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Releases

Study: Review of non-residential construction

2005

Non-residential investment hit a record high in 2005 for the fifth year in a row, and the West can take a lot of the credit, according to a new study.

Non-residential investment (commercial, industrial and institutional projects) hit $31.5 billion last year, up 8.7% from 2004. This was the strongest gain since 2002.

The $1.4-billion gain in office tower investment accounted more than one-half of the total increase in non-residential construction last year. Just two metropolitan areas (Vancouver and Calgary) accounted for nearly one-quarter of the jump in investment in office towers.

Nationally, investment in office tower construction soared 28.2% to $6.2 billion in 2005, halting a two-year decline. But it was not the only bright spot. Investment in hospitals and health clinics was up at the national level for the fifth year in a row, rising in seven provinces.

Investment in warehouses jumped 14.6% to $2.0 billion, likely the result of a strong performance by retailers and wholesalers, supported by consumer spending and international trade. Ontario was the leader in warehouse construction.

Western Canada spearheaded the growth in industrial investment. Alberta and British Columbia alone accounted for one-fifth of all investment in the nation's manufacturing plants in 2005. They also generated one-half the total gain last year in all investment in buildings associated with maintenance, such as repair shops.

This study examines investment in non-residential construction in 2005 as well as trends since the turn of the millennium.

Investment up in two of three components

Last year's record $31.5 billion in non-residential investment nearly matched the Alberta government's total revenue, and comprised nearly 2.3% of Canada's gross domestic product.

Investment rose in the commercial and industrial components, and declined in the institutional component.

Commercial projects such as shopping centres, office buildings and cinema complexes, accounted for the lion's share of non-residential investment, about 55%. Investment totalled a record high $17.5 billion, up 12.7%.

Industrial projects, such as factories, recorded the largest gain (+20.3%), reaching a record $5.6 billion. Spending on institutional buildings such as hospitals, museums and schools slipped 4.7% to $8.3 billion.

All provinces and territories posted increases in investment in non-residential buildings in 2005, except for Newfoundland and Labrador, Saskatchewan and Nunavut.

The largest gains occurred in Alberta, which saw booming conditions as a result of oil prices, and in British Columbia, which saw rising trade with Asia and preparations for the 2010 Olympics, among other factors.

Rebound in office buildings

Demand for office buildings surged in 2005 following a soft performance in this sector from 2000 to 2004.

Lower vacancy rates and higher rents for office space across the country encouraged businesses to invest in the construction of office buildings.

In Western Canada, the metropolitan areas of Calgary and Vancouver posted strong gains.

In Calgary, investment in office tower construction soared 58.1% to $497 million, largely the result of demand for office space by businesses in the energy sector.

In Vancouver, investment shot up 45.1% to $458 million. This performance can be partly attributed to good economic growth, increased commercial transactions with Asia and low vacancy rates.

Another likely factor was strong demand from a growing number of organizations and businesses (notably telecommunications and consulting firms) serving the 2010 Olympics.

East of the Prairies, several factors contributed to gains in spending on office buildings. Vacancy rates declined sharply in the major centres and rents were up, leading to strong gains in such investment in Toronto, Halifax, Québec and Montréal.

Definitions, data sources and methods: survey number 5014.

The analytical article "Review of non-residential construction in 2005" (11-621-MIE2006043, free) is now available online in the *Analysis in Brief* series. To obtain

a copy, go to the *Our products and services* page on our website.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Bechir Oueriemmi (613-951-1165), Investment and Capital Stock Division. ■

Railway carloadings

March 2006 and first quarter 2006

Canadian railways recorded their biggest ever monthly increase in business in March as freight surged in almost every commodity category.

Railways loaded 25.2 million metric tonnes of freight, up 4.0 million metric tonnes or 18.9% from February. Business usually increases with improved weather in March, which is also a longer month. But the gain this year was stunning.

Railways carried an average of 812,000 metric tonnes each day in March, compared with 756,000 tonnes per day in February.

All commodity groups except two were on the rise — "other" cereal grains, consisting mostly of barley and oats, which have been on a downward trend since last November; and loadings of liquid propane gases, which are strongly tied to the heating requirements of winter.

Iron ore, wheat, potash, coal and lumber, historically regarded as the top five of the rail industry, had the biggest influence on the surge in March. Together, these five accounted for 55% of the 4.0 million tonne gain.

The non-intermodal portion of freight totalled 22.7 million tonnes, up 19% from February. About 284,000 railcars were required to ship all of March's non-intermodal freight.

Loadings of intermodal freight, that is, containers and trailers hauled on flat cars, amounted to 2.5 million tonnes, up 18.7%. This increase in volume exceeded by more than a full percentage point a similar growth pattern between February and March in 2001.

Freight coming from the United States, either destined for or passing through Canada, followed the same pattern. Traffic jumped 19.8% to 2.5 million tonnes.

On a year-over-year basis, non-intermodal tonnage was down 3.0% from March last year. Intermodal traffic rose 4.3%, while traffic received from south of the border was up 4.0%.

On a quarterly basis, railways loaded 69.6 million tonnes of freight between January and March, down from both the first quarter of 2005 and the fourth quarter of 2005.

The non-intermodal portion slipped 1.5% from the first three months of last year. The intermodal portion increased 1.5%, while the traffic received from the United States remained steady.

Available on CANSIM: table 404-0002.

Definitions, data sources and methods: survey number 2732.

The March 2006 issue of *Monthly Railway Carloadings*, Vol. 83, no. 3 (52-001-XIE, free) is now available. To obtain a copy, go to the *Our products and services* page of our website.

For more information, or to enquire about the concepts, methods or data quality of this release, contact the Dissemination Unit (1-866-500-8400; fax: 1-613-951-0009; *transportationstatistics@statcan.ca*), Transportation Division. ■

Income of individuals

2004

Median total income for individuals increased for the first time in three years in 2004. The median total income of individuals amounted to $24,400, up 1.5% from 2003.

The median is the point where one half of incomes are higher and the other half are lower.

Among census metropolitan areas, the largest increase in median total income was in Greater Sudbury/Grand Sudbury (+2.8%) followed by Edmonton (+2.2%), Québec (+2.0%) and Calgary (+2.0%).

Median employment income edged up 0.5% to $25,400. Only people with employment income were included in the calculation of median employment income.

The Northwest Territories still had the highest median employment income in the country at $35,400, up 3.7% from 2003 and by far the largest gain among all provinces and territories.

The Yukon followed with median employment income of $28,300 (+1.4%). Ontarians were in third place at $27,900 (-0.1%) followed by those in Alberta with $27,500 (+2.2%). Median employment income in Newfoundland and Labrador was the lowest among provinces and territories at $17,000, although it rose 3.0% in 2004, a rate of increase second only to the Northwest Territories.

Oshawa had the highest median employment income ($33,400) among census metropolitan areas, followed by Ottawa–Gatineau at $33,200.

Median employment income increased in 19 of 27 metropolitan areas. The largest increases occurred in Saguenay (+2.6%), Edmonton (+2.4%) and Greater Sudbury/Grand Sudbury (+2.3%). The biggest declines were in Windsor, Thunder Bay and Victoria where median employment income was down by about 1.8%.

Employment income represented 75% of the total income, as in previous years. Employment income includes wages and salaries, commissions from employment, training allowances, tips and gratuities, and self-employment income. Total income includes income from employment, investment, government transfers, private pensions, registered retirement savings plans and other income.

Government transfers represented the second largest source of income, accounting for 12% of total income at the national level. The main components of transfers were Old Age Security and Canada/Quebec Pension Plan benefits.

The relative reliance of individuals on government transfers compared to employment income is referred to as the economic dependency ratio. It measures the amount of transfer payments received for every $100 of employment income.

At the national level, taxfilers received $15.68 in government transfers for every $100 of employment income in 2004, down from $15.97 in 2003.

Among census metropolitan areas, people in Calgary relied least on transfer payments again, receiving only $7.46 for every $100 in employment income. Those in Trois-Rivières received the most ($23.98).

Note: The data in this report are drawn from income tax returns filed in the spring of 2005. All income data for individuals are before the payment of tax and after the receipt of transfers. All figures for previous years have been adjusted for inflation, as measured by the Consumer Price Index.

On May 25, 2006 Statistics Canada will publish a release that focuses on family income for 2004. Based on administrative data, primarily from personal income tax returns, it will be of particular value to users interested in detailed family income data for sub-provincial geographic areas.

Available on CANSIM: tables 111-0004 to 111-0008, 111-0024 to 111-0026 and 111-0043.

Definitions, data sources and methods: survey number 4105.

Data for *Neighbourhood Income and Demographics* (13C0015, various prices), the *Labour Income Profiles* (71C0018, various prices) and the *Economic Dependency Profiles* (13C0017, various prices) are available for the following geographic levels: letter carrier routes, census tracts, urban forward sortation areas (the first three characters of the postal code), cities, towns, federal electoral districts, census agglomerations, census divisions, economic regions, census metropolitan areas, provinces, territories and Canada.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Client Services (1-866-652-8443; 613-951-9720; fax: 1-866-652-8444 or 613-951-4745; *saadinfo@statcan.ca*), Small Area and Administrative Data Division. □

Median total income and median employment income by census metropolitan area[1], 2004

	Median total income		Median employment income	
	$	% change 2003 to 2004	$	% change 2003 to 2004
Canada	**24,400**	**1.5**	**25,400**	**0.5**
Abbotsford	22,400	1.8	23,200	1.7
Calgary	29,200	2.0	30,000	1.9
Edmonton	27,700	2.2	29,000	2.4
Greater Sudbury/Grand Sudbury	26,400	2.8	24,700	2.3
Halifax	26,300	0.8	26,700	0.8
Hamilton	27,900	1.0	29,700	-0.2
Kingston	27,700	1.1	26,300	0.4
Kitchener	28,900	1.3	30,400	0.1
London	27,100	1.9	27,800	1.1
Montréal	23,800	1.1	25,800	0.5
Oshawa	31,900	1.0	33,400	-0.4
Ottawa–Gatineau	31,600	1.0	33,200	0.3
Québec	26,400	2.0	27,400	1.1
Regina	27,900	1.4	28,500	1.4
Saguenay	22,400	1.8	23,100	2.6
Saint John	23,200	1.7	24,100	2.0
Saskatoon	25,200	1.8	25,000	1.8
Sherbrooke	22,900	0.7	24,000	0.7
St. Catharines–Niagara	25,000	0.9	23,400	-0.6
St. John's	23,200	1.2	25,100	0.2
Thunder Bay	27,100	0.8	27,000	-1.8
Toronto	25,500	0.1	29,000	-0.1
Trois-Rivières	21,200	1.5	22,800	1.3
Vancouver	23,100	0.7	25,800	-0.3
Victoria	27,900	1.0	26,000	-1.8
Windsor	28,200	-0.7	29,400	-1.8
Winnipeg	25,400	1.3	25,900	1.7

Note: *Go online to view the census subdivisions that comprise the census metropolitan areas.*

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Domestic travel

Second quarter 2005 (preliminary)

Canadian residents made 50 million visits within the country during the second quarter of 2005. About 42.2 million of them were to visit friends or relatives and for pleasure. Together, these two categories accounted for 84.4% of all visits in Canada by Canadian residents. Of the remaining visits, 2.7 million were for business reasons and 5.1 million for other reasons such as bringing someone to the hospital.

In the spring of 2005, the majority of visits made by Canadians in Canada were same-day, accounting for 60.4% of the total. Overnight visits reached 19.8 million.

When Canadians travelled in Canada during the second quarter of 2005, most of their visits, about 93%, were made by car or truck. Visits they made by bus or aircraft accounted for 4.5% of all domestic visits completed during this period.

For overnight visits, residents of Canada spent 51 million nights away from home. Of these nights, 51.9 % were spent in private homes, while 17.0 % were spent in hotels and motels.

These results represent some of the preliminary estimates of domestic travel for the second quarter of 2005 that are now available from the Travel Survey of Residents of Canada.

Note: In order to be considered a domestic visit, visits have to originate and take place in Canada; end during the reference period; be less than 365 days/nights in duration; and be outside of the respondent's "usual" environment.

Since the beginning of 2005, a new survey called the "Travel Survey of Residents of Canada" (TSRC) has been conducted monthly to measure domestic travel in Canada. Featuring several definitional changes and a new questionnaire, this new survey provides estimates of domestic travel that are more in line with the international guidelines recommended by the United Nations. Up to the fourth quarter of 2004, estimates on domestic travel were provided by the Canadian Travel Survey (CTS). It should be noted that the TSRC estimates cannot be compared with those from the CTS. The document *Communications for the Travel Survey of Residents of Canada* gives you information about differences between these two surveys. To obtain a copy, click on survey number 3810 listed below.

Definitions, data sources and methods: survey number 3810.

For general information or to obtain data, contact Client Services (613-951-9169; 1-800-307-3382; fax: 613-951-2909; *cult.tourstats@statcan.ca*). To enquire about the concepts, methods or data quality of this release, contact Lizette Gervais-Simard (613-951-1672; fax: 613-951-2909; *gervliz@statcan.ca*), Culture Tourism, and the Centre for Education Statistics. ■

Crude oil and natural gas production

March 2006 (preliminary)

Provincial crude oil and marketable natural gas production data are now available for March.

Definitions, data sources and methods: survey number 2198.

For more information, or to enquire about the concepts, methods or data quality of this release, contact the Marketing and Dissemination Section, (613-951-9497; 1-866-873-8789; *energ@statcan.ca*), Manufacturing, Construction and Energy Division. ■

Production and disposition of tobacco products

April 2006

Total cigarettes sold in April by Canadian manufacturers decreased 2.5% from March to 2.6 billion cigarettes and was down 9.6% compared with April 2005.

Cigarette production for April decreased 8.8% from March to 2.3 billion cigarettes, and was down 36.8% from the level observed in April 2005.

At 3.4 billion cigarettes, the level of closing inventories for April decreased by 10.8% from March, and stood 31.6% below the level recorded in April 2005.

Available on CANSIM: table 303-0062.

Definitions, data sources and methods: survey number 2142.

The April 2006 issue of *Production and Disposition of Tobacco Products*, Vol. 35, no. 4 (32-022-XIE, free) is now available. To obtain a copy, go to the *Our products and services* page of our website.

For general information, or to enquire about the concepts, methods or data quality of this release, contact the dissemination officer (613-951-9497; 1-866-873-8789; *manufact@statcan.ca*), Manufacturing, Construction and Energy Division. ■

New products

Analysis in Brief: "Review of non-residential construction in 2005", no. 43
Catalogue number 11-621-MIE2006043
(free).

Production and Disposition of Tobacco Products, April 2006, Vol. 35, no. 4
Catalogue number 32-022-XIE
(free).

Monthly Railway Carloadings, March 2006, Vol. 83, no. 3
Catalogue number 52-001-XIE
(free).

Retail Trade, March 2006, Vol. 78, no. 3
Catalogue number 63-005-XIE
(free).

Canada's International Transactions in Securities, March 2006, Vol. 72, no. 3
Catalogue number 67-002-XIE
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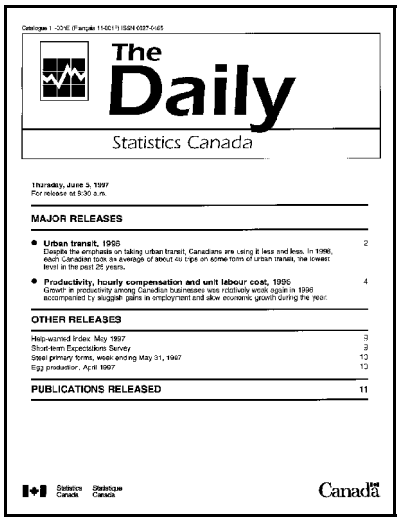

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Statistics Canada

Thursday, June 5, 1997
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MAJOR RELEASES

- **Urban transit, 1996** 2
  Despite the emphasis on taking urban transit, Canadians are using it less and less. In 1996, each Canadian took an average of about 40 trips on some form of urban transit, the lowest level in the past 25 years.
- **Productivity, hourly compensation and unit labour cost, 1996** 4
  Growth in productivity among Canadian businesses was relatively weak again in 1996 accompanied by sluggish gains in employment and slow economic growth during the year.

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