



The Daily

Statistics Canada

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MAJOR RELEASES

- **Building permits, June 2003** 2
Municipalities issued building permits at a record pace during the first six months of 2003, despite volatility in construction intentions from one month to the next. The total value of building permits rose 4.3% to \$4.3 billion in June, on the heels of strong increases in both residential and non-residential permits.

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NEW PRODUCTS



MAJOR RELEASES

Building permits

June 2003

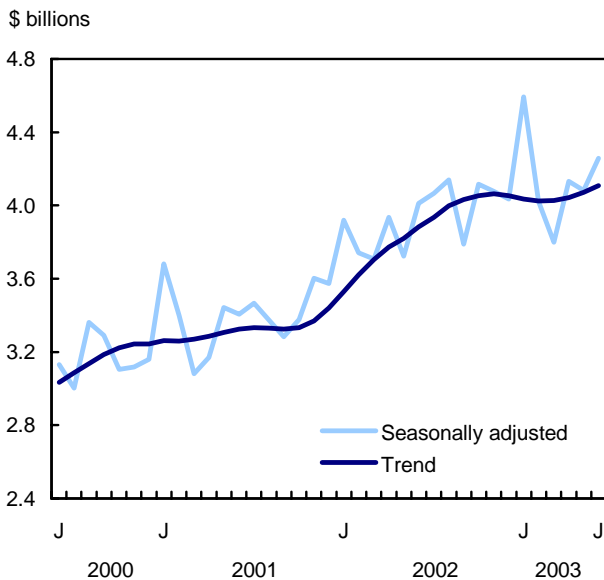
Municipalities issued building permits at a record pace during the first six months of 2003, despite volatility in construction intentions from one month to the next. The value of building permits rose 4.3% to \$4.3 billion in June, only the third monthly increase so far this year.

Even so, builders took out a record \$24.9 billion worth of permits in total from January to June, an 8.0% jump from the same six months of 2002. This signals strong activity on construction sites for some time to come.

June's gain came on the heels of strong increases in both residential and non-residential permits.

Builders took out \$2.6 billion dollars worth of residential permits, up 4.6% from May and just short of the record \$2.8 billion total in January. June's gain took the year-to-date residential total to a record \$15.1 billion, 4.3% higher than the same six months of 2002.

Total value of permits climbs



On the non-residential side, municipalities issued \$1.7 billion in permits in June, up 3.9% from May, the result largely of an increase in the value of permits in the medical field. On a year-to-date basis, non-residential construction intentions reached a

Note to readers

Starting with January 2001, major revisions of the data related to the city of Toronto were made as a result of additional information previously unavailable. Both raw and seasonally adjusted data were revised and can be found in the appropriate CANSIM tables.

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

The Building Permits Survey covers 2,350 municipalities representing 95% of the population. It provides an early indication of building activity. The communities representing the other 5% 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 (for example, waterworks, sewers or culverts) and land.

record \$9.8 billion, a strong growth of 14.3% from the first six months of 2002.

Among census metropolitan areas, Toronto recorded the biggest gain in the value of permits in June. A gain in the value of single family intentions helped lift the total permit value to nearly \$1 billion dollars. Toronto was followed by Calgary, where a growth of permits in the medical sector helped bring total building intentions to \$346 million.

The biggest monthly declines (in dollars) occurred in Kingston and St. Catharines–Niagara as a result of a decline in the value of commercial permits.

Residential sector firing on all cylinders

The country's residential sector continues to perform at a torrid pace, setting records for both single-family and multi-family permits for the first half of the year.

The six-month total for single-family permits hit a record \$10.7 billion, up 2.2% from the first half of 2002. Meanwhile, the value of multi-family permits issued from January to June posted a new record of \$4.4 billion, up 9.9% from the same six months last year.

In June alone, builders took out \$1.8 billion worth of permits for single-family homes, up 4.3% from May. The value of permits for multi-family dwellings rose 5.2% to \$788 million in the wake of a record month for row-housing permits.

Municipalities authorized 19,000 units for construction in June, bringing the total number of units approved this year to 108,000. Nearly 9,900 single-family units were authorized during the month.

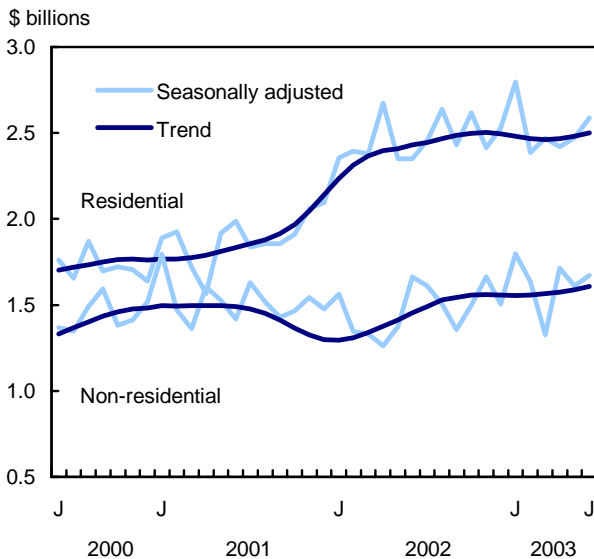
The residential sector's vibrancy appears to underscore consumer confidence in investment in housing. Modest mortgage rates and a generally favourable job environment have encouraged people to abandon rental accommodations in favour of home ownership. Two of the tightest rental markets, Toronto and Ottawa, have recently seen a modest increase in vacancy rates for rental accommodations. So far in 2003, municipalities have authorized the largest number of row housing units since 1994. Row houses tend to be more within reach of first-time homebuyers.

Ontario exhibited the greatest expansion (+11.9% to \$1.2 billion), stoked by demand for single-family permits. Saskatchewan incurred the greatest slide, falling 33.0% to \$21 million after a decline in both the single- and multi-family permit classes.

On a year-to-date basis, only three provinces — Prince Edward Island, Ontario and Alberta — failed to surpass 2002's levels in the residential sector for the first six months. Moderated demand for both single- and multi-family permits caused Ontario to experience the greatest decline, falling 2.0% short of 2002's pace to a respectable \$6.8 billion. Ontario was followed by Alberta (-5.1% to \$2.1 billion).

The biggest year-to-date increases were incurred by Quebec (+19.0% to \$2.9 billion) and British Columbia (+17.3% to \$2.1 billion).

Residential and non-residential sectors both experience gains



Institutional projects spur non-residential sector

A substantial gain in institutional permits in June offset declines in the industrial and commercial sectors.

Construction intentions in the institutional sector increased 18.7% to \$617 million. This growth was based mainly on strong construction intentions in medical building category. Alberta experienced the greatest increase (+196% to \$186 million) as a result of hospital projects.

The value of commercial permits fell 1.2% to \$785 million, the second straight monthly decline and the fourth in six months. The biggest drop occurred in Prince Edward Island, where commercial permits plunged 89.6% to \$2.7 million after setting a record high in May.

The industrial component fell 8.7% to \$269 million, its lowest level this year. Declining intentions for manufacturing projects were responsible for much of the slowdown. Weak export demand so far this year in the manufacturing sector as well as the rise in the vacancy rate could partly explain investors' caution.

Ontario showed the largest decrease in industrial intentions (-31.2% to \$126 million), the lowest level since October 2002.

Among the provinces, the largest increases in non-residential permits in June were incurred by Alberta (+98.8% to \$341 million) and Quebec. In contrast, Ontario recorded the largest decline (-12.2% to \$682 million).

For the first six months of 2003, the institutional permit value recorded the strongest increase (in dollars) with an upswing of 18.9% to \$3.1 billion. The industrial component (+24.1% to \$1.9 billion) ranked second, followed by the commercial component (+8.1% to \$4.8 billion).

Overall, non-residential permits rose 13.9% in Ontario to \$4.7 billion, the largest gain, thanks to increases in the Toronto area. Declines in Vancouver led to a 2.5% decrease in British Columbia to \$850 million, the largest drop.

Available on CANSIM: tables 026-0001 to 026-0008, 026-0010 and 026-0015.

Definitions, data sources and methods: survey number 2802.

The June 2003 issue of *Building permits* (64-001-XIE, \$14/\$145) will be available soon. See *How to order products*.

The July 2003 building permit estimate will be released on September 8.

To order data, contact Vere Clarke (613-951-6556 or 1-800-579-8533; clarver@statcan.ca). For more information, or to enquire about the concepts, methods or data quality of this release, contact Erik Dorff (613-951-4901; erik.dorff@statcan.ca), Investment and Capital Stock Division.

□

Value of building permits

Provinces/territories	May 2003 ^r	June 2003 ^p	May to June 2003	January to June 2002	January to June 2003	January-June 2002 to January-June 2003
Seasonally adjusted						
	\$ millions		% change	\$ millions		% change
Canada	4,082.9	4,257.7	4.3	23,039.8	24,885.9	8.0
Residential	2,473.7	2,586.4	4.6	14,502.1	15,131.4	4.3
Non-residential	1,609.2	1,671.3	3.9	8,537.7	9,754.4	14.3
Newfoundland and Labrador	33.1	44.4	34.1	178.1	186.7	4.8
Residential	24.4	25.8	5.7	124.7	125.5	0.6
Non-residential	8.7	18.6	113.4	53.4	61.2	14.7
Prince Edward Island	40.4	10.6	-73.8	69.2	95.1	37.3
Residential	9.2	7.6	-17.0	48.3	45.2	-6.5
Non-residential	31.2	2.9	-90.6	20.9	49.9	138.6
Nova Scotia	107.6	99.4	-7.6	411.8	510.9	24.1
Residential	71.0	81.7	15.0	298.9	333.3	11.5
Non-residential	36.6	17.7	-51.5	112.9	177.6	57.2
New Brunswick	53.5	65.2	22.0	317.3	306.4	-3.4
Residential	33.8	35.1	3.9	192.8	200.3	3.9
Non-residential	19.7	30.1	53.1	124.5	106.1	-14.8
Quebec	764.0	810.0	6.0	4,147.3	4,807.9	15.9
Residential	445.0	440.2	-1.1	2,463.2	2,931.2	19.0
Non-residential	319.0	369.8	15.9	1,684.2	1,876.8	11.4
Ontario	1,889.7	1,926.9	2.0	11,096.7	11,531.9	3.9
Residential	1,112.7	1,244.7	11.9	6,965.2	6,828.0	-2.0
Non-residential	777.0	682.2	-12.2	4,131.5	4,703.9	13.9
Manitoba	82.9	69.9	-15.7	450.4	597.7	32.7
Residential	36.5	40.0	9.5	219.0	243.3	11.1
Non-residential	46.4	29.9	-35.6	231.4	354.4	53.1
Saskatchewan	75.4	55.8	-26.0	347.8	412.6	18.6
Residential	30.8	20.6	-33.0	128.6	182.6	42.0
Non-residential	44.6	35.1	-21.2	219.2	230.0	4.9
Alberta	519.5	678.7	30.6	3,249.8	3,397.8	4.6
Residential	348.2	338.2	-2.9	2,208.5	2,095.4	-5.1
Non-residential	171.3	340.5	98.8	1,041.4	1,302.4	25.1
British Columbia	482.2	482.9	0.2	2,678.0	2,969.8	10.9
Residential	353.4	345.4	-2.3	1,806.3	2,119.6	17.3
Non-residential	128.8	137.6	6.9	871.7	850.2	-2.5
Yukon	8.5	4.3	-49.2	12.2	24.5	100.1
Residential	2.3	1.7	-25.0	10.0	9.1	-9.4
Non-residential	6.2	2.6	-58.3	2.2	15.4	594.6
Northwest Territories	18.0	9.0	-50.3	53.2	34.5	-35.2
Residential	5.5	4.9	-10.4	25.4	15.6	-38.5
Non-residential	12.6	4.1	-67.7	27.8	18.8	-32.2
Nunavut	8.1	0.7	-91.2	27.8	10.2	-63.4
Residential	0.8	0.5	-39.5	11.2	2.4	-78.7
Non-residential	7.3	0.2	-97.2	16.6	7.8	-53.1

^r Revised data.

^p Preliminary data.

Note: Data may not add to totals because of rounding.

Value of building permits

Census metropolitan area	May 2003 ^r	June 2003 ^p	May to June 2003	January to June 2002	January to June 2003	January-June 2002 to January-June 2003
Seasonally adjusted						
	\$ millions		% change	\$ millions		% change
St. John's	24.2	32.5	34.5	123.7	134.7	8.9
Halifax	64.8	71.1	9.7	216.9	289.0	33.2
Saint John	10.7	12.8	19.9	42.3	53.0	25.5
Saguenay	18.5	11.9	-35.8	94.3	72.4	-23.3
Québec	104.6	103.9	-0.6	333.3	533.4	60.0
Sherbrooke	14.4	22.6	57.1	113.5	103.9	-8.4
Trois-Rivières	9.2	26.1	184.9	72.7	82.0	12.9
Montréal	392.8	376.3	-4.2	2,134.9	2,457.5	15.1
Gatineau	37.7	38.4	1.8	240.3	228.6	-4.9
Ottawa	143.6	154.0	7.2	822.3	873.4	6.2
Kingston	36.2	12.7	-64.8	152.2	106.4	-30.1
Oshawa	87.4	67.9	-22.3	318.4	506.3	59.0
Toronto	840.7	996.5	18.5	5,148.0	5,645.4	9.7
Hamilton	108.5	94.1	-13.3	530.7	622.6	17.3
St. Catharines-Niagara	49.8	29.6	-40.7	422.0	239.9	-43.2
Kitchener	90.1	86.1	-4.4	522.1	497.1	-4.8
London	55.6	67.9	22.1	338.6	382.9	13.1
Windsor	47.8	54.3	13.7	391.2	312.3	-20.2
Sudbury	14.1	7.6	-46.1	80.3	48.2	-40.0
Thunder Bay	9.9	6.0	-38.9	122.9	51.9	-57.8
Winnipeg	38.3	40.6	6.0	222.6	382.4	71.8
Regina	17.7	28.8	63.3	71.1	152.9	115.0
Saskatoon	28.6	14.3	-49.9	156.4	135.6	-13.3
Calgary	204.5	346.5	69.4	1,326.5	1,557.2	17.4
Edmonton	149.3	147.3	-1.3	764.6	860.6	12.6
Abbotsford	12.9	13.1	1.8	74.4	89.8	20.7
Vancouver	266.2	269.2	1.1	1,684.5	1,678.3	-0.4
Victoria	44.3	43.0	-2.9	224.9	248.9	10.7

^r Revised data

^p Preliminary data

Note: Data may not add to totals because of rounding.



OTHER RELEASES

Farm product prices

June 2003

Prices received by farmers in June for grains, oilseeds, specialty crops, fruits, vegetables, cattle, hogs, poultry, eggs and dairy products are now available.

The Ontario slaughter cow price in June, at \$33.52 per hundredweight, was down 37% from May and 44% below the June 2002 price of \$59.97.

The Manitoba non-board barley price in June, at \$115.89 per tonne, was down 9% from May and well below the recent high of \$161.30 in November 2002.

Definitions, data sources and methods: survey number 3436.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Bernie Rosien (613-951-2441; fax: 613-951-3868; bernie.rosien@statcan.ca), Agriculture Division. ■

Cement

June 2003

Data on cement are now available for June.

Available on CANSIM: table 303-0001.

Definitions, data sources and methods: survey number 2140.

The June 2003 issue of *Cement*, Vol. 55, no. 6 (44-001-XIB, \$5/\$47) is now available. See *How to order products*.

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

Aircraft movement statistics: Small airports

March 2003

The March 2003 monthly report, Vol. 2 (TP141, free) is available on Transport Canada's website (<http://www.tc.gc.ca/pol/en/Report/tp141e/tp141.htm>).

Note: The TP141 monthly report is issued in two volumes. Volume 1 presents statistics for the major Canadian airports (those with NAV CANADA air traffic control towers or flight service stations). Volume 2 presents statistics for the smaller airports (those without air traffic control towers). Both volumes are available free upon release at Transport Canada's website.

For more information about this website, contact Michel Villeneuve (613-990-3825; villenm@tc.gc.ca) or Sheila Rajani (613-993-9822; rajanis@tc.gc.ca), Transport Canada.

Definitions, data sources and methods: survey number 2715.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Kathie Davidson (613-951-0141; fax: 613-951-0010; aviationstatistics@statcan.ca), Transportation Division. ■

NEW PRODUCTS

Analytical Studies Branch research paper series:
Life cycle bias in the estimation of intergenerational earnings persistence, no. 207
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Cement, June 2003, Vol. 55, no. 6
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MAJOR RELEASES

- **Urban transit, 1995** 2
Despite the emphasis on taking urban transit, Canadians are using it less and less. In 1996, 65th Canadian cities 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, 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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