of 2.7 p.c., a rather larger proportionate decline than was shown by the aggregate for the 58 cities, viz., 0.9 p.c. With this exception, however, the 1939 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 88.0 p.c., compared with 89.7 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. Statistics for these centres are not available prior to 1920, so that the comparisons with the years, 1910-1919, are affected to some extent.

In connection with the data for the 35 cities, it may again be mentioned that the index numbers of wholesale prices of building materials were fractionally higher in 1939 than in 1938; though lower than in 1937, the index was higher than in preceding years since 1930, but it continued below the average for the period, 1910-1938. Wage rates during 1939, as compiled by the Department of Labour, were slightly higher than in the six preceding years, although they were lower than in other years since 1925.

Table 2 shows, by provinces, the value of the building represented by the permits issued annually by the 35 cities since 1920.

BUILDING ACTIVITIES IN THE FOUR LARGEST CITIES, WITH COMPARISONS FROM 1920.

The value of the building authorized in Montreal, Toronto, Winnipeg and Vancouver was \$28,435,295, a decrease of 1.8 p.c. as compared with the 1938 total of \$28,951,023. Toronto and Winnipeg showed a gain in this comparison, but in Montreal and Vancouver the 1939 figures were lower. The proportion of the building authorized in these four municipalities to the aggregate for the 58 cities, was 47.2 p.c., compared with 47.6 p.c. in 1938. This proportion has varied up to 60.9 p.c., in 1931.

When the estimated cost of the construction authorized in the "satellite cities" in the immediate vicinity of the four leading centres is added, the value of the building represented by the permits issued in these metropolitan areas was \$31,400,269; this was a decrease of 2.3 p.c. as compared with the 1938 aggregate of \$32,151,495.

Table 3 is a record of building permits issued in the four largest cities since 1920.

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

Cities	1939	1938	1937	1936	1935
	\$	\$	\$	\$	\$
P.E.I.-Charlottetown	133,788	92,210	140,170	154,455	168,395
Nova Scotia	1,562,125	1,897,641	1,929,025	1,320,202	1,619,097
x Halifax	1,129,481	1,420,142	1,488,326	1,103,988	1,545,824
New Glasgow	53,688	81,415	86,135	36,318	18,855
x Sydney	378,956	396,084	354,564	179,396	54,418
New Brunswick	1,069,111	631,966	602,163	453,756	265,115
Fredericton	105,620	118,230	126,400	142,220	19,325
x Moncton	460,680	280,202	214,608	100,292	106,261
x Saint John	502,811	233,534	261,155	211,244	139,529
Quebec	14,796,421	14,451,635	11,271,918	10,011,608	10,207,383
x Montreal - Maisonneuve	9,253,506	10,205,422	8,217,344	6,905,323	7,455,436
x Quebec	2,493,572	1,945,961	915,119	816,835	2,141,695
Shawinigan Falls	491,070	264,910	414,080	126,175	52,137
x Sherbrooke	1,171,550	750,700	792,240	278,700	314,450
x Three Rivers	1,007,360	769,565	383,417	1,528,197	55,555
x Westmount	379,363	515,077	549,718	356,378	188,110
Ontario	26,543,103	25,424,507	28,156,707	19,256,177	23,847,536
Belleville	251,396	119,340	150,395	85,065	145,602
x Brantford	233,175	273,563	270,003	161,602	272,648
Chatham	532,178	471,156	192,050	156,345	103,931
x Fort William	524,315	542,553	495,880	207,500	152,450
Galt	268,995	286,730	369,458	141,226	388,688
x Guelph	198,294	152,778	138,267	100,200	273,603
x Hamilton	2,265,265	2,325,908	1,694,189	1,466,906	1,887,622
x Kingston	415,153	392,733	360,629	253,398	213,929
x Kitchener	774,419	615,092	891,247	449,123	589,325
x London	1,895,870	708,140	949,790	672,745	1,835,110
Niagara Falls	226,578	326,919	246,436	141,258	92,057
Oshawa	235,225	103,085	218,760	108,022	125,300
x Ottawa	2,050,656	5,188,059	2,325,445	1,781,555	4,085,140
Owen Sound	122,760	176,961	56,847	173,410	48,727
x Peterborough	502,078	426,144	199,686	269,164	195,588
x Port Arthur	441,656	747,444	708,143	212,671	163,971
x Stratford	77,852	75,687	145,047	53,105	50,227
x St. Catharines	599,389	367,405	793,227	823,398	238,694
x St. Thomas	166,106	189,296	52,106	79,545	128,350
Sarnia	231,222	173,752	192,830	123,229	137,052
Sault Ste. Marie	596,491	343,345	355,950	226,340	131,320
x Toronto	10,313,943	8,535,401	11,258,900	8,182,799	10,005,455
York & East York Townships	2,042,613	1,536,720	2,011,624	2,339,825	1,680,131
Welland	198,854	146,663	231,429	107,645	74,609
x Windsor	928,402	970,948	3,524,699	703,970	709,304
Riverside	125,100	99,330	109,605	29,810	11,475
Woodstock	325,118	129,355	214,065	206,321	102,223
Manitoba	3,097,593	3,073,175	2,543,559	1,559,940	2,945,175
x Brandon	74,540	50,085	57,310	55,211	111,235
St. Boniface	439,003	1,037,190	334,149	97,279	110,540
x Winnipeg	2,584,050	1,985,900	2,152,100	1,407,450	2,723,400
Saskatchewan	1,237,633	972,707	905,029	640,739	1,029,854
x Moose Jaw	387,354	46,042	191,087	57,818	252,260
x Regina	598,785	477,780	464,041	358,966	632,944
x Saskatoon	251,494	448,885	249,901	223,955	144,650
Alberta	3,198,979	3,930,553	1,828,377	1,966,556	1,686,457
x Calgary	1,064,076	911,311	667,809	845,287	874,266
x Edmonton	1,662,109	2,806,340	865,560	895,440	676,535
Lethbridge	463,904	203,117	232,298	200,414	118,442
Medicine Hat	8,890	9,785	62,710	25,415	17,194
British Columbia	8,633,626	10,342,938	8,468,051	5,962,260	4,791,611
Kamloops	104,757	67,872	58,277	78,735	69,652
Nanaimo	80,913	110,895	231,602	166,378	36,856
x New Westminster	1,172,705	690,182	541,715	369,215	210,490
Prince Rupert	81,990	274,086	46,694	63,940	43,235
x Vancouver	6,283,796	8,224,300	6,760,880	4,641,545	3,892,665
North Vancouver	103,995	111,485	68,188	57,929	20,250
x Victoria	805,470	864,118	760,695	584,518	518,463
Total - 58 Cities	60,272,379	60,817,332	55,844,999	41,325,693	46,560,623
xTotal - 35 Cities	53,048,231	54,532,781	49,694,847	36,337,439	42,839,627

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

Cities	1934	1933	1932	1931	1930
	\$	\$	\$	\$	\$
P.E.I.-Charlottetown	87,310	115,200	587,000	-	158,000
Nova Scotia	835,672	655,294	1,109,753	3,174,980	3,564,302
• x Halifax	749,428	598,909	933,519	2,964,985	3,188,345
New Glasgow	11,252	23,060	35,890	107,165	141,250
x Sydney	74,992	33,325	140,344	102,830	234,707
New Brunswick	1,277,333	394,514	648,434	1,783,462	3,034,614
Fredericton	42,775	85,115	18,500	140,295	482,000
x Moncton	978,228	143,093	184,395	385,850	456,827
x Saint John	256,330	166,306	445,539	1,257,317	2,095,787
Quebec	5,994,676	7,005,774	12,467,878	37,605,584	46,224,208
x Montreal -x Maisonneuve	4,098,025	5,648,862	10,557,438	31,876,676	37,504,590
x Quebec	415,308	724,548	1,179,465	4,049,875	4,912,257
Shawinigan Falls	184,535	58,260	107,230	55,065	468,540
x Sherbrooke	130,060	186,400	229,300	676,350	812,150
x Three Rivers	465,765	28,588	108,075	242,030	851,730
x Westmount	700,983	359,116	286,370	705,588	1,674,941
Ontario	14,351,380	9,116,743	16,887,761	44,371,578	69,042,946
Belleville	76,455	29,700	100,705	221,900	312,360
x Brantford	283,586	171,783	170,844	506,677	1,034,957
Chatham	55,200	88,720	56,215	201,365	821,258
x Fort William	621,700	213,400	294,100	451,000	1,227,300
Galt	135,006	101,256	88,768	239,022	264,901
x Guelph	110,078	103,665	152,885	221,082	371,351
x Hamilton	772,535	510,200	1,424,300	5,026,050	6,291,100
x Kingston	141,398	179,667	349,039	548,199	1,056,986
x Kitchener	234,449	140,233	363,048	627,853	1,344,232
x London	671,840	551,485	567,690	1,746,900	2,744,735
Niagara Falls	73,540	43,445	168,266	158,018	483,678
Oshawa	50,970	49,035	41,314	146,375	195,470
x Ottawa	1,257,000	916,065	1,549,515	3,154,000	6,295,275
Owen Sound	23,885	38,875	22,415	81,975	132,000
x Peterborough	149,238	133,900	192,919	278,526	737,895
x Port Arthur	101,807	114,815	284,437	341,975	995,487
x Stratford	53,095	71,662	50,068	164,535	414,410
x St. Catharines	151,648	115,356	221,566	563,626	610,067
x St. Thomas	42,261	64,863	44,955	139,640	180,327
Sarnia	127,203	63,847	62,404	171,818	633,899
Sault Ste. Marie	257,340	93,377	142,680	436,147	589,773
x Toronto	7,496,983	4,415,510	7,862,693	22,002,099	32,130,569
York & East York Townships	899,792	698,841	1,598,357	5,948,037	6,240,998
Welland	108,326	46,286	67,650	209,726	196,125
x Windsor	385,352	76,842	921,470	609,773	3,330,138
Riverside	3,100	6,000	2,525	29,165	153,920
Woodstock	67,593	72,915	86,933	146,095	193,715
Manitoba	833,048	851,681	2,381,433	4,953,908	7,631,620
x Brandon	44,758	46,821	33,088	286,613	197,245
St. Boniface	80,640	62,660	218,945	270,695	730,625
x Winnipeg	707,650	742,200	2,129,400	4,396,600	6,653,750
Saskatchewan	722,108	529,497	2,374,440	3,790,002	9,544,287
x Moose Jaw	350,687	44,845	392,542	473,047	1,058,303
x Regina	291,696	376,742	277,069	1,598,440	2,971,544
x Saskatoon	79,725	107,910	1,704,829	1,718,515	5,514,440
Alberta	1,262,407	947,240	2,243,718	4,730,465	9,460,834
x Calgary	687,094	449,917	917,868	1,944,039	4,054,364
x Edmonton	479,108	428,565	1,093,045	1,377,175	4,300,935
Lethbridge	70,110	54,398	192,150	1,294,056	984,830
Medicine Hat	26,095	14,360	40,655	115,195	120,705
British Columbia	2,093,590	2,160,553	3,618,980	11,812,866	17,718,514
Kamloops	34,201	50,517	49,435	133,642	205,235
Nanaimo	49,841	33,356	56,269	45,350	117,053
x New Westminster	77,695	114,880	137,712	530,321	553,990
Prince Rupert	66,420	29,327	54,230	156,493	148,695
x Vancouver	1,418,816	1,564,541	2,854,206	10,066,425	14,645,203
North Vancouver	14,505	27,796	77,455	94,025	150,073
x Victoria	432,112	340,136	389,673	736,610	1,898,202
Total - 58 Cities	27,457,524	21,776,496	42,319,397	112,222,845	166,379,525
xTotal - 35 Cities	24,911,430	19,890,150	38,443,406	101,821,221	152,404,223

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

Cities	1929	1928	1927	1926	1925
	\$	\$	\$	\$	\$
P.E.I.-Charlottetown	20,000	-	-	29,000	21,800
Nova Scotia	5,748,282	3,078,176	1,840,647	908,945	1,099,787
x Halifax	5,209,245	2,808,357	1,537,899	764,493	1,035,564
New Glasgow	305,370	64,515	10,850	7,870	20,286
x Sydney	233,667	205,304	291,898	136,577	43,937
New Brunswick	2,037,934	1,262,266	1,365,065	771,421	986,325
Fredericton	23,500	148,015	14,779	37,050	98,175
x Moncton	768,698	270,813	736,110	342,701	204,620
x Saint John	1,245,736	843,438	614,176	391,670	683,530
Quebec	57,984,175	49,933,504	58,320,532	42,167,440	35,186,268
x Montreal-x Maisonneuve	46,065,924	36,347,901	45,200,842	31,720,049	25,520,523
x Quebec	5,684,183	5,710,144	6,360,165	3,939,281	3,274,371
Shawinigan Falls	770,618	1,163,581	347,835	315,760	384,925
x Sherbrooke	755,240	1,128,233	689,930	712,350	1,037,110
x Three Rivers	1,488,065	1,681,450	2,332,500	1,445,575	2,064,815
x Westmount	3,220,145	3,902,195	3,389,260	4,034,425	2,904,524
Ontario	95,055,827	104,777,566	79,883,344	65,373,757	59,888,867
Belleville	533,730	239,323	670,010	306,610	194,725
x Brantford	473,387	802,528	571,599	232,049	159,537
Chatham	813,560	780,020	575,087	591,650	193,858
x Fort William	1,759,000	2,062,000	1,209,450	1,291,250	727,340
Galt	527,315	378,581	181,023	181,185	108,723
x Guelph	607,377	462,815	493,169	344,616	426,641
x Hamilton	7,008,320	6,342,100	3,837,150	3,128,950	2,675,830
x Kingston	908,900	678,203	420,467	608,532	493,758
x Kitchener	1,645,351	1,524,625	1,272,632	1,100,111	1,546,262
x London	2,408,900	2,561,705	2,814,050	3,621,200	2,389,800
Niagara Falls	905,510	2,056,415	1,517,510	1,504,000	1,114,290
Oshawa	1,478,090	3,015,070	5,255,188	1,044,100	576,205
x Ottawa	3,403,333	5,421,085	6,446,045	3,101,748	4,942,327
Owen Sound	529,850	262,375	330,350	154,450	536,970
x Peterborough	618,278	625,577	624,295	342,757	272,637
x Port Arthur	555,945	5,292,545	3,473,736	961,580	402,488
x Stratford	354,849	224,412	221,254	480,915	407,731
x St. Catharines	1,432,392	1,249,141	1,147,286	940,642	666,962
x St. Thomas	172,190	362,732	92,682	138,597	350,181
Sarnia	1,021,962	814,586	1,064,415	601,646	725,698
Sault Ste. Marie	782,059	402,419	329,461	235,766	242,993
x Toronto	47,698,654	51,607,188	31,274,876	26,029,584	25,797,196
York & East York Townships	9,824,273	8,210,380	6,041,635	5,558,540	6,611,440
Welland	301,500	309,866	400,364	404,049	124,320
x Windsor	8,620,421	8,147,813	8,835,503	11,887,062	7,514,155
Riverside	383,225	496,460	624,340	455,630	600,750
Woodstock	287,456	447,602	158,867	126,538	86,050
Manitoba	12,007,695	11,846,635	8,561,122	11,091,372	5,205,828
x Brandon	404,342	428,130	230,252	227,516	76,579
St. Boniface	553,103	371,105	761,570	501,256	972,559
x Winnipeg	11,050,250	10,547,400	7,569,300	10,362,600	4,156,690
Saskatchewan	16,950,228	13,449,826	7,928,574	6,529,041	2,531,380
x Moose Jaw	1,025,474	1,074,078	1,230,489	268,326	243,535
x Regina	10,022,631	6,619,206	3,482,090	4,242,511	1,208,403
x Saskatoon	5,902,123	5,756,542	3,215,995	2,018,204	1,079,442
Alberta	17,953,321	10,292,973	5,398,691	4,115,317	2,862,260
x Calgary	11,417,144	6,302,142	2,330,131	1,999,048	1,197,475
x Edmonton	5,670,185	3,374,971	2,568,565	1,853,735	1,481,890
Lethbridge	559,392	498,590	438,684	236,359	161,189
Medicine Hat	306,600	116,876	61,311	26,175	21,706
British Columbia	27,187,087	24,465,163	21,315,767	25,400,314	17,246,852
Kamloops	241,247	128,761	252,488	187,269	99,105
Nanaimo	112,640	45,269	211,065	77,496	212,591
x New Westminster	1,011,629	1,928,324	1,082,114	748,169	704,263
Prince Rupert	93,648	176,804	252,940	187,465	1,337,769
x Vancouver	21,572,727	19,445,268	16,639,680	22,937,602	14,077,065
North Vancouver	292,515	912,730	322,739	564,074	268,542
x Victoria	3,862,681	1,827,937	2,524,741	698,741	547,517
Total - 58 Cities	234,944,549	219,105,715	184,613,742	156,386,607	125,029,367
xTotal - 35 Cities	214,277,386	197,566,322	164,791,231	143,052,669	110,314,698

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

C i t i e s	1924	1923	1922	1921	1920
	\$	\$	\$	\$	\$
P.E.I.-Charlottetown	31,900	50,200	81,500	138,200	53,200
• Nova Scotia	901,621	739,646	2,416,024	2,807,986	4,356,286
x Halifax	731,209	378,699	1,752,632	2,199,398	3,421,379
New Glasgow	18,505	41,785	58,545	51,775	47,970
• x Sydney	151,907	319,162	604,847	556,813	886,937
New Brunswick	1,492,364	1,049,856	2,028,239	1,508,820	2,535,623
Fredericton	257,325	305,895	283,197	234,800	298,650
x Moncton	101,774	385,461	1,037,942	699,520	1,201,673
x Saint John	1,133,265	358,500	707,100	574,500	1,035,300
Quebec	42,562,336	35,483,853	30,330,234	28,869,803	21,801,692
x Montreal - x Maisonneuve	31,013,419	27,125,863	21,132,586	21,291,273	14,067,609
x Quebec	7,331,846	4,786,933	5,397,566	3,695,397	2,301,480
Shawinigan Falls	229,377	124,990	124,400	266,200	141,200
x Sherbrooke	529,878	732,100	712,000	753,900	3,265,538
x Three Rivers	1,046,210	780,735	1,193,650	1,286,740	845,975
x Westmount	2,411,606	1,933,232	1,770,032	1,576,293	1,179,890
Ontario	57,330,141	74,673,080	81,396,259	59,315,845	58,636,365
Belleville	195,000	54,825	254,400	119,700	73,250
x Brantford	191,480	615,686	465,420	404,445	798,073
Chatham	352,329	245,867	366,317	322,555	387,034
x Fort William	1,272,570	1,425,130	1,446,685	893,050	1,045,160
Galt	124,742	135,631	731,707	501,771	291,760
x Guelph	404,304	571,484	964,808	433,257	494,158
x Hamilton	3,309,800	5,452,930	4,928,465	4,639,450	4,340,220
x Kingston	1,035,620	649,233	701,495	591,515	494,736
x Kitchener	1,221,122	1,893,892	2,461,321	932,050	1,277,595
x London	2,113,500	3,261,065	2,605,630	2,527,510	2,146,305
Niagara Falls	802,622	758,513	676,694	1,145,589	493,965
Oshawa	786,985	1,923,110	1,155,130	329,405	849,496
x Ottawa	2,540,699	3,521,817	5,021,782	2,716,409	3,305,172
Owen Sound	161,125	319,450	196,450	119,000	146,175
x Peterborough	437,510	295,798	439,154	541,754	939,700
x Port Arthur	1,186,207	2,640,321	1,167,429	113,509	216,350
x Stratford	641,619	509,272	700,527	276,089	*440,782
x St. Catharines	713,638	806,310	1,290,576	776,360	830,632
x St. Thomas	164,026	334,239	221,964	113,640	258,821
Sarnia	840,803	791,470	880,260	1,331,337	742,265
Sault Ste. Marie	559,245	401,032	583,813	896,920	1,034,290
x Toronto	23,926,028	30,609,227	35,237,925	23,878,246	25,737,063
York & East York Townships	5,710,400	8,921,650	11,167,700	8,101,100	4,312,350
Welland	178,880	206,105	362,371	435,735	299,420
x Windsor	7,818,769	7,684,490	6,902,015	7,012,520	7,390,665
Riverside	403,450	334,945	223,265	48,336	-
Woodstock	237,668	309,588	242,956	114,593	290,928
Manitoba	3,867,102	5,177,487	7,653,442	6,714,883	9,248,971
x Brandon	270,825	183,034	225,029	749,190	412,829
St. Boniface	418,377	510,353	552,663	385,293	465,992
x Winnipeg	3,177,900	4,484,100	6,875,750	5,580,400	8,370,150
Saskatchewan	2,856,190	2,405,976	3,982,213	3,434,681	5,281,600
x Moose Jaw	501,129	289,398	379,180	500,177	1,533,095
x Regina	939,785	1,264,030	1,784,124	2,160,038	2,597,920
x Saskatoon	1,415,276	892,548	1,818,909	774,466	1,150,585
Alberta	3,695,604	2,597,987	5,723,204	4,170,446	6,451,876
x Calgary	1,031,420	821,840	3,102,700	2,298,800	2,906,100
x Edmonton	2,305,095	1,488,670	2,338,109	1,563,696	3,231,955
Lethbridge	226,222	258,570	243,695	217,760	252,090
Medicine Hat	132,867	28,907	38,700	90,190	61,731
British Columbia	13,845,890	11,343,536	14,604,292	9,833,750	8,654,009
Kamloops	163,861	99,728	146,165	237,820	90,288
Nanaimo	89,005	137,507	85,981	93,273	78,294
x New Westminster	321,432	350,848	332,050	264,870	319,109
Prince Rupert	209,312	97,148	314,412	620,833	405,189
x Vancouver	11,100,736	9,387,599	12,585,611	7,444,913	6,403,851
North Vancouver	1,123,441	220,546	107,069	194,874	149,706
x Victoria	838,103	1,050,160	1,033,004	977,167	1,207,572
Total - 58 Cities	126,583,148	133,521,621	148,215,407	116,794,414	117,019,622
xTotal - 35 Cities	113,329,707	117,243,806	129,338,017	100,797,355	106,054,379

*440,782

Table 2.- Estimated Cost of Building Work in the years 1920-1939, by provinces, as indicated by Building Permits issued by 35 cities.

Provinces	No. of Cities	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	1,508,437	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
New Brunswick	(2)	963,491	513,736	475,763	311,536	2,457,790	1,234,558	309,399	629,934	1,643,167	2,552,614
Quebec	(6)	14,305,351	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
Ontario 1/	(15)	21,386,573	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
Manitoba	(2)	2,658,590	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
Saskatchewan	(3)	1,237,633	972,707	905,029	640,739	1,029,854	722,108	529,497	2,374,440	3,790,002	9,544,287
Alberta	(2)	2,726,185	3,717,651	1,533,369	1,740,727	1,550,821	1,166,202	878,432	2,010,913	3,321,214	8,355,299
British Columbia	(3)	8,261,971	9,779,600	8,063,290	5,595,278	4,621,618	1,928,623	2,019,557	3,381,591	11,383,356	17,097,458
Total - 35 cities 1/		53,048,231	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
2/ Average weighted index numbers of wholesale prices of building materials											
		89.7	89.1	94.3	85.3	81.2	82.6	78.3	77.2	81.9	90.9
3/ Average index numbers of wages in building trades											
		170.7	169.4	165.3	160.8	159.8	154.8	158.0	178.2	195.7	203.2

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 2. - Estimated Cost of Building Work in the Years 1920-1939, by Provinces, as indicated by Building Permits issued by 35 cities (Concluded)

Provinces	No. of Cities	1929	1928	1927	1926 1/	1925 1/	1924 1/	1923 1/	1922 1/	1921 1/	1920 1/
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Nova Scotia	(2)	5,442,912	3,013,661	1,829,797	901,075	1,079,501	883,116	697,861	2,357,479	2,756,211	4,308,316
New Brunswick	(2)	2,014,434	1,114,251	1,350,286	734,371	888,150	1,235,039	743,961	1,745,042	1,274,020	2,236,973
Quebec	(6)	57,213,557	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
Ontario 1/	(15)	77,667,297	87,364,469	62,735,094	52,209,593	48,772,845	46,976,892	60,270,894	64,555,196	45,849,904	49,715,432
Manitoba	(2)	11,454,592	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
Saskatchewan	(3)	16,950,228	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
Alberta	(2)	17,087,329	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
British Columbia 1/	(3)	26,447,037	23,201,542	20,276,535	24,384,010	15,328,845	12,260,271	10,788,607	13,950,665	8,686,950	7,930,532
Total - 35 cities		214,277,386	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
2/ Average weighted index numbers of wholesale prices of building materials		99.0	97.1	96.1	100.0	102.9	106.6	111.9	108.7	122.8	144.0
3/ Average index numbers of wages in building trades		197.5	185.6	179.3	172.1	170.4	169.1	166.4	162.5	170.5	180.9

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, 1920-1939.

C i t y	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	9,253,506	10,205,422	8,217,344	6,805,323	7,455,436	4,098,025	5,648,862	10,557,438	31,876,676	37,504,590
Toronto	10,313,943	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
Winnipeg	2,584,050	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
Vancouver	6,283,796	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
Total - 4 largest cities	28,435,295	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
Total - 35 cities 1/	53,048,231	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
Total - 58 cities	60,272,379	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
Proportion of permits issued in 4 largest cities to total for 35 cities	53.6	53.1	57.1	58.2	56.2	55.1	62.1	60.8	67.1	59.7
Proportion of permits issued in 4 largest cities to total for 58 cities	47.2	47.6	50.8	51.1	51.7	50.0	56.8	55.3	60.9	54.7

When the "satellite" cities in the immediate vicinity of the four leading cities are added, the proportion of the building in the four metropolitan areas to the total for the 58 cities is as follows:- 1939, 52.1 p.c.; 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, 1920-1939-Concluded

C i t y	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920
Montreal	46,065,924	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
Toronto	47,698,654	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
Winnipeg	11,050,250	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
Vancouver	21,572,727	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
Total - 4 largest cities	126,387,555	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
Total - 35 cities 1/	214,277,386	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
Total - 58 cities	234,944,549	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	59.0	59.7	61.1	63.6	63.0	61.1	61.1	58.6	57.7	51.5
Proportion of permits issued in 4 largest cities to total for 58 cities	53.8	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 9		1 9 3 8		1 9 3 7	
	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	27	58,900	41	64,860	47	107,765
Halifax	141	584,200	151	916,400	200	1,189,600
New Glasgow	27	30,735	11	12,150	7	16,800
Sydney	100	219,805	92	204,125	70	130,900
Fredericton	9	28,500	2	10,700	6	12,890
Moncton	29	130,300	32	124,125	30	122,350
Saint John	6	14,800	1/	1/	1/	1/
Quebec	97	607,400	73	470,300	42	246,900
Montreal	655	5,027,990	1,402	4,067,720	1,213	3,781,127
Shawinigan Falls	122	380,170	106	241,595	92	311,435
Sherbrooke	83	388,800	122	374,000	71	287,650
Three Rivers	59	206,750	60	198,650	1/	1/
Westmount	7	102,000	36	410,221	33	409,093
Belleville	28	64,850	15	25,750	19	49,950
Brantford	25	96,300	58	173,705	53	140,600
Chatham	136	253,198	57	145,709	55	84,140
Fort William	112	216,235	65	154,200	47	107,500
Galt	57	151,150	57	173,200	54	155,200
Guelph	44	76,050	20	36,200	22	45,300
Hamilton	350	971,890	246	740,250	146	480,500
Kingston	64	224,325	139	229,624	156	273,069
Kitchener	108	336,600	73	288,600	90	351,450
London	170	525,850	53	206,050	83	372,900
Niagara Falls	15	47,420	7	31,800	8	33,400
Oshawa	28	55,625	30	56,740	41	42,800
Ottawa	140	995,050	352	1,289,670	367	916,075
Owen Sound	45	49,450	31	42,500	26	25,175
Peterborough	96	271,475	57	160,950	32	79,950
Port Arthur	134	216,155	148	244,835	43	85,750
Stratford	5	20,500	3	9,300	6	49,900
St. Catharines	95	270,850	60	148,725	64	173,630
St. Thomas	95	130,680	78	99,525	67	32,847
Sarnia	38	127,005	19	79,200	10	41,200
Sault Ste. Marie	82	256,695	84	187,280	442	216,697
Toronto	319	1,293,200	326	1,572,600	362	1,939,740
York and East York Townships	404	1,639,700	257	1,266,100	250	1,176,300
Welland	107	124,354	28	78,600	143	89,129
Windsor	26	114,400	15	44,450	14	109,700
Riverside	8	44,800	20	56,950	1/	1/
Woodstock	27	68,000	17	46,500	17	48,300
St. Boniface	66	208,550	34	66,700	31	186,800
Winnipeg	194	742,000	137	527,150	105	399,800
Moose Jaw	1/	1/	54	23,152	1/	1/
Regina	37	69,260	28	68,430	104	45,967
Saskatoon	69	56,154	43	34,425	68	46,461
Calgary	55	169,846	20	66,715	19	52,525
Edmonton	129	263,130	125	267,950	120	303,830
Lethbridge	89	175,325	37	67,065	35	53,775
Medicine Hat	8	3,475	12	2,935	14	4,090
Kamloops	40	75,281	10	15,970	42	33,277
Nanaimo	18	60,610	23	66,306	23	60,914
New Westminster	156	396,600	184	385,095	204	312,535
Prince Rupert	43	35,305	46	18,180	46	12,720
Vancouver	1,042	2,819,575	1,197	3,418,535	858	2,439,655
North Vancouver	32	76,000	24	53,235	11	19,100
Victoria	86	259,330	71	307,895	30	142,650
Total -56 Cities	6,095	21,657,273	6,488	20,073,597	6,138	17,851,211

1/ Figures not available.

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

C i t y	1 9 3 6			1 9 3 5			1 9 3 4		
	No. of permits issued	Estimated cost of Building Work	No. of Permits issued	Estimated cost of Building Work	No. of Permits issued	Estimated Cost of Building Work			
		Authorized		Authorized		Authorized			
		\$		\$		\$			
Charlottetown	38	109,120	58	93,391	12	18,400			
Halifax	180	822,300	121	455,730	104	422,000			
New Glasgow	3	10,000	1/	1/	1	1,500			
Sydney	58	56,340	27	21,400	21	12,950			
Fredericton	25	43,300	4	6,600	8	10,155			
Moncton	13	33,900	8	20,210	5	23,000			
Saint John	1/	1/	39	42,835	37	27,924			
Quebec	21	144,300	27	224,500	17	79,400			
Montreal	1,122	3,506,836	806	2,158,434	407	1,979,785			
Shawinigan Falls	48	80,368	10	14,475	6	11,850			
Sherbrooke	64	198,700	27	83,800	9	19,500			
Three Rivers	1/	1/	1/	1/	1/	1/			
Westmount	15	223,000	5	70,400	23	385,989			
Belleville	11	20,900	13	23,350	22	24,500			
Brantford	25	81,700	12	24,100	7	19,600			
Chatham	38	91,475	3	1,200	11	26,150			
Fort William	44	108,300	35	60,400	29	45,600			
Galt	20	71,300	4	11,900	6	11,500			
Guelph	19	30,540	27	50,300	17	36,850			
Hamilton	138	466,600	97	236,500	80	263,300			
Kingston	31	101,700	24	100,700	18	58,300			
Kitchener	63	197,300	66	279,500	41	118,375			
London	82	275,500	62	226,450	70	251,800			
Niagara Falls	5	15,800	5	13,700	4	4,200			
Oshawa	44	48,825	18	20,000	10	13,650			
Ottawa	166	650,125	219	947,545	140	472,210			
Owen Sound	19	51,018	16	16,465	1/	1/			
Peterborough	37	111,550	16	38,035	14	35,500			
Port Arthur	53	94,875	47	47,690	38	23,125			
Stratford	4	11,100	1	6,300	4	8,700			
St. Catharines	55	178,890	29	71,600	25	55,900			
St. Thomas	29	18,595	10	3,670	32	10,966			
Sarnia	9	26,110	10	29,600	7	24,500			
Sault Ste. Marie	32	94,715	15	26,950	8	15,600			
Toronto	461	2,300,050	580	2,614,400	470	2,233,730			
York and East York Townships	349	1,880,450	214	1,447,310	104	548,100			
Welland	103	63,131	83	28,109	70	37,126			
Windsor	11	62,100	17	12,635	10	4,650			
Riverside	1/	1/	1/	1/	1/	1/			
Woodstock	7	19,500	11	29,400	4	11,000			
St. Boniface	19	18,600	22	16,230	18	27,250			
Winnipeg	58	205,500	61	257,100	49	125,850			
Moose Jaw	82	21,208	46	18,090	27	12,962			
Regina	21	50,550	20	24,000	10	17,500			
Saskatoon	72	37,110	58	24,065	66	21,145			
Calgary	27	64,306	28	68,420	68	183,436			
Edmonton	54	123,000	122	184,975	134	223,130			
Lethbridge	27	69,720	19	43,525	16	23,750			
Medicine Hat	16	5,830	11	1,777	19	11,445			
Kamloops	1/	1/	1/	1/	1/	1/			
Nanaimo	41	73,493	7	12,800	6	6,500			
New Westminster	168	233,590	84	107,370	39	33,550			
Prince Rupert	34	11,090	48	13,182	6	8,100			
Vancouver	559	1,604,800	285	475,000	190	460,000			
North Vancouver	9	17,500	4	3,800	5	7,250			
Victoria	37	233,525	25	69,350	33	79,750			
Total - 56 Cities	4,666	15,070,135	3,606	10,927,318	2,577	8,589,003			

1/ Figures not available.



1010721205

Province	Population	Area (sq. km)	Density (per sq. km)	Capital	Language
Alberta	2,400,000	660,000	3.6	Edmonton	English
British Columbia	2,500,000	944,000	2.7	Vancouver	English
Manitoba	1,100,000	225,000	4.9	Winnipeg	English
Ontario	10,000,000	910,000	11.0	Toronto	English
Quebec	6,500,000	1,540,000	4.2	Quebec City	French
Saskatchewan	950,000	650,000	1.5	Saskatoon	English
Atlantic Provinces	2,500,000	280,000	9.0	Halifax	English
Northwest Territories	40,000	4,000,000	0.01	Yellowknife	English
Yukon	30,000	480,000	0.06	Whitehorse	English
Nunavut	35,000	2,000,000	0.02	Ilulissat	English
Total	28,000,000	9,900,000	2.8		