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Dominion Statistician: R.H. Coats, B.A., F.S.S. (Hon.), F.R.S.C.
Chief, General Statistics: S.A. Cudmore, M.A., F.S.S.

BUILDING PERMITS FOR JUNE, 1928, WITH COMPARATIVE STATEMENTS FOR MAY, 1928,
AND JUNE, 1927, AND CUMULATIVE REPORT FOR FIRST HALF-YEAR.

The value of the building permits issued by 63 cities during June was \$22,628,907; this was a seasonal decline of 17.7 p. c. from the May total of \$27,497,189, while in the more significant comparison with June, 1927, there was an increase of \$4,265,668 or 23.2 p. c., the value for that month having been \$18,363,239. The aggregate for the first half of 1928 also exceeded that for the first half of any other year on record for these cities; with a total of \$101,606,198, it was 25.7 p. c. higher than in the first half of 1927, the previous high level. As has been pointed out in other issues, the wholesale costs of building materials in the last two years 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 \$9,000,000 and some 3,600 permits for other buildings estimated at approximately \$12,000,000. During May, authority was given for the erection of over 2,100 dwellings and some 4,600 other buildings, valued at approximately \$11,400,000 and \$11,800,000, respectively.

Improvement over May, 1928, was reported in New Brunswick and British Columbia, where there were gains of 16.8 and 3.7 p. c., respectively. Of the declines elsewhere, that of \$2,503,460 or 19.0 p. c. in Ontario was most pronounced, although Manitoba registered a greater proportionate decrease of \$852,670 or 40.8 p. c.

As compared with June, 1927, there were increases in Quebec, Ontario and Alberta. Ontario reported the greatest gain of \$3,510,790 or 49.0 p. c., while of the decreases in the remaining provinces, that of \$122,250 or 11.8 p. c. in Saskatchewan was most noteworthy.

Of the larger cities, Montréal and Toronto recorded increases in the value of the permits issued, as compared with both the preceding month and the corresponding month in 1927; Vancouver showed a gain in the former and a reduction in the latter comparison, while in Winnipeg there were declines in both comparisons. Of the other centres, Sydney, Saint John, Shawinigan Falls, Brantford, Guelph, Hamilton, Kingston, London, Ottawa, Owen Sound, St. Thomas, Sarnia, York Townships, Ford, Sandwich, New Westminster and North Vancouver reported improvement over May, 1928, and June, 1927.

Table 1 gives the value of the building permits issued by 63 cities during May and June, 1928, and June, 1927; the 35 cities for which records are available since 1910 are marked thus "x".

CUMULATIVE RECORD FOR FIRST HALF YEAR, 1920-1928.

The following table gives the value of the building authorized by 63 cities during June and in the first six months of each year since 1920, as well as index numbers for the latter, based upon the total for 1920 as 100. The average index numbers of wholesale prices of building materials in the first six months of the years are also given (1913=100).

Year	Value of Permits Issued		Indexes of value of permits issued, first six months, (1920=100).	Average indexes of wholesale prices of building materials in first six months, (1913=100).
	In June	In first six months		
1928	\$ 22,628,907	\$ 101,606,198	164.5	148.9
1927	18,363,239	80,842,719	130.9	147.3
1926	18,718,050	78,760,419	127.5	150.6
1925	14,915,884	65,899,717	106.7	154.1
1924	13,967,006	60,674,154	98.2	165.2
1923	14,286,252	73,047,496	118.3	166.1
1922	17,052,582	71,281,674	115.4	161.1
1921	14,240,934	55,771,684	90.3	197.1
1920	14,113,794	61,754,710	100.0	215.5

The aggregate for the first half year of 1928 was higher by \$20,763,479 or 25.7 p.c. than in 1927, the previous high level of this record. Since the average index number of wholesale prices of building materials is this year considerably lower than in any other since 1920, except 1927, 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.

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.

All provinces, except New Brunswick, reported higher aggregates of building permits issued than in the first six months of last year; in Quebec, Ontario, Saskatchewan and Alberta the totals were, in fact, larger than in any other year since 1920. Alberta registered the greatest proportionate gain of \$3,040,367, or 92.2 p.c., over 1927, while the largest absolute increase of \$10,746,809, or 30.3 p.c., was in Ontario. New Brunswick reported a decline of \$466,028 or 44.5 p.c.

During the first six months of this year, the 31 cities furnishing returns in Ontario reported 45.5 p.c. of the total value of the building authorized, as compared with 44.2 p.c. in the same months of 1927. In Quebec, the proportion declined from 23.3 p.c. last year to 22.5 p.c. in the elapsed months of 1928, and in British Columbia from 14.5 p.c. to 12.4 p.c.

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 \$48,940,219 in the first six months of 1928; this was 38.5 p.c. higher than in the same months of last year; it also exceeded the aggregate for any other year of the record, in most of which the cost of building materials was considerably higher.

The total for each of these cities was greater than in 1927, Toronto showing the most marked increase of \$7,295,833 or 56 p.c. over the 1927 figures. The aggregate for the first half of 1927 was higher in Toronto than in any other year of the record, while the aggregates for the other cities were in each case exceeded only once since 1920.

Contracts Awarded.

According to the MacLean Building Review, the value of construction contracts awarded throughout the Dominion during the January-June period, 1928, was \$256,257,300, as compared with \$191,323,800 in 1927 and \$194,543,600 in 1926. Of the total contracts awarded this year, \$72,531,000 was classed as residential building, \$91,713,300 as business, \$38,290,500 as industrial, \$53,722,500 as engineering. In 1927, the total was divided as follows:- residential \$58,688,300, business, \$73,561,500, industrial, \$22,889,300, and engineering, \$36,184,700. There were thus large increases during the first half of 1928 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 1928	May 1928	June 1927
	\$	\$	\$
P.E.I. - Charlottetown	-	-	-
Nova Scotia	78,630	122,325	211,651
x Halifax	55,070	115,640	197,821
New Glasgow	775	2,300	3,000
x Sydney	22,785	4,385	10,830
New Brunswick	209,608	179,457	365,898
Fredericton	-	67,000	117
x Moncton	13,060	28,915	345,065
x Saint John	196,548	83,542	20,716
Quebec	5,886,351	6,889,400	4,686,572
x Montreal-xMaisonneuve	4,203,976	4,066,945	3,177,250
x Q uebec	497,125	1,297,975	435,897
Shawinigan Falls	552,870	180,765	63,550
x Sherbrooke	204,300	288,200	252,400
x Three Rivers	215,150	678,825	82,100
x Westmount	242,930	376,690	675,375
Ontario	10,680,404	13,183,864	7,169,614
Belleville	14,800	42,150	20,425
x Brantford	83,954	44,064	83,552
Chatham	60,185	268,450	111,400
x Fort William	100,760	295,500	101,750
Galt	38,230	87,937	13,955
x Guelph	76,420	63,999	38,815
x Hamilton	882,650	491,450	234,300
x Kingston	35,191	46,161	32,591
x Kitchener	274,331	329,915	188,704
x London	336,070	230,110	152,985
Niagara Falls	44,139	210,020	92,965
Oshawa	352,580	284,610	1,254,950
x Ottawa	452,715	420,400	300,820
Owen Sound	96,900	88,500	15,450
x Peterborough	25,013	79,187	40,258
x Port Arthur	101,845	3,441,035	82,185
x Stratford	27,650	68,637	13,210
x St. Catharines	121,810	78,030	153,483
x St. Thomas	43,150	30,454	15,404
Sarnia	200,098	128,810	79,047
Sault Ste. Marie	59,887	61,845	38,300
x Toronto	5,174,450	4,653,687	2,694,797
York & East York Townships	1,079,135	802,748	488,500
Welland	6,870	38,930	30,885
x Windsor	325,033	327,860	383,525
Ford	223,175	36,300	108,075
Riverside	67,550	71,550	166,025
Sandwich	240,225	40,425	135,640
Walkerville	110,000	346,000	61,000
Woodstock	25,588	75,100	36,618
Manitoba	1,234,590	2,087,260	1,405,510
x Brandon	81,825	85,380	14,130
St. Boniface	35,365	88,730	70,430
x Winnipeg	1,117,400	1,913,150	1,320,950
Saskatchewan	1,357,475	1,551,470	1,539,725
x Moose Jaw	36,930	176,550	144,925
x Regina	624,170	526,515	691,935
x Saskatoon	696,375	848,405	702,865
Alberta	1,349,745	1,798,668	912,841
x Calgary	688,203	842,421	366,801
x Edmonton	634,010	884,225	511,585
Lethbridge	22,485	36,695	32,755
Medicine Hat	5,047	35,327	1,700
British Columbia	1,832,104	1,684,745	2,071,428
Kamloops	8,400	14,136	3,730
Nanaimo	4,500	1,577	6,150
x New Westminster	92,360	30,329	66,160
Prince Rupert	2,200	16,850	22,595
x Vancouver	1,121,614	909,944	1,333,040
Point Grey	417,230	414,150	430,210
North Vancouver	25,190	22,565	24,925
South Vancouver	123,600	153,000	121,800
x Victoria	37,010	121,194	62,818
Total - 63 Cities	22,628,907	27,497,189	18,363,239
x " - 35 Cities	18,841,885	23,879,719	14,929,042

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Table 2.- Provincial Totals of Building Permits Issued by 63 Cities During First Half-Year, 1920-1928.

Province	No. of Cities	1928	1927	1926	1925	1924	1923	1922	1921	1920
Prince Edward Island	1	\$ nil	\$ nil	\$ 17,000	\$ 11,000	\$ 16,700	\$ 27,500	\$ 49,500	\$ 127,200	\$ 34,500
Nova Scotia	3	1,209,200	1,009,780	294,397	851,958	603,754	332,844	1,223,584	1,734,457	2,338,612
New Brunswick	3	580,942	1,046,970	551,353	755,090	304,289	446,666	1,107,458	534,855	1,123,270
Quebec	6	22,870,301	18,995,355	19,575,823	16,647,887	16,523,301	19,598,131	12,503,048	10,870,750	13,318,280
Ontario	31	46,187,849	35,441,040	31,334,947	31,808,126	29,028,415	42,761,546	41,858,395	29,105,122	29,355,724
Manitoba	3	6,763,061	5,037,703	8,491,110	3,140,730	2,201,396	2,331,030	4,439,403	3,696,263	5,740,273
Saskatchewan	3	5,093,105	4,202,147	2,884,162	1,506,755	1,863,334	1,470,594	2,437,585	1,874,257	2,219,660
Alberta	4	6,338,136	3,297,769	2,429,373	1,508,554	2,522,201	1,279,925	2,522,495	2,427,465	3,791,546
British Columbia	9	12,563,604	11,811,955	13,182,254	9,669,617	7,610,764	4,799,270	5,449,206	5,401,294	3,832,845
Canada 6 months	63	101,606,198	80,842,719	78,760,419	65,999,717	60,674,154	73,047,496	71,281,674	55,771,684	61,754,710
Canada 12 months			184,613,742	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		-	43.8	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		148.9	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)		-	179.3	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

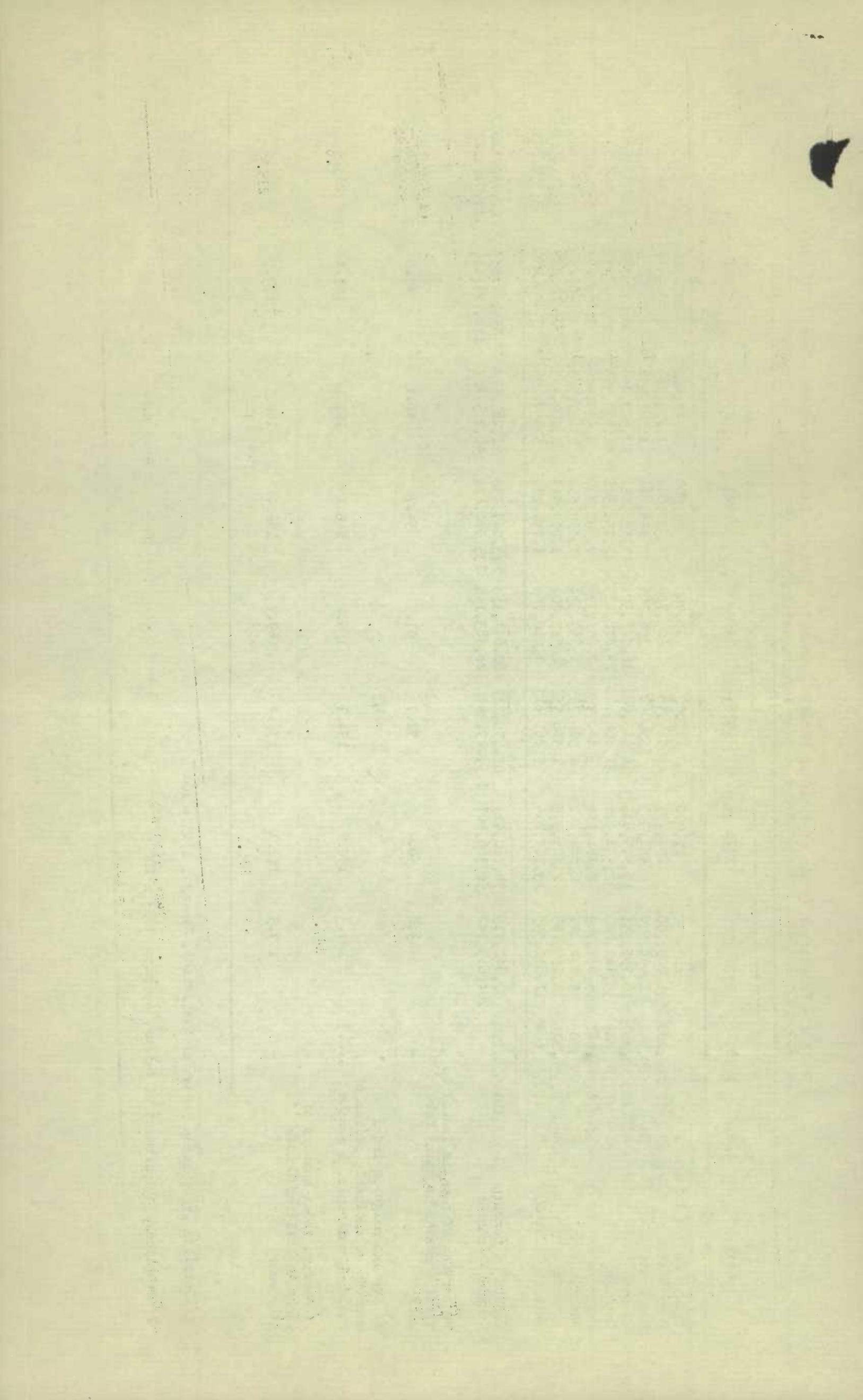


Table 3.- Building Permits Issued by Four Largest Cities in First Half-Year, 1920-1928.

City	1928	1927	1926	1925	1924	1923	1922	1921	1920
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	15,356,836	11,639,052	12,682,239	11,440,158	11,248,115	15,469,327	9,142,774	7,330,178	8,263,498
Toronto	20,334,098	13,038,265	11,945,913	12,998,633	11,007,603	12,016,857	17,893,725	11,683,813	12,922,551
Winnipeg	6,144,000	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	7,105,285	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 -									
6 months	48,940,219	35,330,568	40,454,577	31,700,174	28,162,979	37,820,843	33,099,630	23,763,423	28,106,567
Total, 4 largest cities									
12 months	-	94,732,185	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	-	37.3 p.c.	48.4 p.c.	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 -	48.2 p.c.	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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