



# The Daily

Statistics Canada

Thursday, May 5, 2005

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## Major releases

- **Building permits, March 2005**

The total value of building permits issued by municipalities reached \$5.27 billion in March, up 4.9% from February and the second highest level on record. Businesses and governments planned to invest massively in the construction of buildings as the value of non-residential permits reached a record-high in March.

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## Major releases

### Building permits

March 2005

The total value of building permits issued by municipalities reached \$5.27 billion in March, up 4.9% from February and the second highest level on record. Businesses and governments planned to invest massively in the construction of buildings as the value of non-residential permits reached a record-high in March.

The overall value of building permits in March has only been surpassed by the June 2004 level, when the value of building permits totalled \$5.31 billion.

#### Note to readers

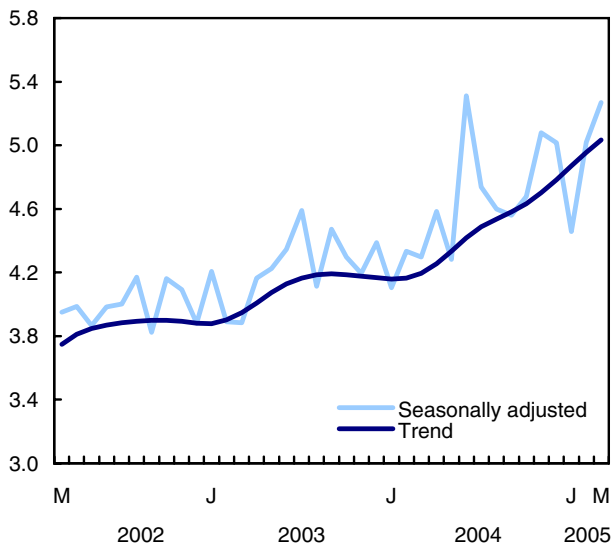
Unless otherwise stated, this release presents seasonally adjusted data, which ease comparisons by removing the effects of seasonal variations.

The Building Permits Survey covers 2,380 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 (e.g., waterworks, sewers or culverts) and land.

#### Total value of permits up

\$ billions



The value of construction projects in the non-residential sector totalled \$2.3 billion in March, a 38.7% jump from February. This level surpassed the previous record-high reached in August 1989 and was 50.1% higher than the average monthly level in 2004. Double-digit gains in the industrial, commercial and institutional components were behind this strong result. The non-residential sector has been on an upward trend since March 2004.

The residential picture was quite different. Builders took out \$2.9 billion worth of permits in March, down 12.2% from February, the result of declines in both single- and multi-family components. For the first

time in 10 months, the \$3 billion mark has not been reached in the residential sector.

For the first three months of 2005, the value of building permits totalled \$14.7 billion, up 15.8% over the same period in 2004. While the residential sector contributed to this gain (+8.0%), it was largely the strength in the non-residential sector (+32.0%) that fuelled this growth.

Regionally, the strongest gain so far in 2005 occurred in Toronto due to the advances in the non-residential sector and in the multi-family component. In addition to Toronto, the growth in the cumulative figures was strong in Western Canada where all metropolitan areas west of Winnipeg showed large increases in their value of building permits.

#### Housing: The demand cools down

The demand for new dwellings weakened in March as municipalities authorized the construction of 17,840 new dwelling units, the lowest number since April 2003 and far less than the 21,250 units authorized in February.

The value of single-family permits declined 6.3% to \$2.0 billion in March. The value of construction intentions for multi-family dwellings retreated 23.0% to \$913 million as proposed projects for apartment/condominiums dropped.

Despite the decline in March, the housing sector remained solid due to low mortgage rates and their positive impact on affordability, rising disposable income as well as strong consumer confidence. In contrast, weaker growth in employment as well as rising vacancy rates and a more balanced resale market for existing homes cooled down the feverish demand for new housing.

The decline for the residential permits in March came largely from Ontario (-14.4%) and Quebec (-25.3%). Marked declines occurred in both single- and multi-family components in these two provinces. At \$533 million, Quebec recorded its lowest level since June 2003. The results in British Columbia also showed a significant decline in residential permits, but this followed very strong construction intentions for multi-family dwellings in February.

For the first quarter of 2005, the value of residential permits totalled just under \$9.3 billion, up 8.0% from the first quarter of 2004. A substantial rise in the multi-family component combined with a more moderate gain in the value of single-family permits explained this strong growth.

At the provincial level, 7 out of the 10 provinces posted gains in their cumulative value of residential permits. The largest gains occurred in Ontario, Alberta and British Columbia.

**Non residential sector: Boom in the three components**

The value of non-residential building permits issued by municipalities surged a blistering 38.7% in March to \$2.3 billion, forging a new monthly record and breaching the \$2 billion threshold for the second time. A record value in the institutional component combined with very high levels in the commercial and industrial components propelled non-residential permits above the previous record of \$2.2 billion set in August 1989.

Construction intentions in the institutional sector increased a spectacular 98.3% to \$796 million. This growth was based mainly on strong construction intentions in the government administrative and the hospital categories. Alberta experienced the greatest increase as a result of a large project in the government administrative building category.

The commercial component recorded a fourth consecutive monthly gain in March, a 12.6% jump from February. The value of construction intentions for commercial buildings reached \$1.2 billion in March, just below the record set in August 1989. Gains were posted in eight of the provinces and territories in March. This surge was mainly due to higher construction intentions for hotel and warehouse buildings.

Construction intentions for industrial projects rose 51.4% to \$381 million in March, the result of large increases in the manufacturing and utility building categories. This was the second increase in a row and this level was 31.6% higher than the average monthly level recorded in 2004. Newfoundland and Labrador posted the most significant increase due to a large project in the utility building category.

The excellent results for the non-residential sector are consistent with economic indicators. Excluding the transportation equipment sector, manufacturers maintained the strong pace seen in January with shipments edging up 0.3% in February. On the commercial side, strong consumer spending in most retail stores pushed sales above the \$30 billion mark for the first time ever in February. Industries operated at 86.0% of their capacity, compared with 85.7% in the third quarter of 2004. A high capacity utilization rate could have a positive impact on the construction intentions for industrial projects.

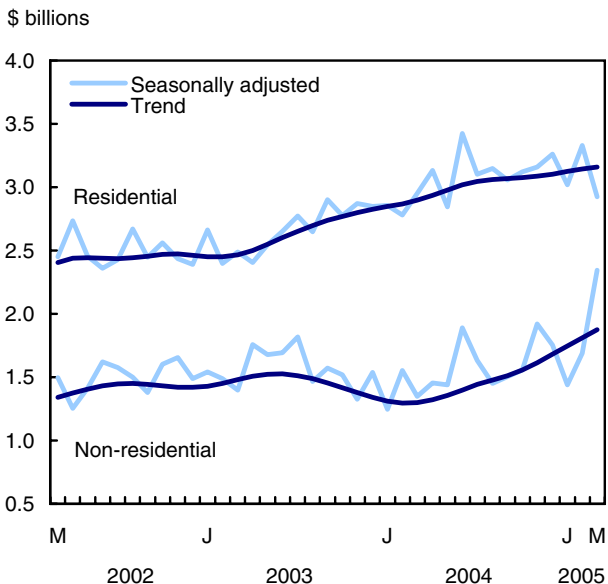
Of the 28 census metropolitan areas, 21 recorded monthly increases in the value of non-residential permits. The largest gain occurred in Toronto and Calgary, and the largest decrease was in Ottawa.

Provincially, the largest increase (in dollars) occurred in Alberta where intentions were up 91.1% to \$483 million. Increases in all three components pushed March's total to its highest level on record.

On a year-to-date basis, municipalities issued \$5.5 billion worth of non-residential permits, up 32.0% from the same period in 2004. All three components were up from last year.

Year-to-date value in the commercial sector rose 39.4% to record almost a \$1.0 billion gain, mainly due to higher construction intentions in the office building category. The value of permits for industrial buildings was up 7.2% while institutional construction intentions recorded a 32.8% rise.

**The value of non-residential permits surge**



The year-to-date results are consistent with private and public investment survey intentions, which had forecast a 6.0% increase in construction investment (including engineering construction) for 2005.

Non-residential permits so far this year have increased in all provinces except Quebec. The largest increase was in Alberta (+129.7%), where the commercial component gained an impressive 91.8% and the industrial component a spectacular 195.8%. Both components were up significantly from the same period last year as a result of the positive impact of energy resource development and the resulting diversification in commercial construction.

In contrast, Quebec showed a decline in all three non-residential components.

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

Definitions, data sources and methods: survey number 2802.

The March 2005 issue of *Building Permits* (64-001-XIE, \$15/\$156) will be available soon.

The April 2005 building permit estimate will be released on June 6.

To order data, contact Brad Sernoskie (613-951-4646 or 1-800-579-8533; [bdp\\_information@statcan.ca](mailto:bdp_information@statcan.ca)). For more information, or to enquire about the concepts, methods or data quality of this release, contact Étienne Saint-Pierre (613-951-2025), Investment and Capital Stock Division.

### Value of building permits, by census metropolitan area<sup>1</sup>

	February 2005 <sup>r</sup>	March 2005 <sup>p</sup>	February to March 2005	January to March 2004	January to March 2005	January-March 2004 to January-March 2005
seasonally adjusted						
	\$ millions		% change	\$ millions		% change
St. John's	21.1	67.4	219.6	83.5	113.6	36.1
Halifax	28.3	45.0	58.8	111.9	102.6	-8.3
Saint John	12.5	10.2	-18.6	23.4	30.4	30.0
Saguenay	3.7	17.1	361.1	23.6	27.4	15.9
Québec	115.6	112.0	-3.1	314.4	276.4	-12.1
Sherbrooke	18.4	17.6	-4.5	56.6	50.7	-10.5
Trois-Rivières	11.7	33.6	186.9	30.6	58.7	92.1
Montréal	542.5	398.9	-26.5	1,569.8	1,418.2	-9.7
Ottawa-Gatineau, Ontario/Quebec	257.4	173.6	-32.6	536.7	543.7	1.3
Ottawa-Gatineau (Que. part)	28.8	35.2	22.2	113.1	85.4	-24.5
Ottawa-Gatineau (Ont. part)	228.7	138.4	-39.5	423.7	458.3	8.2
Kingston	11.5	8.6	-24.7	39.6	29.6	-25.3
Oshawa	76.3	79.3	3.9	208.0	219.9	5.7
Toronto	1,121.1	1,128.4	0.6	2,647.3	3,099.3	17.1
Hamilton	77.3	68.0	-12.1	209.0	239.5	14.6
St. Catharines-Niagara	41.1	43.8	6.6	135.8	114.9	-15.4
Kitchener	57.9	97.3	68.1	237.2	223.3	-5.8
London	85.4	63.7	-25.4	224.2	203.4	-9.3
Windsor	29.8	36.3	21.8	124.8	106.2	-14.9
Greater Sudbury/Grand Sudbury	6.0	5.9	-2.3	10.3	32.0	209.4
Thunder Bay	21.1	4.8	-77.2	19.7	42.3	114.5
Winnipeg	48.4	58.7	21.2	153.1	146.6	-4.3
Regina	11.9	31.0	160.4	56.1	79.7	42.0
Saskatoon	19.6	44.7	128.7	49.2	83.1	69.1
Calgary	302.6	513.0	69.5	697.7	1,013.0	45.2
Edmonton	183.0	201.0	9.8	464.9	630.7	35.7
Abbotsford	19.3	68.7	256.1	44.4	101.2	128.1
Vancouver	341.9	550.8	61.1	1,110.1	1,216.6	9.6
Victoria	71.5	63.1	-11.8	118.3	164.4	39.0

<sup>r</sup> Revised data.

<sup>p</sup> Preliminary data.

1. Go online to view the census subdivisions that comprise the census metropolitan areas.

**Note:** Data may not add to totals as a result of rounding.

Value of building permits, by province and territory

	February 2005 <sup>r</sup>	March 2005 <sup>p</sup>	February to March 2005	January to March 2004	January to March 2005	January-March 2004 to January-March 2005
Seasonally adjusted						
	\$ millions		% change	\$ millions		% change
<b>Canada</b>	<b>5,020.0</b>	<b>5,268.2</b>	<b>4.9</b>	<b>12,734.7</b>	<b>14,745.9</b>	<b>15.8</b>
Residential	3,330.0	2,923.5	-12.2	8,585.9	9,271.5	8.0
Non-residential	1,690.0	2,344.7	38.7	4,148.8	5,474.3	32.0
Newfoundland and Labrador	34.1	77.0	126.1	104.7	149.0	42.3
Residential	25.9	30.1	16.0	79.4	86.6	9.1
Non-residential	8.2	47.0	475.8	25.3	62.4	146.5
Prince Edward Island	24.8	11.0	-55.5	35.7	48.7	36.4
Residential	12.1	7.9	-35.0	27.4	31.5	14.9
Non-residential	12.7	3.2	-75.0	8.2	17.1	107.9
Nova Scotia	62.4	94.5	51.4	205.8	219.3	6.6
Residential	48.1	65.8	36.8	150.5	159.3	5.9
Non-residential	14.3	28.7	100.5	55.3	59.9	8.5
New Brunswick	54.3	58.3	7.4	150.2	156.7	4.4
Residential	41.7	38.7	-7.2	120.8	112.5	-6.9
Non-residential	12.6	19.6	55.7	29.3	44.2	50.8
Quebec	974.4	811.1	-16.8	2,931.8	2,676.5	-8.7
Residential	713.0	532.8	-25.3	1,866.5	1,866.1	0.0
Non-residential	261.4	278.4	6.5	1,065.3	810.3	-23.9
Ontario	2,187.0	2,118.7	-3.1	5,373.2	6,175.4	14.9
Residential	1,353.2	1,158.6	-14.4	3,483.3	3,820.3	9.7
Non-residential	833.8	960.1	15.1	1,889.9	2,355.1	24.6
Manitoba	80.6	90.6	12.3	244.9	242.9	-0.8
Residential	51.5	51.5	0.0	151.1	148.6	-1.7
Non-residential	29.2	39.1	34.0	93.8	94.3	0.6
Saskatchewan	49.1	96.8	97.2	149.9	215.0	43.5
Residential	30.4	32.7	7.7	89.1	93.4	4.9
Non-residential	18.7	64.1	242.7	60.8	121.6	99.9
Alberta	747.2	962.9	28.9	1,661.7	2,452.5	47.6
Residential	494.4	479.6	-3.0	1,202.2	1,396.9	16.2
Non-residential	252.9	483.2	91.1	459.5	1,055.7	129.7
British Columbia	800.0	941.7	17.7	1,842.0	2,394.2	30.0
Residential	555.4	521.3	-6.1	1,401.9	1,544.3	10.2
Non-residential	244.7	420.4	71.8	440.0	850.0	93.2
Yukon	3.3	2.2	-32.7	7.4	8.8	19.5
Residential	3.1	1.5	-51.2	6.1	7.4	20.9
Non-residential	0.1	0.7	436.3	1.2	1.4	12.5
Northwest Territories	2.4	3.4	39.4	16.6	6.4	-61.4
Residential	1.3	3.0	125.6	5.4	4.6	-15.0
Non-residential	1.1	0.4	-62.9	11.3	1.8	-83.6
Nunavut	0.4	0.0	-93.3	11.0	0.4	-96.1
Residential	0.0	0.0	...	2.1	0.0	-99.5
Non-residential	0.4	0.0	-95.0	8.8	0.4	-95.2

<sup>r</sup> Revised data.

<sup>p</sup> Preliminary data.

... Figures not applicable.

**Note:** Data may not add to totals as a result of rounding.

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## Other releases

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### Income of individuals

2003

In 2003, the median total income of individuals in Canada edged down 0.6% to \$23,600 in comparison with 2002. Median employment income fell 0.7% to \$24,800.

The median is the point where one-half of incomes are higher and the other half are lower. Only people with employment income were included in the calculation of median employment income.

Taxfilers in the Northwest Territories still had the highest median employment income in the country in 2003 at \$33,500, even though this was down 3.0% from 2002. Those living in the Yukon and in Ontario shared the second highest median employment income, at \$27,400 each followed by those in Alberta with \$26,400.

Among census metropolitan areas, taxfilers in Oshawa (\$32,900) had the highest median employment income in 2003 followed by those in Ottawa-Gatineau (\$32,500).

Median employment income fell in 21 of 27 census metropolitan areas in 2003, with the biggest declines in the three British Columbia urban centres: Victoria (-3.1%), Vancouver (-2.7%) and Abbotsford (-2.3%).

Employment income represented 75% of the total income, as in 2002. 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 after employment 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 \$15.97 in government transfers for every \$100 of employment income in 2003, down from \$16.09 in 2002 and far less than the peak of \$26.92 in 1993.

Among the census metropolitan areas, taxfilers in Calgary relied least on transfer payments in 2003, receiving only \$7.93 for every \$100 in employment income. Those in Trois-Rivières received the most (\$23.26).

**Note:** The data in this report are drawn from income tax returns filed in the spring of 2004. 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.

**Available on CANSIM: tables 111-0004 to 111-0008 and 111-0026.**

**Definitions, data sources and methods: survey number 4105.**

Data in the publications *Neighbourhood Income and Demographics* (13C0015, various prices), *Labour Income Profiles* (71C0018, various prices) and *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](mailto:saadinfo@statcan.ca)), Small Area and Administrative Data Division. □

## Median total income and median employment income by census metropolitan area<sup>1</sup>, 2003

	Median total income		Median employment income	
	\$	% change 2002 to 2003	\$	% change 2002 to 2003
<b>Canada</b>	<b>23,600</b>	<b>-0.6</b>	<b>24,800</b>	<b>-0.7</b>
Abbotsford	21,600	-0.9	22,400	-2.3
Calgary	28,100	-0.9	28,900	-1.3
Edmonton	26,600	-0.1	27,800	-0.2
Greater Sudbury/Grand Sudbury	25,200	-0.3	23,700	0.7
Halifax	25,600	0.0	26,000	-0.4
Hamilton	27,100	-0.1	29,200	-0.3
Kingston	26,900	0.7	25,700	1.2
Kitchener	28,000	-0.9	29,800	-0.7
London	26,100	-0.8	27,000	-0.9
Montréal	23,100	-0.1	25,200	-1.1
Oshawa	31,000	0.9	32,900	1.9
Ottawa–Gatineau	30,700	-1.4	32,500	-1.2
Québec	25,400	0.9	26,600	-0.5
Regina	27,000	0.7	27,600	0.6
Saguenay	21,600	0.6	22,100	-0.9
Saint John	22,400	1.8	23,200	2.1
Saskatoon	24,300	-0.2	24,100	-0.6
Sherbrooke	22,300	0.5	23,400	-0.1
St. Catharines–Niagara	24,300	-1.1	23,100	-0.1
St. John's	22,500	1.4	24,600	1.9
Thunder Bay	26,400	0.3	27,000	-0.1
Toronto	25,000	-2.3	28,500	-1.7
Trois–Rivières	20,500	0.2	22,100	-0.4
Vancouver	22,500	-1.8	25,400	-2.7
Victoria	27,100	-0.5	26,000	-3.1
Windsor	27,900	-0.9	29,400	-0.7
Winnipeg	24,600	-0.7	25,000	-0.3

1. Go online to view the census subdivisions that comprise the census metropolitan areas.

## Cereals and oilseeds review February 2005

In March, Chicago soybean futures' prices continued to advance above speculative levels of late February. The prices of both corn and soybeans held up remarkably well given bearish global fundamentals. Soybean prices rallied early in the month due to reduced production in South America and uncertainty concerning Asian soybean rust in the United States. Prices fell later in the month as the Brazilian harvest progressed, the export pace was slower than expected and the US dollar strengthened. Later in the month, corn prices also fell back somewhat with spillover from losses in soybeans and wheat, speculative selling and Chinese sales to Korea.

Winnipeg canola futures' prices, showing some volatility, increased about \$20 a tonne during the month. Nearby canola prices reached \$290, largely due to higher soyoil and soymeal prices. Canola prices then lost \$10 to \$15 a tonne and rebounded later in the month despite industry forecasts for Prairie plantings of 12 million acres.

The data from the February 2004 issue of the *Cereals and Oilseeds Review* are now available. The information includes data on production, stocks, prices,

domestic processing, exports, farmers' deliveries, and supply-disposition analyses.

The March situation report, an overview of current market conditions, both domestic and international, is also included in the February issue of *Cereals and Oilseeds Review*, Vol. 28, no. 2 (22-007-XIB, \$12/\$120), which is now available. See *How to order products*.

For general information, contact Client Services (1-800-465-1991; [agriculture@statcan.ca](mailto:agriculture@statcan.ca)). To enquire about the concepts, methods or data quality of this release, contact Les Macartney (613-951-8714; [les.macartney@statcan.ca](mailto:les.macartney@statcan.ca)), Agriculture Division.

## Industrial concentration in the manufacturing sector 2003

Industrial concentration statistics in the manufacturing sector measure the market share of the industry's largest enterprises according to their shipments. They also provide an indicator of the degree of competition within a specific industry. Data on Industrial concentration in the manufacturing sector are now available for 2003.

**Definitions, data sources and methods: survey number 2103.**

For more information or to order data, contact the dissemination officer (1-866-873-8789; 613-951-9497; [manufact@statcan.ca](mailto:manufact@statcan.ca)), Manufacturing, Construction and Energy Division. ■

**Annual Survey of Manufactures**

2003 (revised)

Revisions to the Automobile and light-duty motor vehicle manufacturing sector in Ontario resulted in minor revisions to the 2003 data. Following these changes, the cost of materials, supplies and goods for resale

decreased \$8.1 billion to \$45.2 billion, the sales of manufactured goods and other revenue decreased by \$11.8 billion to \$63.7 billion while the total value added decreased by \$3.8 billion to \$17.8 billion.

**Available on CANSIM: tables 301-0003 and 301-0005.**

**Definitions, data sources and methods: survey number 2103.**

To order data, 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](mailto:manufact@statcan.ca)), Manufacturing, Construction and Energy Division. ■



## New products

People, Products and Services, Agriculture  
Division, 2005  
Catalogue number 21F0003GIE  
(free).

Cereals and Oilseeds Review, February 2005, Vol. 28,  
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Thursday, June 5, 1997  
For release at 8:30 a.m.



**MAJOR RELEASES**

- **Urban transit, 1995** 2  
Changes in expenditure 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.

**OTHER RELEASES**

- **High-wired Index, May 1997** 3
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- **Egg production, April 1997** 12

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### Statistics Canada's official release bulletin

Catalogue 11-001-XIE.

Published each working day by the Communications Division, Statistics Canada,  
10-H, R.H. Coats Bldg., Tunney's Pasture, Ottawa, Ontario K1A 0T6.

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