

Published by Authority of Hon. J.D. Chaplin,
Minister of Trade and Commerce

DEPARTMENT OF TRADE AND COMMERCE

DOMINION BUREAU OF STATISTICS

GENERAL STATISTICS BRANCH

OTTAWA - CANADA.

Issued July 16, 1926.

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Building Permits reports for June, 1926, with Comparative Statements
for May, 1926, and June, 1925, and Cumulative Report for First Half-
Year

There was an increase of 0.7 per cent. in the value of the building permits issued by 63 cities during June as compared with May, and a considerable gain of 25.2 per cent. over June, 1925. The former increase, though slight, is interesting because the building authorized in June is generally less than in May. The total for the month under review stood at \$18,672,238, while in the preceding month it was \$18,537,932, and in June, 1925, it was \$14,915,884. The list of cities this month includes, for the first time, Kamloops and North Vancouver; the former was added to give representation in these statistics to the interior of British Columbia and the latter on account of its proximity to Vancouver. The monthly record since 1920 of building permits issued has been altered by the inclusion of these two centres.

Some 45 cities reported that they had issued over 1,800 permits for dwellings estimated to cost approximately \$8,000,000 and more than 3,100 permits for other buildings valued at over \$9,800,000. In May, authorizations included nearly 1,950 dwellings and almost 4,000 other buildings valued at approximately \$9,500,000 and \$8,200,000, respectively.

During June there were increases over May in the value of building permits issued in Prince Edward Island, Ontario, Alberta and British Columbia. The gain in the last named, of \$859,055 or 34.8 per cent., was most pronounced. Of the declines in the remaining provinces, that of \$866,479 or 16.1 per cent. in Quebec was absolutely the largest, but the loss of \$44,261 or 47.8 per cent. in Nova Scotia was proportionately greater.

As compared with June, 1925, New Brunswick and Quebec registered reductions in the value of building authorized. The other provinces recorded increases; that in Ontario of \$1,539,256 or 23.8 per cent., was the largest absolute gain, while Alberta showed the greatest proportionate increase of \$446,230, or 125.3 per cent.

Montreal and Toronto reported decreases in the permits granted as compared with May, 1926, and June, 1925, while in Winnipeg and Vancouver there were gains in both comparisons. Quebec, Niagara Falls, Oshawa, Owen Sound, Port Arthur, Stratford, York Townships, Welland, Windsor, Ford, Sandwich, Woodstock, Saskatoon, Calgary, New Westminster, Point Grey, and North Vancouver also recorded increases as compared with both the preceding month and the corresponding month of last year.

Table 1 gives the value of the building permits issued in 63 cities during May and June, 1926, and June, 1925. The 35 cities for which records are available since 1910 are marked thus "x".

CUMULATIVE RECORD FOR FIRST SIX MONTHS, 1920-1926

Table 2 is a record by provinces of the building permits issued by 63 cities during the first six months of each year since 1920; it also shows the total for the same years, the proportion that the six months' aggregates bear to the yearly totals, and the average index numbers of wholesale prices of building materials and of wages in the building trades.

The 1926 aggregate for the first six months was \$78,620,362; this was 19.3 p.c., 29.6 p.c., 7.6 p.c., 10.3 p.c., 41.0 p.c., and 27.3 p.c., higher than in 1925, 1924, 1923, 1922, 1921, and 1920, respectively. Since the average index number of wholesale prices of building materials is this year considerably lower than in any other year since 1920, the increase in the volume of construction is greater than would be indicated by the percentage gain in the value of building permits issued by the co-operating cities.

PROVINCIAL TOTALS OF BUILDING PERMITS ISSUED.

Quebec and the four Western provinces registered higher totals of building permits issued than in the first six months of last year; in Manitoba, Saskatchewan and British Columbia, indeed, the aggregate was greater than in any other year since 1920. Manitoba recorded an increase of 170.4 p.c. over the corresponding half-year in 1925; in Saskatchewan there was a gain of 91.4 p.c., in Alberta of 59.7 p.c., in British Columbia of 35.9 p.c. and in Quebec of 17.5 p.c. Of the remaining provinces, Ontario reported the minor reduction of 1.5 p.c., while Nova Scotia showed a loss of 65.6 p.c. and New Brunswick of 34.6 p.c.

During the months, January-June, 1925, the 31 cities reporting in Ontario issued 48.2 p.c. of the aggregate for the 63 cities, but this year the proportion was only 39.9 p.c. On the other hand, Manitoba's percentage of the total rose from 4.7 in 1925 to 10.8 in 1926. The six co-operating cities in Quebec registered 24.9 p.c. of the six months' aggregate for this year, an insignificant loss as compared with 1925, while 16.7 p.c. of the total building authorized in the 63 cities was reported by the nine centres making returns in British Columbia, a gain of 2 p.c. over the proportion for the first six months of last year.

TOTALS OF PERMITS ISSUED BY FOUR LEADING CITIES

In Table 3 are given the first six months' aggregates in each year since 1920, of building permits issued in the four largest cities, together with the proportion that their totals bear to the yearly and half-yearly aggregates for the 63 cities. The building authorized was valued at \$40,454,577 in the first six months of 1926; this was the highest total for the corresponding period of any year since 1920, being 27.3 p.c. greater than in 1925, and 7 p.c. above the previous high level in 1923.

The 1926 six months' total of \$12,682,239 in Montreal was exceeded by that for 1923, while the aggregate for Toronto was lower than in 1925, 1923, 1922 and 1920. The growth of the suburban areas adjoining the city probably accounts for this falling off. Winnipeg and Vancouver registered the highest totals for the six months for any year since 1920. The Winnipeg aggregate was 48.5 p.c. higher than in 1920, the previous high level, and 355.9 p.c. above the low mark of 1924. In Vancouver, there was a gain of 58.3 p.c. as compared with 1925, when building was more active than in any year since 1920.

CONTRACTS AWARDED

According to the Maclean Building Review, the value of construction contracts awarded throughout the Dominion during the January-June period, 1926, was \$194,543,600 as compared with \$125,544,100 and \$128,723,100 in 1925 and 1924, respectively. Of the total of contracts awarded this year, \$56,415,300 was classed as residential, \$53,760,500 as business, \$43,879,500 as industrial and \$40,488,300 as engineering projects.

Table 1 - Estimated Cost of Building Work as Indicated by Building Permits Issued by 63 Cities.

Cities	June 1926	May 1926	June 1925
	\$	\$	\$
P.E. I. - Charlottetown	17,000	Nil	Nil
Nova Scotia	48,430	92,691	47,105
x Halifax	41,335	88,052	46,200
New Glasgow	2,345	600	60
x Sydney	4,750	4,039	845
New Brunswick	70,025	109,168	186,045
Fredericton	7,660	5,690	3,775
x Moncton	45,665	94,978	8,270
x Saint John	16,700	8,500	174,000
Quebec	4,498,747	5,365,226	4,554,878
x Montreal-xMaisonneuve	2,461,587	2,781,110	2,902,555
x Quebec	1,518,660	377,636	382,661
Shawinigan Falls	23,785	28,125	29,950
x Sherbrooke	82,800	178,000	31,500
x Three Rivers	154,490	409,230	57,100
x Westmount	251,425	1,591,125	1,145,112
Ontario	7,995,757	7,707,534	6,456,501
Belleville	10,225	14,595	29,910
x Brantford	14,470	19,520	24,097
Chatham	20,595	70,650	3,575
x Fort William	62,710	184,680	81,170
Galt	7,501	14,058	27,415
x Guelph	77,820	24,650	87,611
x Hamilton	431,500	502,000	361,000
x Kingston	202,691	208,364	12,277
x Kitchener	135,092	169,557	176,830
x London	248,870	418,120	228,085
Niagara Falls	261,232	187,645	124,765
Oshawa	103,205	43,375	47,600
x Ottawa	383,663	382,875	397,550
Owen Sound	34,500	25,060	15,375
x Peterborough	23,063	50,770	35,630
x Port Arthur	488,355	98,466	29,966
x Stratford	78,674	72,510	29,117
x St. Catharines	97,446	91,180	108,187
x St. Thomas	13,240	89,727	11,705
Sarnia	61,530	78,085	51,308
Sault Ste. Marie	24,775	31,362	18,700
x Toronto	2,407,749	2,668,044	3,046,810
York Townships	758,570	484,110	629,945
Welland	107,895	51,150	21,855
x Windsor	1,137,661	971,320	395,676
Ford	217,750	193,275	157,350
Riverside	68,250	61,400	127,200
Sandwich	253,825	219,925	117,600
Walkerville	196,000	269,000	52,000
Woodstock	17,100	12,061	6,142
Manitoba	1,125,695	1,273,317	612,635
x Brandon	7,750	93,820	5,500
St. Boniface	48,595	127,197	52,885
x Winnipeg	1,069,350	1,052,300	554,250
Saskatchewan	788,510	860,198	426,098
x Moose Jaw	18,735	28,120	125,280
x Regina	384,570	519,190	215,243
x Saskatoon	385,205	312,888	85,575
Alberta	802,415	663,194	356,185
x Calgary	629,330	279,894	151,200
x Edmonton	153,340	372,575	183,540
Lethbridge	17,295	9,775	21,285
Medicine Hat	2,450	950	160
British Columbia	3,325,659	2,466,604	2,276,437
Kamloops	1,650	Nil	1,200
x Nanaimo	6,550	13,900	5,700
x New Westminster	100,393	43,465	79,435
Prince Rupert	12,600	9,375	31,600
x Vancouver	2,179,525	1,534,155	1,477,506
Point Grey	708,000	580,750	503,600
North Vancouver	177,055	24,510	68,075
South Vancouver	107,400	164,800	78,275
x Victoria	32,480	95,649	31,046
Total - 63 cities	18,672,238	18,537,932	14,915,884
" - 35 cities	15,396,894	15,816,509	12,638,579

Table 2.- Provincial Totals of Building Permits Issued by 63 Cities During First Half-year, 1920-1926.

Province		1926	1925	1924	1923	1922	1921	1920
Prince Edward Island	(1 City)	17,000	11,000	16,700	27,500	49,500	127,200	34,500
Nova Scotia	(3 Cities)	293,397	851,958	603,754	332,844	1,223,584	1,734,457	2,338,612
New Brunswick	(3 Cities)	494,001	755,090	304,289	446,666	1,107,458	534,855	1,123,270
Quebec	(6 Cities)	19,559,348	16,647,887	16,523,301	19,598,131	12,503,048	10,870,750	13,318,280
Ontario	(31 Cities)	31,331,719	31,808,126	29,028,415	42,761,546	41,858,395	29,105,123	29,355,724
Manitoba	(3 Cities)	8,491,246	3,140,730	2,201,396	2,331,030	4,439,403	3,696,283	5,740,273
Saskatchewan	(3 Cities)	2,883,992	1,506,755	1,863,334	1,470,594	2,437,585	1,874,257	2,219,660
Alberta	(4 Cities)	2,409,373	1,508,554	2,522,201	1,279,915	2,213,495	2,427,465	3,791,546
British Columbia	(9 Cities)	13,140,286	9,669,617	7,610,764	4,799,270	5,449,206	5,401,294	3,832,845
Canada	(63 Cities) 6 months	78,620,362	65,899,717	60,674,154	73,047,496	71,281,674	55,771,684	61,754,710
Canada	" " 12 months	-	125,029,367	126,583,148	133,521,621	148,215,407	116,794,414	117,019,622
Proportion of permits issued in first 6 months to total for year		-	52.7	47.9	54.7	48.1	47.8	52.8
1/ Average weighted index numbers of wholesale prices of building materials, 6 months		150.6	154.1	165.2	166.1	161.1	197.1	215.5
2/ Average index numbers of wages in building trades (for year)		-	170.4	169.7	166.4	162.5	170.5	180.9

1/ Compiled by Dominion Bureau of Statistics, Average, 1913 = 100

2/ Compiled by Department of Labour, Average, 1913 = 100.

Table 3.- Building Permits Issued by Four Largest Cities in First Half-Year, 1920-1926.

City	1926	1925	1924	1923	1922	1921	1920
Montreal	12,682,239	11,440,158	11,248,115	15,469,327	9,142,774	7,330,178	8,263,498
Toronto	11,945,913	12,998,633	11,007,603	18,016,857	17,893,725	11,688,813	12,922,551
Winnipeg	8,069,600	2,412,940	1,770,000	2,104,500	4,049,700	3,084,050	5,435,450
Vancouver	7,756,825	4,899,543	4,137,261	2,230,159	2,013,431	1,660,382	1,485,068
Total, 4 largest cities - six months	40,454,577	31,790,174	28,162,979	37,820,843	33,099,630	23,763,423	28,106,567
Total, 4 largest cities - twelve months	-	63,438,784	64,348,121	68,496,764	71,907,956	53,795,051	51,744,488
Proportion of permits issued by 4 largest cities in first 6 months to total for year	-	50.1 p.c.	43.8 p.c.	55.2 p.c.	46.0 p.c.	44.2 p.c.	54.3 p.c.
Proportion of permits issued by 4 largest cities in 6 months to 6 months' total for 63 cities	51.5 p.c.	48.2 p.c.	46.4 p.c.	51.8 p.c.	46.4 p.c.	42.6 p.c.	45.5 p.c.

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