

Coast in 1886 turned the situation into one of larger growth. The figures of population and assessment in these years were as follows:

Year.	Assessment.	Popu- lation.	Year.	Assessment.	Popu- lation.
1874.....	\$2,676,018	1,869	1883.....	\$32,883,200	16,000
1875.....	2,635,805	2,961	1884.....	27,444,700	16,694
1876.....	9,031,685	3,000	1885.....	19,711,605	19,574
1877.....	3,097,824	2,722	1886.....	19,286,905	19,525
1878.....	3,216,980	3,180	1887.....	19,392,410	21,257
1879.....	3,415,065	4,113	1888.....	19,523,890	22,098
1880.....	4,008,460	6,178	1889.....	18,608,120	21,328
1881.....	9,156,085	6,245	1890.....	18,612,410	23,600
1882.....	30,303,270	13,000	1891.....	19,944,270	24,086
			1892.....	\$20,328,100	29,182

During this period occurred the "boom" of 1880-82 when prices and values were forced up to absurd heights and, in their inevitable collapse, wrecked many homes, and fortunes, and financial interests. Money had, however, poured into the City, buildings of handsome and durable character had sprung up in every direction, streets had stretched out into the prairie and spacious business blocks been constructed with wonderful rapidity; three years of excitement and activity had turned the small, unimportant, and obscure town into a widely-known city. The reaction which followed lasted some years with the natural results of depression and dulness which, fortunately, proved to be only a marking of time prior to one of the most remarkable developments in the history of the continent.

Following 1886 the settlement, the prosperity, the progress of the country around Winnipeg and of the vast prairie region stretching north, south and west in hundreds of millions of fertile acres, began to be felt in the growth of the City. From 1871, when the Province of Manitoba was formed and became a part of the Dominion of Canada, Winnipeg had been its capital, the seat of its Government, and the home of the Provincial Legislature; it was now to become a commercial and industrial metropolis, the centre of development over an immense area of productive soil, the focussing-point of a net-work of railways crossing the continent and grid-ironing the West in every direction. Back of the City in the spectacular progress of 1900-1912 there lay more than the slowly-developing resources of a small Province—there were the awakening activities of all the area up to the Rocky Mountains. Even in 1912, at the end of the period, and despite the growth of other important centres, this vast country still contributes and must always contribute, in varying degree, to the expansion and riches of Winnipeg.

The territory which formed after 1905 the three Prairie Provinces of Manitoba, Saskatchewan and Alberta is larger by five times than the United Kingdom and three times the size of the German Empire; it contains 464,000,000 acres of land of which 200,000,000 acres are still unexplored in 1912; its surveyed agricultural lands, constituting the world's greatest wheat-farm, com-