

1911

# Official Figures

ON THE  
Growth of  
Montreal



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## Foreword

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**M**ANY times in the course of each day we are asked the question, what reason is there for the constant advance in the value of Montreal real estate, and is it a really healthful, normal condition. Just so often do we recite the record of growth in population, industry and commerce of this great city. Anyone who studies the accurate and official statistics, the sure index of prosperity, must feel inspired with confidence in the security and excellent speculative possibilities afforded by the local real estate field.

This small booklet has been compiled with a view of rendering the history of the city's progress in a concise statistical form for the busy capitalist and investor both here and abroad.

In a word it is published as a justification of the new regime of prices of Montreal real estate which as yet are much below those existing in other cities of less magnitude.

The figures have been compiled from official sources and we are indebted to the courtesy of the officials of the various government and municipal offices, as well as to the Montreal Herald which has given local statistics much attention.

CARRICK, LIMITED.

December 11th, 1911.

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## Facts about Montreal

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(From the latest available figures)

Population	- - - - -	587,756
Assessed Values	- - - - -	\$384,965,431
Exempt Values	- - - - -	\$120,462,822
City's Debt	- - - - -	\$37,700,000
Miles of streets	- - - - -	257
Paved streets (miles)	- - - - -	60
Brick sewers (miles)	- - - - -	232
Territory of city (acres)	- - - - -	25,215
Ocean vessels arrived	- - - - -	747
Total tonnage (tons)	- - - - -	2,233,222
Inland vessels arrived	- - - - -	13,636
Total tonnage (tons)	- - - - -	4,327,799
Customs receipts	- - - - -	\$15,980,667
Mileage of Montreal St. Ry. Co. (tracks)	- - - - -	117
Passengers carried	- - - - -	95,376,373
Percentage paid by Montreal St. Ry. Co.	- - - - -	\$259,171.81
Percentage paid by Montreal Gas Co.	- - - - -	\$31,940.68
No. of arc lights	- - - - -	2,098
No. of incandescent lights, 65 C.P.	- - - - -	132
No. of incandescent lights, 35 C.P.	- - - - -	479
No. of gas lights	- - - - -	274
Amount of water pumped (gallons)	- - - - -	13,404,804,249
Amount of water pumped daily (gallons)	- - - - -	36,730,992
Daily per capita consumption (gallons)	- - - - -	11.23

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Official Figures on the Growth of Montreal

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## Present Population

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The registered population of Greater Montreal in 1911 is 587,756.

This figure includes municipalities which have not yet been annexed, but which are physically a part of the City of Montreal. The figure is computed as follows:—

City proper	- - - - -	515,556
Westmount	- - - - -	16,400
Maisonneuve	- - - - -	18,300
Verdun	- - - - -	12,000
Lachine	- - - - -	10,600
Longueuil	- - - - -	4,500
Outremont	- - - - -	4,000
St. Lambert	- - - - -	2,500
Blue Bonnets	- - - - -	1,800
St. Laurent	- - - - -	1,500
Montreal South	- - - - -	600
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		587,756

Montreal has more than doubled its population in ten years and judging from its present rate of growth it should not be an exaggeration to predict that in eight years Montreal's population will have reached the million mark.

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Official Figures on the Growth of Montreal

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## Growth by Annexation

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The population of Montreal and its area have been increased from time to time by the annexation of adjoining municipalities. The city is now thirteen miles long and eight miles wide.

The list of annexations, giving the area of the municipalities and population at the time of annexation, is as follows:—

	Date of Annexation	Area (acres)	Population at time of Annexation
Hochelaga	- - - 1883	1,230	6,000
St. Jean Baptiste	- - - 1884	308	7,000
St. Gabriel	- - - 1887	330	6,000
Cote St. Louis	- - - 1893	814½	3,500
St. Henri	- - - 1905	124	21,192
St. Cunegonde	- - - 1905	125	10,912
Villeray	- - - 1905	60	600
Rosemount	- - - 1906	172	—
Sault au Recollet	- - - 1906	1,032	1,200
St. Laurent (part)	- - - 1907	860	—
Notre Dame des Neiges	1908	1,139	550
Sault au Recollet (part)	1908	470	—
Rosemount (part)	- - - 1908	220	800
Delorimier	- - - 1909	391	7,000
St. Louis	- - - 1909	720	35,000
Bordeaux and part of St. Laurent	- - - 1910	3,260	1,600
Ahuntsic	- - - 1910	800	4,000
Ville St. Paul	- - - 1910	500	3,257
Beaurivage	- - - 1910	90	1,400
Longue Pointe	- - - 1910	4,000	1,693
Tetreville	- - - 1910	420	1,500
Rosemount (part)	- - - 1910	1,600	1,200
Cote des Neiges (part)	- 1910	1,900	600
Ville Emard	- - - 1910	950	5,000
Notre Dame des Graces	1910	3,300	4,100
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		24,815½	124,104

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Official Figures on the Growth of Montreal

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Growth in 150 years

The story of Montreal's growth in population in 150 years as shown by the following figures is certainly a remarkable one. After it had once passed the dimensions of a small town its population increased by leaps and bounds until it now takes a very prominent place among the large cities of the world.

1760	-	-	-	-	-	-	-	3,000
1765	-	-	-	-	-	-	-	7,000
1800	-	-	-	-	-	-	-	9,000
1809	-	-	-	-	-	-	-	12,000
1825	-	-	-	-	-	-	-	22,000
1831	-	-	-	-	-	-	-	27,000
1839	-	-	-	-	-	-	-	35,000
1844	-	-	-	-	-	-	-	44,000
1870	-	-	-	-	-	-	-	100,000
1890	-	-	-	-	-	-	-	220,181
1901	-	-	-	-	-	-	-	266,826
1911	-	-	-	-	-	-	-	587,756

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Official Figures on the Growth of Montreal

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Assessed and Exempt  
Values

The assessed value of real estate in Montreal has been increasing each year with the same rapidity shown in other figures in connection with the growth of the city.

The total assessed and exempt values for the last ten years are as follows:—

1901	-	-	-	-	-	-	-	\$190,952,235
1902	-	-	-	-	-	-	-	194,045,075
1903	-	-	-	-	-	-	-	200,622,335
1904	-	-	-	-	-	-	-	207,338,585
1905	-	-	-	-	-	-	-	219,047,960
1906	-	-	-	-	-	-	-	255,013,389
1907	-	-	-	-	-	-	-	272,761,032
1908	-	-	-	-	-	-	-	299,157,416
1909	-	-	-	-	-	-	-	329,933,089
1910	-	-	-	-	-	-	-	350,500,000
1911	-	-	-	-	-	-	-	505,428,253

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## Official Figures on the Growth of Montreal

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### Real Estate Transfers

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The following figures show the great volume of Montreal's real estate business and its tremendous increase in the last three years, the past year (1911) having eclipsed all previous records.

Year	No. of Transfers	Amount
1905	2 873	\$17,559,925
1906	3,387	22,497,385
1907	4,215	23,970,925
1908	3,493	20,525,453
1909	4,536	39,809,131
1910	6,641	43,820,454
1911	To December 1st \$63,400,038, month of December (estimated) \$7,400,000	70,800,038

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## Official Figures on the Growth of Montreal

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### Comparative Growth

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In the years from 1900 to 1910 Montreal has shown a greater percentage of growth than has any of the great cities of the United States.

The growth in Montreal's population since 1900 has represented an increase of 188,270 people, or 70.3 per cent.

New York has shown the greatest growth of any city in the United States. The percentage of increase in the same ten years being 38.7.

The following are the comparative figures:—

	Population		Per cent.	Area
	1910	1900	of increase	in sq.
			1900-1910	miles
1 New York	- 4,766,883	3,437,202	38.7	326¼
2 Chicago -	- 2,185,283	1,698,575	28.7	190½
3 Philadelphia	- 1,549,008	1,293,697	19.7	129½
4 St. Louis	- 687,029	575,238	19.4	61 1-3
5 Boston -	- 670,585	560,892	19.6	42 2-3
6 Cleveland	- 560,663	381,768	46.9	45
7 Baltimore	- 558,485	508,957	9.7	31½
8 Pittsburg	- 533,905	451,512	18.2	41
9 Detroit -	- 465,766	285,704	63	40
10 Montreal (proper)	456,000	267,730	70.3	18.7
11 San Francisco -		342,782		43
12 Buffalo -	- 423,715	352,387	20.2	42
13 Milwaukee	- 373,357	285,315	31	22¾
14 Cincinnati	- 364,463	325,902	11.8	43½
15 Newark -	- 347,469	246,070	41.2	23
16 New Orleans	- 339,075	287,104	18.1	192
17 Washington	- 331,069	278,718	18.8	69¼

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Official Figures on the Growth of Montreal

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## Comparative Growth

The growth of Montreal in ten years has far exceeded that of any other Canadian city, as shown by the following figures, giving the Dominion census figures of 1871, 1881, 1891, 1901 and 1911:—

	1911	1901	1891	1881	1871
Montreal -	587,756	267,730	216,650	155,237	107,225
Toronto -	376,240	208,040	181,220	96,196	56,092
Winnipeg -	135,440	42,340	25,642	7,985	241
Ottawa -	86,340	59,928	44,154	31,307	21,545
Quebec -	78,067	68,840	63,090	62,466	59,699
Vancouver	100,135	26,133	13,685	—	—
Hamilton -	87,879	52,634	48,980	35,960	26,716
Halifax -	46,081	40,832	38,556	36,100	29,582
London -	46,177	37,981	31,997	26,266	15,826
Brantford -	23,046	16,619	12,753	9,616	8,107

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Official Figures on the Growth of Montreal

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## Taxes

Comparative statement of the taxes collected in Montreal for the past 30 years.

1880	-	-	-	-	-	-	-	\$1,495,616.39
1890	-	-	-	-	-	-	-	2,240,931.29
1900	-	-	-	-	-	-	-	3,157,614.33
1901	-	-	-	-	-	-	-	3,433,235.88
1902	-	-	-	-	-	-	-	3,379,219.90
1903	-	-	-	-	-	-	-	3,554,428.96
1904	-	-	-	-	-	-	-	3,695,256.25
1905	-	-	-	-	-	-	-	4,149,562.04
1906	-	-	-	-	-	-	-	4,541,056.40
1907	-	-	-	-	-	-	-	4,898,276.09
1908	-	-	-	-	-	-	-	5,258,244.35
1909	-	-	-	-	-	-	-	5,897,994.14
1910	-	-	-	-	-	-	-	6,321,432.03

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Official Figures on the Growth of Montreal

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Bank Clearings

The bank clearings for the past ten years tell their own story.

1901	-	-	-	-	-	-	\$889,479,000
1902	-	-	-	-	-	-	1,098,970,000
1903	-	-	-	-	-	-	1,113,978,000
1904	-	-	-	-	-	-	1,065,067,000
1905	-	-	-	-	-	-	1,324,313,000
1906	-	-	-	-	-	-	1,533,597,000
1907	-	-	-	-	-	-	1,555,729,000
1908	-	-	-	-	-	-	1,466,316,000
1909	-	-	-	-	-	-	1,866,649,000
1910	-	-	-	-	-	-	2,088,558,000
1911 (10 months)	-	-	-	-	-	-	1,909,425,000

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Customs Returns

Customs figures for the Port of Montreal in 10 years are as follows:—

Fiscal Year	Imports	Collections	Exports
1900—1901	- \$64,372,300	\$9,013,659.74	\$59,781,154
1901—1902	- 69,173,465	10,041,662.05	55,442,154
1902—1903	- 79,725,553	11,803,298.00	65,643,383
1903—1904	- 80,561,275	12,437,927.95	67,844,729
1904—1905	- 78,451,031	11,591,656.70	59,411,278
1905—1906	- 82,256,937	13,275,623.07	81,589,542
1906—1907	- 73,154,676	11,433,595.61	70,510,144
1907—1908	- 103,534,432	16,480,921.60	89,782,587
1908—1909	- 89,397,989	12,935,098.62	77,199,783
1909—1910	- 107,728,050	16,325,229.78	77,501,549
1910—1911 (10 months)	- 103,923,799	15,980,667.00	60,412,132



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## Official Figures on the Growth of Montreal

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### Port of Montreal

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The following figures show the number and tonnage of all vessels that arrived in port during 10 years to the end of the season of 1910. The figures for 1911 are not available, but it is understood they will show a marked increase over 1910.

Year	Trans-Atlantic		Maritime Provinces		Inland		Grand Total	
	V's	Tonnage	V's	Tonnage	V's	Tonnage	V's	Tonnage
1901	449	1,016,918	293	436,130	8,450	1,683,186	9,192	3,136,334
1902	436	1,072,538	322	468,734	9,395	1,885,150	10,153	3,426,522
1903	484	1,418,156	318	472,748	15,358	2,415,791	16,140	4,306,695
1904	417	1,270,640	379	586,057	10,063	2,354,975	10,859	4,211,672
1905	442	1,354,829	391	585,277	11,112	2,785,551	11,945	4,725,607
1906	439	1,380,835	381	592,388	12,557	3,095,174	13,377	5,068,395
1907	381	1,339,014	361	586,972	14,420	3,620,950	15,161	5,546,936
1908	364	1,315,688	375	642,916	12,434	3,589,124	13,173	5,548,028
1909	371	1,436,963	299	474,450	10,991	3,146,494	11,661	5,057,907
1910	411	1,658,414	336	574,808	13,636	4,327,799	14,383	6,561,021

Many outward bound vessels carry cargo the tonnage of which is not included in the above figures.

### The Railways

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Canada's great transcontinental railways, The Canadian Pacific and the Grand Trunk, make their headquarters in Montreal and are constantly adding to their local facilities for handling the immense volume of traffic to and from this port. The Canadian Pacific Railway with their eighty thousand employees, employ fourteen thousand of them in Montreal, and the local pay-roll amounts to about one million dollars per month. The Canadian Northern Railway terminal sites have been purchased and the operation of the road into Montreal is promised in two years.

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## Official Figures on the Growth of Montreal

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### Where We Stand

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Our real estate operations during the past year have approximated ten million dollars.

Our connections and associations are such that we are in a position to negotiate real estate deals of any magnitude.

We deal in high class Metropolitan real estate and execute commission orders at standard rates. The services of our large, efficient selling organization are always at your disposal and your enquiries are solicited.

CARRICK, LIMITED.

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Official Figures on the Growth of Montreal

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