



The Daily

Statistics Canada

Wednesday, February 7, 2001

For release at 8:30 a.m.

MAJOR RELEASES

- **Building permits, annual 2000 and December 2000** 3
Municipalities issued \$37.7 billion worth of building permits in 2000, the second highest level ever. Both the residential and non-residential sectors recorded their best annual performance since the construction peak of 1989, when the total value of permits reached \$40.0 billion.

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Rural youth migration between 1971 and 1996

The analysis bulletin *Rural youth migration between 1971 and 1996*, published in collaboration with the Rural Secretariat of Agriculture and Agri-Food Canada, is the 11th in a series that profiles trends in rural Canada. It uses census data to show the extent of migration of youth out of rural areas between 1971 and 1996, at the national and provincial levels.

All provinces saw net outflows of youth from their rural areas between 1971 and 1996. The greatest net outflow occurred in Saskatchewan and in the four Atlantic provinces, particularly Newfoundland and Prince Edward Island. The provinces with the smallest net outflows of rural youth were Alberta and British Columbia. At the same time, urban areas experienced a net inflow of youth in all provinces except the Atlantic provinces. Urban areas in Alberta incurred the largest net inflows.

Rural youth migration between 1971 and 1996 (21-006-XIE, free) is now available on Statistics Canada's Web site (www.statcan.ca). On the *Products and services* page, choose *Free Publications*, then *Agriculture*.

To order data, or for general information, call 1-800-465-1991. For more information, contact Ray D. Bollman (613-951-3747; fax: 613-951-3868; bollman@statcan.ca), or Roland Beshiri (613-951-6506; fax: 613-951-3868; roland.beshiri@statcan.ca), Agriculture Division.

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MAJOR RELEASES

Building permits

Annual 2000 and December 2000

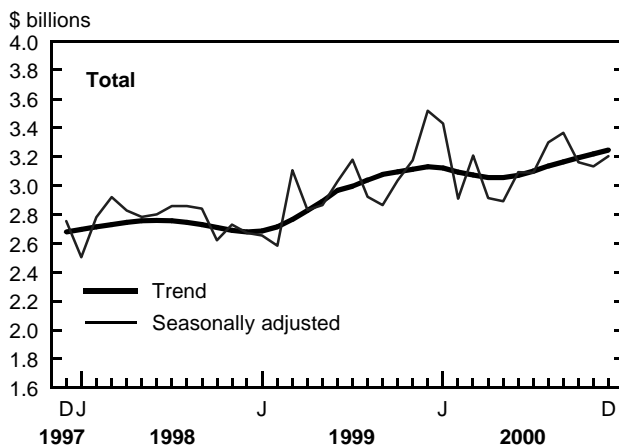
Municipalities issued \$37.7 billion worth of building permits in 2000, the second highest level ever. Both the residential and non-residential sectors recorded their best annual performance since the construction peak of 1989, when the total value of permits reached \$40.0 billion.

The 5.4% gain from 1999's total was the fifth straight annual increase in overall construction intentions.

Housing intentions totalled \$20.6 billion, up 3.3% from 1999, solely the result of a higher demand for single-family dwellings. The value of non-residential permits was up a substantial 8.1% to \$17.1 billion, with increases in all three components — industrial, commercial and institutional.

Among the census metropolitan areas, the most significant gain in cumulative value occurred in the Ottawa region, where the lack of office space and strong demand for new single-family dwellings pushed up intentions. Calgary and Montréal followed, as buoyant activity in the non-residential sector contributed mostly to strong advances in both regions.

Total value of permits rises in December



In December, municipalities issued \$3.2 billion in building permits, up 2.3% from November. Growth in non-residential construction intentions more than offset the decline in the residential sector.

Substantial gains for industrial and institutional permits led the non-residential sector to a strong 10.4% increase to \$1.5 billion in December. However, the

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which ease comparisons by removing the effects of seasonal variations.

The monthly Building and Demolitions Permits Survey covers 2,600 municipalities representing 94% of the population. It provides an early indication of building activity. The communities representing the other 6% of the population are very small, and their levels of building activity have little impact on the total.

The value of planned construction activities shown in this release excludes engineering projects (such as water works, sewers and culverts) and land.

value of housing permits dropped 4.2% to \$1.7 billion, with declines in both single- and multi-family dwelling intentions.

Single-family dwellings led the residential sector to strong 2000

Municipalities issued \$15.0 billion in permits for single-family dwellings in 2000, up 5.2% compared with 1999. However, multi-family dwelling intentions fell 1.5% to \$5.6 billion.

Likely factors behind the strong performance in planned residential projects were high levels of full-time employment, sustained growth in disposable income, low and stable mortgage rates and increased immigration. Provided these conditions persist, the housing market should be positive in 2001, especially since vacancy rates for rental apartments are tightening in several municipalities.

Among the provinces, by far the most significant increase in dollar terms compared with 1999 was in Ontario (+5.4% to \$10.4 billion). Ontario accounted for more than four-fifths of the overall increase in the housing sector in 2000. Also showing notable gains were Quebec (+5.1% to \$3.3 billion) and Alberta (+ 4.4% to \$2.9 billion).

British Columbia posted the biggest decline (-8.2% to \$2.4 billion). This was the fourth consecutive annual decline in that province's housing sector.

Non-residential: Highest annual figures in the last 11 years

The 8.1% increase in non-residential permits in 2000 was more than double the 3.7% increase recorded in 1999. All three components — industrial, commercial and institutional — reached their highest level in the last 11 years.

The strong economy and declining vacancy rates for office and commercial buildings in many centres were behind the higher non-residential building intentions. Furthermore, industrial construction intentions were likely spurred by the highest industrial capacity utilization rate in the manufacturing sector in more than 25 years, and by the growing scarcity of industrial space.

Contributing most to the annual growth in the non-residential sector was the commercial component, which rose 8.8% to \$9.2 billion, the second highest level ever. The activity came mainly from gains in construction projects for trade and services and for office buildings.

Intentions for industrial construction in 2000 reached \$4.0 billion, up 11.3% from 1999. New plants near Highway 407 in the Toronto census metropolitan area were a major factor in the increase.

Institutional building permits increased a modest 3.1% to \$3.8 billion in 2000. Notable gains in welfare and governmental administration buildings were behind this advance.

Among the provinces, the most significant growth in 2000 in dollar terms occurred in Ontario (+9.0% to \$7.5 billion) and Alberta (+22.3% to \$2.5 billion). While the industrial and institutional components played a predominant role in Ontario, the increase in Alberta came mostly from the commercial sector.

Saskatchewan recorded the largest decline (-13.9% to \$388 million) as non-residential permits were pulled down mostly by decreases in the institutional and industrial components.

Decline in both single- and multi-family dwellings in December

Builders took out \$419 million worth of multi-family dwelling permits in December, down 10.5% from November. Intentions for single-family dwellings followed the same path, declining 1.9% to \$1.2 billion.

Among the provinces, a plunge in multi-family building permits led Ontario to the biggest decline in dollar terms in the housing sector (-13.3% to \$800 million). Increases in British Columbia (+22.3% to \$218 million) and Quebec (+13.1% to \$309 million) helped temper the overall decline.

Non-residential sector finished the year on high note

Large gains in industrial and institutional projects led the non-residential sector to a 10.4% increase to \$1.5 billion in December, following two consecutive monthly declines.

Strong demand for manufacturing plants was reflected in industrial building permits, which reached \$380 million, up 36.2% over November.

Institutional intentions rose 33.4% to \$376 million, following two monthly decreases. Gains came mostly from education and welfare home constructions.

Permits in the commercial component declined 6.1% to \$779 million in December. After a significant increase in November, the hotel and restaurant category recorded the largest decline.

Among the provinces, the most significant increase in December in dollar terms was in Ontario (+37.0% to \$865 million), where the industrial component reached its highest monthly level since December 1989. The largest decrease occurred in Quebec (-30.6% to \$231 million), where the industrial and commercial components were the main contributors.

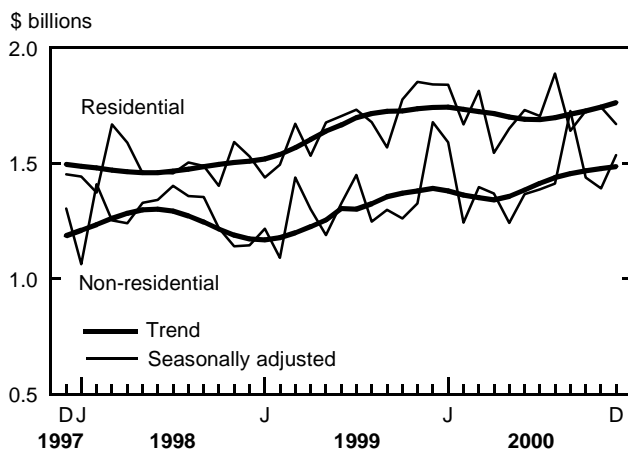
Available on CANSIM: matrices 80 (levels 3-7 and 33-48), 129, 137, 443, 989-992, 994, 995 and 4073.

The December 2000 issue of *Building permits* (64-001-XIB, \$19/\$186) will be available soon. See *How to order products*.

The January 2001 building permit estimate will be released on March 7.

For more information, or to inquire about the concepts, methods or data quality of this release, contact Vere Clarke (613-951-6556; clarver@statcan.ca). For analytical information, contact Étienne Saint-Pierre (613-951-2025; saineti@statcan.ca), Investment and Capital Stock Division.

Big rebound in the non-residential sector



Value of building permits

	November 2000 ^r	December 2000 ^p	November to December 2000	January to December 1999	January to December 2000	Jan.-Dec. 1999 to Jan.-Dec. 2000
seasonally adjusted						
	\$ millions		% change	\$ millions		% change
Canada	3,133.0	3,204.2	2.3	35,770.4	37,701.4	5.4
Residential	1,742.4	1,669.1	-4.2	19,956.9	20,612.7	3.3
Non-residential	1,390.6	1,535.1	10.4	15,813.5	17,088.7	8.1
Newfoundland	22.6	16.4	-27.2	303.1	312.0	2.9
Residential	12.4	9.3	-25.1	151.1	192.9	27.7
Non-residential	10.2	7.1	-29.8	152.0	119.1	-21.6
Prince Edward Island	7.9	5.9	-25.2	140.9	110.0	-22.0
Residential	4.9	4.5	-9.5	69.4	63.5	-8.6
Non-residential	3.0	1.5	-51.0	71.5	46.5	-35.0
Nova Scotia	56.8	62.9	10.8	907.2	912.2	0.6
Residential	40.7	33.8	-16.9	477.0	517.3	8.5
Non-residential	16.0	29.1	81.4	430.2	394.9	-8.2
New Brunswick	48.9	35.3	-27.9	481.2	484.9	0.8
Residential	23.6	22.9	-3.1	274.2	268.7	-2.0
Non-residential	25.3	12.4	-51.0	207.1	216.2	4.4
Quebec	606.6	540.5	-10.9	5,939.6	6,453.5	8.7
Residential	273.3	309.2	13.1	3,104.8	3,264.2	5.1
Non-residential	333.3	231.4	-30.6	2,834.8	3,189.4	12.5
Ontario	1,554.6	1,665.1	7.1	16,760.1	17,912.7	6.9
Residential	923.4	800.4	-13.3	9,833.7	10,363.4	5.4
Non-residential	631.2	864.7	37.0	6,926.4	7,549.3	9.0
Manitoba	59.8	49.0	-18.1	879.4	896.2	1.9
Residential	25.6	26.4	3.2	364.3	375.7	3.1
Non-residential	34.2	22.5	-34.0	515.1	520.5	1.0
Saskatchewan	29.6	36.7	24.0	721.6	644.8	-10.7
Residential	19.3	15.5	-19.8	270.3	256.4	-5.2
Non-residential	10.3	21.2	106.5	451.3	388.4	-13.9
Alberta	448.0	406.1	-9.4	4,801.9	5,376.7	12.0
Residential	239.9	228.7	-4.7	2,765.0	2,886.2	4.4
Non-residential	208.1	177.4	-14.7	2,036.9	2,490.5	22.3
British Columbia	295.8	384.2	29.9	4,695.9	4,478.0	-4.6
Residential	178.0	217.7	22.3	2,591.9	2,379.2	-8.2
Non-residential	117.8	166.5	41.3	2,104.0	2,098.7	-0.3
Yukon	1.7	2.1	21.5	48.8	55.7	14.1
Residential	1.0	0.9	-16.1	18.1	14.5	-19.7
Non-residential	0.7	1.2	76.2	30.7	41.2	34.1
Northwest Territories	0.7	0.1	-91.0	41.3	22.8	-44.8
Residential	0.1	0.0	-88.6	11.7	10.0	-14.5
Non-residential	0.5	0.0	-91.7	29.6	12.8	-56.7
Nunavut	0.0	0.0	...	49.3	41.9	-15.0
Residential	0.0	0.0	...	25.4	20.7	-18.7
Non-residential	0.0	0.0	...	23.9	21.3	-11.0

^r Revised data.

^p Preliminary data.

... Figures not applicable.

Note: Figures may not add to totals due to rounding.

OTHER RELEASES

Help-wanted Index

January 2001

The Help-wanted Index (1996=100) decreased by 2.2% in January to 177; it was unchanged in December. Prior to this weakness, the index had been advancing steadily since early 1996, except for a 2.3% decrease in April 2000 and a 0.6% decline in August of that year.

Help-wanted Index

(1996=100)

	Jan.	Dec.	Jan.	Jan.	Dec.
	2000	2000	2001	2000	2000
seasonally adjusted and smoothed					
					% change
Canada	169	181	177	4.7	-2.2
Newfoundland	177	202	202	14.1	0.0
Prince Edward Island	204	247	254	24.5	2.8
Nova Scotia	168	165	162	-3.6	-1.8
New Brunswick	192	195	194	1.0	-0.5
Quebec	159	171	169	6.3	-1.2
Ontario	187	199	196	4.8	-1.5
Manitoba	166	176	178	7.2	1.1
Saskatchewan	136	140	138	1.5	-1.4
Alberta	154	180	177	14.9	-1.7
British Columbia	144	153	145	0.7	-5.2

In January, all provinces decreased or remained at their previous levels except Prince Edward Island and Manitoba.

Note: The Help-wanted Index is compiled from the number of help-wanted ads published in 22 newspapers in 20 major metropolitan areas. The index is an indicator of labour demand, which measures companies' intentions to hire new workers. These indices have been seasonally adjusted and smoothed to ease month-to-month comparisons.

Available on CANSIM: matrix 105 (levels 8, 9 and 10).

For more information, or to enquire about the concepts, methods or data quality of this release, contact Justin Lacroix (613-951-4090; fax: 613-951-4087; labour@statcan.ca), Labour Statistics Division. ■

Estimating the value of employer pension plan benefits: A discussion paper

Statistics Canada is inviting comments from clients on a new report that proposes a methodology for putting a value on employer pension plan benefits in relation to the Survey of Financial Security.

Details are available in a new report available today, *Survey of Financial Security, Estimating the value of employer pension plan benefits: A discussion paper*. Clients are invited to express their views to Statistics Canada by March 16. Information on how to provide feedback is in the report.

The Survey of Financial Security, conducted in 1999, was a survey of Canadians' assets and debts. It collected information on the value of the financial and non-financial assets owned by each family unit, and on the amount of their debt. The result will be an estimate of Canadians' net worth, which will be released shortly.

The intention is to refine this initial estimate of net worth by adding to it an estimate of the value of benefits accrued in employer pension plans. This is an important addition to any asset and debt survey, as it will be the largest asset for many families. With the aging of the population, information on pension accumulations is greatly needed to better understand the financial situation of those nearing retirement.

Survey of Financial Security, estimating the value of employer pension plan benefits: A discussion paper (13F0026MIE01002, free) is available on Statistics Canada's Web site (www.statcan.ca). From the *Products and services* page, choose *Research papers (free)*, then *Personal finance and household finance*, then *Asset and debt research paper series*.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Client Services (1-888-297-7355; 613-951-7355; income@statcan.ca), Income Statistics Division. ■

Chicken production

2000 (preliminary estimates)

Preliminary estimates of chicken production for 2000 are now available. The estimation methodology for chicken production was changed for 1999 and 2000. Final estimates of chicken production will be released in May in *Production of poultry and eggs 2000*.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Gilles Beaudry (613-951-7128; gilles.beaudry@statcan.ca), Agriculture Division. ■

NEW PRODUCTS

Survey of financial security, estimating the value of employer pension plan benefits — A discussion paper, 1999
Catalogue number 13F0026MIE01002
(Free).

Rural youth migration between 1971 and 1996, 1971-1996
Catalogue number 21-006-XIE
(Free).

Financial and taxation statistics for enterprises, 1998
Catalogue number 61-219-XPB (\$57).

All prices are in Canadian dollars and exclude sales tax. Additional shipping charges apply for delivery outside Canada.

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

- **Urban transit, 1995** 2
Changes in expenditures on taking urban transit; Canadians are riding it less and less. In 1996, each Canadian took an average of 860 out of 5 trips on some form of urban transit, the lowest level in the past 25 years.
- **Productivity, hourly compensation and unit labour cost, 1995** 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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PUBLICATIONS RELEASED

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