Published by Authority of Hon. W. D. Euler, M.P.,
Minister of Trade and Commerce

DEPARTMENT OF TRADE AND COMMERCE
DOMINION BUREAU OF STATISTICS
GENERAL STATISTICS BRANCH
OTTAWA - CANADA.

Issued July 20, 1938.

Dominion Statistician: R. H. Coats, LL.D., F.R.S.C., F.S.S.(Hon.)
In Charge Employment Statistics: M. E. K. Roughsedge.

BUILDING PERMITS FOR JUNE, 1938, WITH COMPARATIVE STATEMENTS FOR MAY, 1938, AND JUNE, 1937, AND CUMULATIVE FIGURES FOR FIRST HALF-YEAR, 1920-1938.

The value of the building represented by permits for construction taken out in 58 cities during June was $6,560,419; this was very slightly less than the May total of $6,576,296, but was higher by $554,461, or 9.2 p.c. than in June, 1937, when the authorizations had amounted to $6,005,958.

The building authorized in the first six months of the present year was estimated to cost $25,781,207; this was a reduction from the aggregate of $28,056,942 reported in the period January-June, 1937, but the total exceeded that for the first six months of any other year since 1931. The half-yearly total in each of these seven years was substantially below the average of $57,507,332 recorded in the first six months of the years, 1920-1937. The wholesale prices of building materials have been lower in the first half of 1938 than in the same period of 1937; while the index was higher than in January-June of the preceding six years, it was below the average for the years since 1920.

Some 50 cities furnished detailed statistics for June, 1938, showing that they had issued nearly 540 permits for dwelling valued at approximately $2,000,000 and some 2,500 permits for other buildings, estimated to cost almost $4,000,000. In May, authority was given for the erection of about 660 dwellings and 3,000 other buildings, valued at approximately $2,250,000 and $3,800,000, respectively.

Prince Edward Island, Nova Scotia, Manitoba, Saskatchewan and Alberta recorded increases in the value of the building permits issued during June as compared with the preceding month, the largest gain of $639,635, or 279.2 p.c., taking place in Manitoba. The remaining provinces showed declines, that of $551,566, or 30.7 p.c., in British Columbia being most pronounced.

As compared with June, 1937, Nova Scotia, New Brunswick, Manitoba, Saskatchewan, Alberta and British Columbia registered increases, of which that in Manitoba was greatest, amounting to $510,797, or 142.7 p.c. In Prince Edward Island, Quebec and Ontario, there were reductions, the greatest, of $304,538, or 23.4 p.c., being in Quebec.

Of the four largest cities, Toronto recorded an increase in the value of the building represented by the permits taken out as compared with May, 1938, and June, 1937. Winnipeg showed an increase in the first, but a decrease in the second comparison; in Vancouver, on the other hand, there was a decline from the preceding month, but a gain as compared with the same month of last year, while in Montreal, the June total was smaller than in either May, 1938, or June, 1937. Among the other centres, the following showed improvement in each of these comparisons: Halifax, Sydney, Fredericton, Moncton, Fort William, Guelph, Kingston, Niagara Falls, Peterborough, Stratford, St. Thomas, Sarnia, St. Boniface, Regina, Edmonton, Medicine Hat and Prince Rupert.

CUMULATIVE RECORD FOR FIRST HALF-YEAR, 1920-1938.

The following table gives the value of the building authorized by 58 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 1926 as 100. The average index numbers of wholesale prices of building materials in the first six months of the same years are also given.

Year	Value of permits issued in June	Value of permits issued in first six months	Indexes of value of permits issued in first six months (1926=100)	Average indexes of wholesale prices of building materials in first six months (1926 average = 100)
	$	$		
1938	6,560,419	25,781,207	32.7	90.5
1937	6,005,958	28,056,942	35.6	94.9
1936	4,656,689	18,322,884	23.3	84.4
1935	5,104,855	24,640,511	33.8	81.2
1934	2,411,460	10,411,377	13.2	82.8
1933	3,589,204	10,315,899	13.1	78.9
1932	5,028,324	24,341,044	30.9	76.8
1931	8,593,958	58,950,508	74.8	83.5
1930	18,621,487	85,413,985	108.4	95.0
1929	27,816,592	124,609,267	158.2	99.2
1928	22,751,960	102,036,987	129.6	95.9
1927	18,363,239	80.842,719	102.6	96.0
1926	18,718,050	78,760,419	100.0	101.0
1925	14,915,884	65,899,717	83.7	103.1
1924	13,967,006	60,674,154	77.0	110.8
1923	14,286,252	73,047,496	92.7	111.4
1922	17,052,582	71,281,674	90.5	108.0
1921	14,240,934	55,771,684	70.7	132.0
1920	14,113,794	61,754,710	78.4	144.5

The value of the building represented by the construction permits issued by 58 cities was 8.1 p.c. lower than in 1937, but it was higher than in the same period in other years since 1931. As already stated, the aggregate for January-June in each of the last seven years has been decidedly lower than in any other year since 1920, being also much below the eighteen-years' average. As compared with 1937, there has been a decline of 4.4 points in the index number of wholesale prices of building materials, the mean for the first half of 1938 being also below the average for the period, 1920-1937.

The provincial totals for the first six months in the years, 1934-1938, are shown in the following table. The aggregates in Nova Scotia, New Brunswick, Manitoba, Alberta and British Columbia were higher in 1938 than in 1937; those in Nova Scotia, New Brunswick, Alberta and British Columbia were also greater than in 1936, 1935, 1934 or 1933, while in Quebec and Ontario, the authorizations during the first six months of the present year exceeded in value those reported in the same period of 1936, 1934 or 1933, but were lower than in 1937 or 1935. In Saskatchewan, the 1938 total exceeded that for 1934, 1935 or 1936, although it was below the 1937 aggregate for the half-year.

PROVINCIAL TOTALS OF BUILDING PERMITS ISSUED BY 58 CITIES IN FIRST HALF-YEAR, 1934-1938.

Provinces	1938 $	1937 $	1936 $	1935 $	1934 $
Prince Edward Island	38,310	101,140	70,600	96,325	47,100
Nova Scotia	849,348	827,709	597,255	324,295	374,600
New Brunswick	360,456	287,433	85,011	141,017	210,740
Quebec	4,740,274	5,418,604	3,894,008	5,873,941	2,462,677
Ontario	10,297,441	13,901,771	7,883,866	12,678,819	5,094,136
Manitoba	1,517,750	1,058,013	664,830	2,355,065	348,986
Saskatchewan	308,439	469,005	238,832	233,030	209,840
Alberta	1,787,502	923,590	1,095,038	1,162,981	585,785
British Columbia	5,881,687	5,069,677	3,095,038	1,775,038	1,077,513
Canada	25,781,207	28,056,942	18,322,884	24,640,511	10,411,377

The following shows the January-June aggregates for the four leading cities in the last five years:-

City	1938	1937	1936	1935	1934
Montreal	$3,200,564	$3,923,810	$2,297,855	$4,421,415	$1,607,905
Toronto	3,793,723	4,219,755	3,166,190	5,315,395	2,523,471
Winnipeg	763,350	963,400	618,100	2,262,450	298,100
Vancouver	4,684,760	4,377,055	3,050,825	1,331,880	700,094
Total	12,442,397	13,484,020	9,134,970	13,331,140	5,129,570

Except in Vancouver, the estimated value of the building represented by the permits granted in these cities during the first six months of 1938 was smaller than that for the same period in 1937. The aggregate in each of these centres was greater than in January - June of 1936 or 1934, but only in Vancouver did it exceed the 1935 figure. Approximately 48 p.c. of the total value of the building permits issued by the 58 cities in the months January-June of the present year was reported by the four largest centres, practically the same proportion as in 1937.

The table on the following page gives the value of the building permits issued by 58 cities during May and June, 1938, and June, 1937. The 35 cities for which records are available since 1910 are marked thus "x".

Estimated Value of Construction Work as Indicated by Building Permits Issued by 58 Cities.

	June, 1938	May, 1938	June, 1937
	$	$	$
P.E.I. - Charlottetown	13,210	9,900	16,600
Nova Scotia	255,453	159,484	168,990
x Halifax	207,998	122,379	145,785
New Glasgow	4,410	2,145	8,755
x Sydney	43,045	34,960	14,450
New Brunswick	117,140	132,484	67,686
Fredericton	22,325	18,950	16,875
x Moncton	71,265	40,943	17,495
x Saint John	23,550	72,591	33,316
Quebec	998,549	1,248,455	1,303,087
x Montreal - x Maisonneuve	686,734	755,105	931,575
x Quebec	136,295	273,730	49,085
Shawinigan Falls	41,795	66,050	181,700
x Sherbrooke	61,600	78,200	88,750
x Three Rivers	53,075	57,570	12,027
x Westmount	19,050	17,800	39,950
Ontario	2,644,980	2,728,480	2,783,576
Belleville	8,815	5,400	11,350
x Brantford	19,890	23,050	34,055
Chatham	18,575	28,300	90,210
x Fort William	228,465	87,710	22,470
Galt	29,192	27,120	36,940
x Guelph	48,510	15,860	11,207
x Hamilton	165,994	148,738	279,500
x Kingston	86,055	43,640	14,306
x Kitchener	50,330	93,543	48,568
x London	99,315	112,425	41,910
Niagara Falls	154,130	11,365	113,804
Oshawa	- 1/	15,960	5,905
x Ottawa	195,615	280,345	294,495
Owen Sound	8,585	9,680	855
x Peterborough	35,820	33,542	18,559
x Port Arthur	151,269	278,893	38,440
x Stratford	9,938	3,680	6,266
x St. Catharines	45,463	24,455	52,870
x St. Thomas	21,800	21,737	2,004
Sarnia	29,813	23,945	14,630
Sault Ste. Marie	24,340	35,200	39,375
x Toronto	1,052,233	979,432	1,049,582
York & East York Townships	93,524	276,350	415,280
Welland	17,867	12,239	41,173
x Windsor	26,279	118,588	54,585
Riverside	6,025	10,860	22,550
Woodstock	17,138	6,423	22,687
Manitoba	868,755	229,120	357,958
x Brandon	2,850	5,400	3,375
St. Boniface	663,905	32,070	24,533
x Winnipeg	202,000	191,650	330,050
Saskatchewan	115,395	40,576	74,645
x Moose Jaw	9,155	2,773	10,155
x Regina	100,010	31,153	50,275
x Saskatoon	6,230	6,650	14,215
Alberta	304,408	233,702	268,232
x Calgary	58,388	55,657	129,142
x Edmonton	230,795	146,685	111,300
Lethbridge	13,675	30,960	27,375
Medicine Hat	1,550	400	415
British Columbia	1,242,529	1,794,095	965,184
Kamloops	2,575	2,250	6,045
Nanaimo	30,475	8,650	31,385
x New Westminster	45,700	58,450	38,230
Prince Rupert	116,169	630	10,654
x Vancouver	989,940	1,612,045	827,955
North Vancouver	9,625	11,330	6,070
x Victoria	48,045	100,740	44,845
Total - 58 Cities	6,560,419	6,576,296	6,005,958
Total - x35 Cities	5,232,701	5,930,119	4,860,792

1/ Report not received in time for tabulation.