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BUILDING PERMITS FOR JUNE, 1927, WITH COMPARATIVE STATEMENTS FOR MAY, 1927,
AND JUNE, 1926, AND CUMULATIVE REPORT FOR FIRST HALF-YEAR.

The value of the building permits issued by 63 cities during June aggregated \$18,399,858; this was a seasonal decline of 10.4 p.c. from the May total of \$20,532,147, while in the more significant comparison with June, 1926, there was a falling off of only 1.7 p.c., the value for that month having been \$18,718,050. The aggregate for the first half of 1927, however, exceeded that of the first half of any other year on record for these cities; standing at \$81,373,619, it was 3.3 p.c. higher than in the first half of 1926, the previous high level. As has been pointed out in other issues, the wholesale costs of building materials this year have averaged considerably less than in any other of the last eight years.

Some 50 cities furnished detailed statements showing that they had issued over 1,700 permits for dwellings valued at more than \$7,800,000 and some 3,300 permits for other buildings estimated at approximately \$9,000,000. During May, authority was given for the creation of nearly 2,000 dwellings and some 4,000 other buildings, valued at approximately \$9,000,000 and \$10,250,000 respectively.

Improvement over May, 1927, was reported in New Brunswick and Quebec, where there were gains of 113.2 and 9.9 p.c., respectively. Of the declines elsewhere, that of \$1,413,294 or 15.4 p.c. in Ontario was most pronounced, although Alberta registered a greater proportionate decrease of \$421,141 or 31.6 p.c.

As compared with June, 1926, there were increases in all provinces except Ontario and British Columbia, in which there were reductions of 10.6 p.c. and 31 p.c. respectively. Saskatchewan reported the greatest increase, of \$751,215 or 95.1 p.c.

Of the larger cities, Montreal recorded an increase in the value of the permits issued, as compared with both the preceding month and the corresponding month in 1926; Toronto and Winnipeg showed a decline in the former and an advance in the latter comparison, while in Vancouver the reverse was the case, there being an increase over May, but a reduction as compared with June, 1926. Of the other centres, Halifax, New Glasgow, Moncton, Saint John, Shawinigan Falls, Sherbrooke, Westmount, Belleville, Chatham, Kitchener, Oshawa, St. Catharines, St. Thomas Sarnia, Sault Ste. Marie, Woodstock, Regina, Lethbridge, Prince Rupert and South Vancouver reported improvement in both comparisons.

Table 1 gives the value of the building permits issued by 63 cities during May, 1927, and June, 1926; the 35 cities for which records are available since 1910 are marked thus "x".

CUMULATIVE REPORT FOR FIRST HALF YEAR, 1920-1927.

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 totals 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 1927 aggregate for the first half year was \$81,373,619; this was an increase of 3.3 p.c., 23.5 p.c., 34.1 p.c., 11.4 p.c., 14.2 p.c., 45.9 p.c., and 31.8 p.c., as compared with the first six months of 1926, 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 since 1920, the advance in the volume of construction is greater than would be indicated by the percentage gain in the value of the building authorized by the co-operating cities.

Provincial Totals of Building Permits Issued

Nova Scotia, New Brunswick, Ontario, Saskatchewan and Alberta reported higher aggregates of building permits issued than in the first six months of last year; in Saskatchewan, in fact, the total was greater than in any other year since 1920. Nova Scotia registered the greatest proportionate gain of \$714,382, or 242.7 p.c., while the largest absolute increase of \$4,667,963, or 14.9 p.c., was in Ontario. Of the remaining provinces, Quebec showed a decline of only 3.0 p.c.; in Manitoba and British Columbia, however, there were reductions of 40.7 p.c. and 10.8 p.c. respectively.

During the first six months of this year, the 31 cities furnishing returns in Ontario reported 44.2 p.c. of the total value of the building authorized, as compared with 39.8 in the same months of 1926. In Quebec, the proportion declined from 24.9 last year to 23.3 in the elapsed months of 1927, in British Columbia from 16.7 p.c. to 14.5 p.c. and in Manitoba from 10.8 to 6.2 p.c. There were increases in this proportion in the remaining provinces.

Totals of Permits Issued by Four Leading Cities

In Table 3 are given the aggregates of permits issued in the four largest cities in the first half of each year since 1920, together with the proportion that their totals are of the yearly and half-yearly totals for the 63 cities. The building authorized was valued at \$35,330,568 in the first six months of 1927; this was 12.7 p.c. lower than in the same months of last year, but it was higher than in any other year of the record except 1923, when the cost of building materials was considerably higher.

The aggregate for Montreal was rather lower than in 1926, but was greater than in any other year except 1923. The total for Toronto, which was exceeded only in 1923 and 1922, was 9.1 p.c. above last year's aggregate. Winnipeg registered a smaller total of estimated building than in the first half of 1926, but greater than in any other of the eight years shown in Table 3, except 1920, while in Vancouver the 1927 aggregate was only exceeded in 1926.

Contracts Awarded.

According to the MacLean Building Review, the value of construction contracts awarded throughout the Dominion during the January-June period, 1927, was \$191,323,800, as compared with \$194,543,600 in 1926 and \$125,544,100 in 1925. Of the total contracts awarded this year, \$58,688,300 was classed as residential building, \$73,561,500 as business, \$22,889,300 as industrial, and \$36,184,700 as engineering. In 1926, the total was divided as follows:- residential, \$56,415,300, business, \$53,760,500, industrial, \$43,879,500 and engineering, \$40,488,300. There were thus increases during the first half of 1927 as compared with last year in the two classes most heavily represented in the building permits statistics - residential and business building.

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

Cities	June 1927	May 1927	June 1926
	\$	\$	\$
P.E.I. - Charlottetown	-	-	17,000
Nova Scotia	211,650	331,699	48,430
x Halifax	197,820	138,813	41,335
New Glasgow	3,000	1,185	2,345
x Sydney	10,830	191,701	4,750
New Brunswick	365,811	171,620	123,985
Fredericton	1/	12,300	7,660
x Moncton	345,065	139,985	99,625
x Saint John	20,746	19,335	16,700
Quebec	4,686,572	4,264,352	4,497,947
x Montreal-xMaisonneuve	3,177,250	3,043,089	2,461,587
x Quebec	435,897	637,468	1,518,660
Shawinigan Falls	63,550	56,985	23,785
x Sherbrooke	252,400	37,100	88,000
x Three Rivers	82,100	136,150	154,490
x Westmount	675,375	353,560	251,425
Ontario	7,214,654	8,627,948	7,979,772
Belleville	20,425	9,240	10,225
x Brantford	83,552	137,000	14,470
Chatham	111,400	103,238	20,595
x Fort William	101,750	156,800	62,710
Galt	30,445	42,065	7,501
x Guelph	38,815	40,590	77,820
x Hamilton	234,300	456,150	431,500
x Kingston	32,591	30,620	202,691
x Kitchener	188,704	142,385	135,092
x London	152,985	416,235	248,870
Niagara Falls	92,965	160,825	265,232
Oshawa	1,283,500	292,810	103,225
x Ottawa	300,820	435,725	383,663
Owen Sound	15,450	15,200	34,500
x Peterborough	40,258	131,310	23,063
x Port Arthur	82,185	675,805	488,355
x Stratford	13,210	21,140	78,669
x St. Catharines	153,483	119,204	97,446
x St. Thomas	15,404	4,838	13,240
Sarnia	79,047	72,621	61,530
Sault Ste. Marie	38,300	32,434	24,775
x Toronto	2,694,797	3,210,693	2,407,549
York & East York Townships	488,500	689,510	758,570
Welland	30,885	23,600	107,895
x Windsor	383,525	353,005	1,187,661
Ford	108,075	211,336	217,750
Riverside	166,025	347,400	68,250
Sandwich	135,640	102,000	253,825
Walkerville	61,000	189,000	176,000
Woodstock	36,618	5,169	17,100
Manitoba	1,405,510	1,628,672	1,125,695
x Brandon	14,130	14,832	7,750
St. Bonifacio	70,430	246,790	48,595
x Winnipeg	1,320,950	1,367,050	1,069,350
Saskatchewan	1,539,725	1,758,047	788,510
x Moose Jaw	144,925	314,127	18,735
x Regina	691,935	639,390	384,570
x Saskatoon	702,865	804,530	385,205
Alberta	912,841	1,333,982	802,415
x Calgary	366,801	430,982	629,330
x Edmonton	511,585	885,070	153,340
Lethbridge	32,755	17,255	17,295
Medicine Hat	1,700	675	2,450
British Columbia	2,063,095	2,415,827	3,334,296
Kamloops	3,730	70,170	1,620
Nanaimo	6,150	8,100	6,556
x New Westminster	66,160	134,250	100,393
Prince Rupert	22,595	5,825	12,600
x Vancouver	1,333,040	992,990	2,179,525
Point Grey	430,210	592,300	708,000
North Vancouver	24,925	49,210	179,055
South Vancouver	121,800	99,400	107,400
x Victoria	54,485	463,582	39,147
Total, 63 Cities	18,399,858	20,532,147	18,718,050
x " 35 Cities	14,920,738	17,075,504	15,456,716

1/ Report not received.

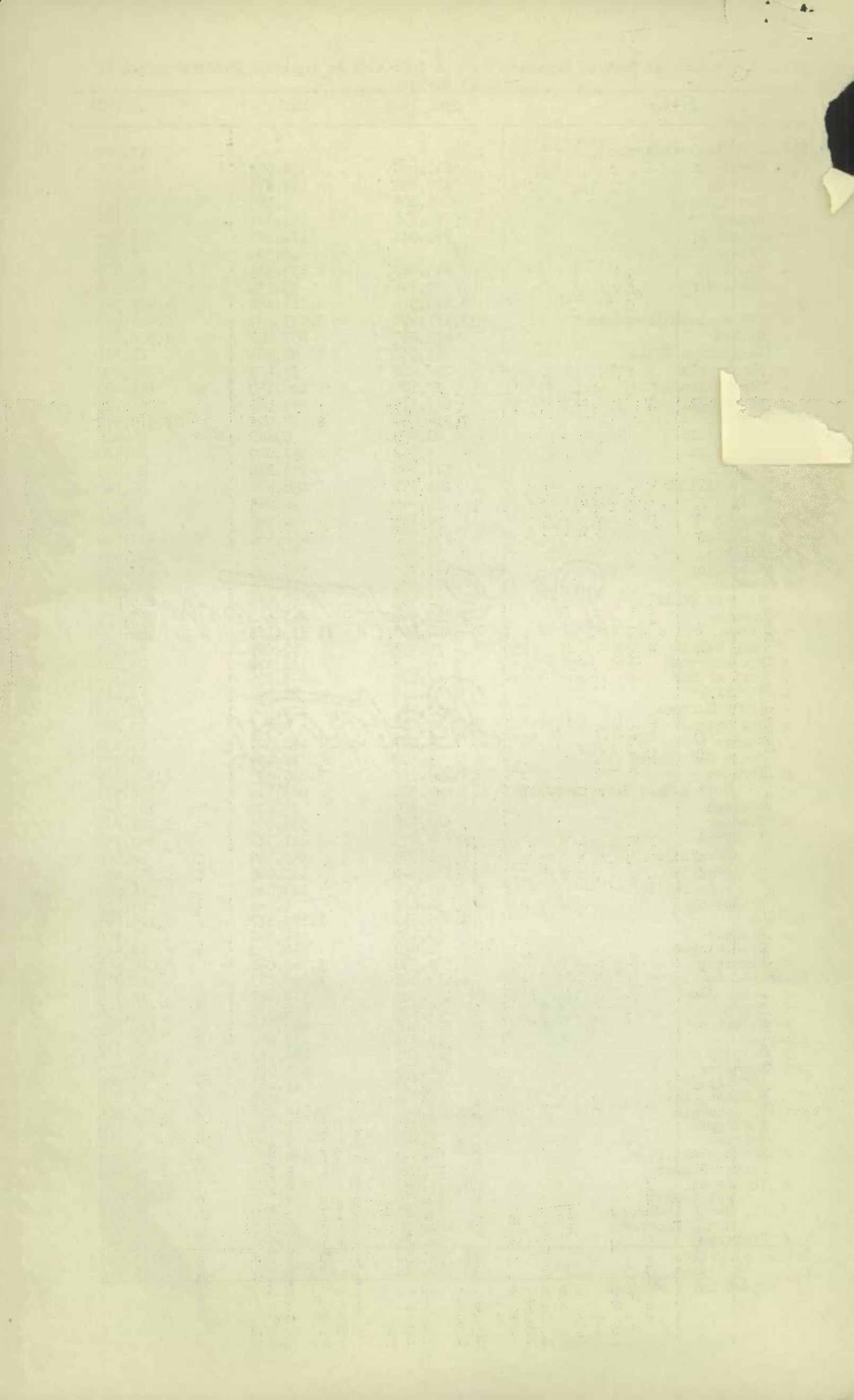


Table 2.- Provincial Totals of Building Permits Issued by 63 Cities During First Half-year, 1920-1927.

Province	No. of Cities	1927	1926	1925	1924	1923	1922	1921	1920
Prince Edward Island	1	0	17,000	11,000	16,700	27,500	49,500	127,200	34,500
Nova Scotia	3	1,008,779	294,397	851,958	603,754	332,844	1,223,584	1,734,457	2,338,612
New Brunswick	3	784,821	551,353	755,090	304,289	446,666	1,107,458	534,855	1,123,270
Quebec	6	18,995,229	19,575,823	16,647,887	16,523,301	19,598,131	12,503,048	10,870,750	13,318,280
Ontario	31	36,002,910	31,334,947	31,808,126	29,028,415	42,761,546	41,858,395	29,105,123	29,355,724
Manitoba	3	5,037,890	8,491,110	3,140,730	2,201,396	2,331,030	4,439,403	3,696,283	5,740,273
Saskatchewan	3	4,485,147	2,884,162	1,506,755	1,863,334	1,470,594	2,437,585	1,874,257	2,219,660
Alberta	4	3,297,769	2,429,373	1,508,554	2,522,201	1,279,915	2,213,495	2,427,465	3,791,546
British Columbia	9	11,761,074	13,182,254	9,669,617	7,610,764	4,799,270	5,449,206	5,401,294	3,832,845
Canada (63 Cities) 6 months		81,373,619	78,760,419	65,899,717	60,674,154	73,047,496	71,281,674	55,771,684	61,754,710
Canada " " 12 months		-	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 first 6 months to total for year		-	50.4	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		147.3	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)		-	172.1	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.

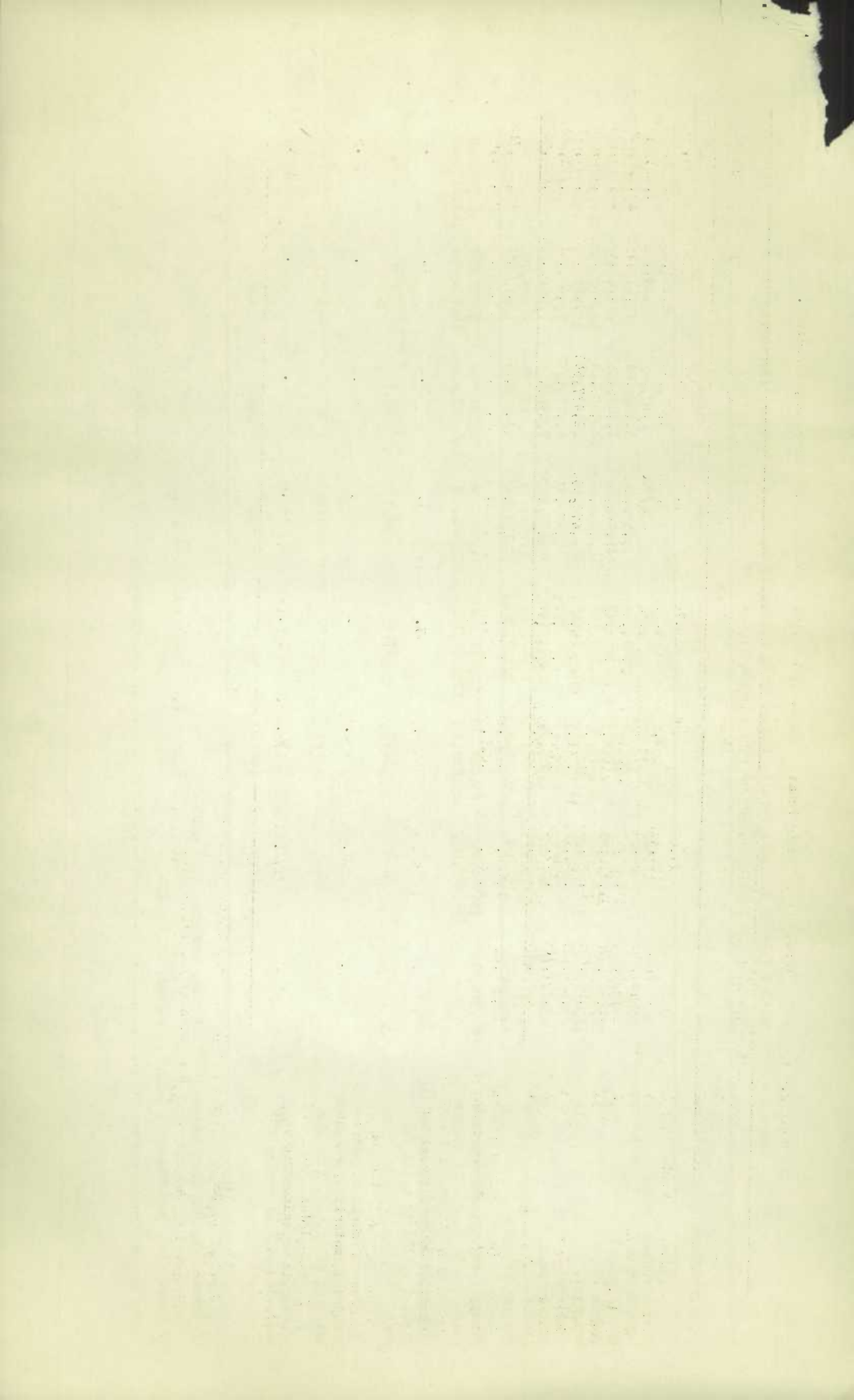


Table 3.- Building Permits Issued by Four Largest Cities in First Half-Year, 1920-1927.

City	1927	1926	1925	1924	1923	1922	1921	1920
Montreal	11,689,052	12,682,239	11,440,158	11,248,115	15,469,327	9,142,774	7,330,178	8,263,498
Toronto	13,038,265	11,945,913	12,998,633	11,007,603	18,016,857	17,893,725	11,688,813	12,922,551
Winnipeg	4,579,300	8,069,600	2,412,940	1,770,000	2,104,500	4,049,700	3,084,050	5,435,450
Vancouver	6,023,951	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	35,330,568	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	-	83,613,495	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 -	-	48.4	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 -	43.4 p.c.	51.4 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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