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houses are largely responsible for the additional buildings, for on churches and colleges, on banks and hotels, a decrease in the expenditure is to be noted. From the figures given on the table following, a good idea may be gathered of the character of the expansion, and it is such as to afford satisfaction to the business men of the city, as well as to builders and the working classes.

Toronto as a manufacturing centre gained much during the year. There were altogether thirty-eight new factories established, five more than during the previous year, and at an increased expenditure of \$98,950. For stores and offices the increase was \$118,450, while in the latter for alterations alone \$56,580 more was spent.

There is evidently, too, a movement of population towards Toronto, the increase in the number of brick dwellings erected as compared with 1898 being 105, and in rough-cast twenty-seven, while \$356,025 more was expended on brick and \$30,870 on rough-cast dwellings.

The following is a comparative statement of the building permits issued during 1898 and 1899:

	1898.	1899.		1898.	1899.
Brick dwellings	101	206	Brick dwellings, alterations and additions	132	103
Rough-cast dwellings	35	62	Rough-cast dwellings, alterations and additions	53	78
Warehouses and additions	32	27	Stores and offices	32	33
Stores and offices, alterations and additions	51	43	Stables and sheds	37	37
Churches and additions	17	2	Colleges and additions	18	3
Factories, alterations and additions	33	38	Banks, alterations and additions	25	12
Theatres	2	2	Home for women	1	1
House of Industry	1	1	Hospital addition	1	1
Hotels, alterations and additions	1	2			
Totals	562	710			
Increase for 1899, \$349,370; increase in permits for 1899, 140.					

Real estate dealers notice a decided improvement in the class of dwelling houses that are now going up. They are more solid and cost more than many of the shells that were erected during the time of the boom. The 266 brick dwellings erected cost an average of \$3,180 each, certainly a high average. There are several reasons for the greater expenditure on houses, one, but not the most important, being the increased cost of material. Moreover, with an advance in rents, people are requiring better accommodation, while the loan companies before they will advance money on house property insist that good substantial houses that will last and be a satisfactory security must be erected. Parkdale and Rosedale as residential locations seem to be experiencing the greatest development.

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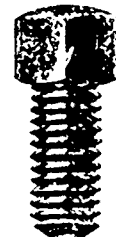
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