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The Daily

Statistics Canada

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Releases

Releases

Building permits

June 2005

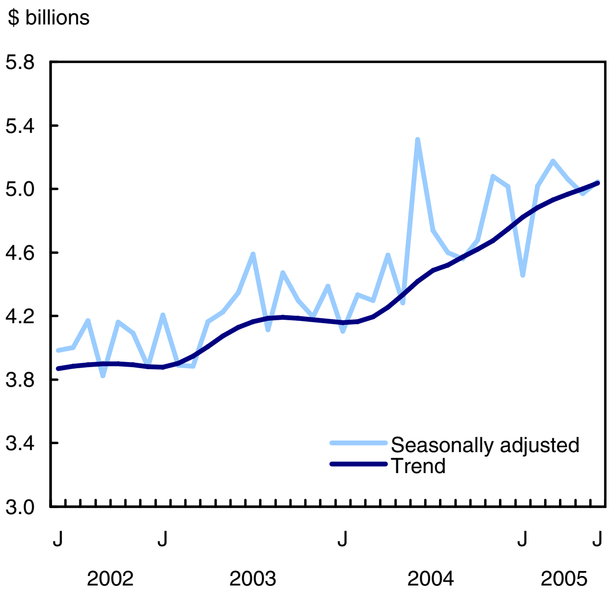
Municipalities issued more than $5.0 billion in building permits for the fourth time since the beginning of the year in June, in the wake of high construction intentions in both the residential and non-residential sectors.

Overall, the value of permits rose 1.5% to just over $5.0 billion.

Builders took out $3.2 billion in residential permits, up a slight 0.5% from May. The value of non-residential permits rose 3.1% to $1.9 billion, which was 19.5% higher than the average monthly level last year.

In the residential sector, a decline in the single-family segment was more than offset by an increase in multi-family intentions. In the non-residential sector, gains in the industrial and commercial components more than offset a drop in institutional permits.

Total value of permits increased slightly



So far this year, permits are well ahead of the record-setting pace in 2004. The cumulative value totalled $29.7 billion for the first half of 2005, 10.5% higher than the same six months last year. Residential permits were up 4.4% and non-residential permits up 22.7%.

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.

Except for January, the value of permits issued for every month so far in 2005 has surpassed the average monthly level of $4.6 billion last year.

Among metropolitan areas, the largest advances (in dollars) on a year-to-date basis occurred in Calgary, Edmonton and Vancouver. In Calgary and Edmonton, the strength came from both residential and non-residential sectors. In Vancouver, all three components of the non-residential sector drove the gain.

In fact, each metropolitan area in the three westernmost provinces recorded large gains in the cumulative value of permits.

Third monthly gain for residential permits

Residential building permits recorded their third consecutive monthly increase in June on the strength of intentions for multi-family dwellings, which surpassed the $1-billion mark for a fifth month this year.

Builders took out $1.1 billion in multi-family permits, up 7.9%, driven by permits for new apartment or condominium projects. The value of single-family permits declined 3.1% to $2.0 billion, halting two consecutive increases.

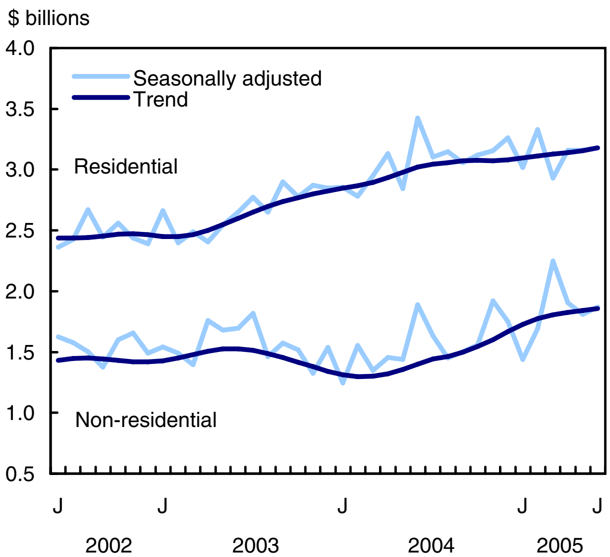
The strength in the residential sector is likely due to advantageous mortgage rates, as well as a strong job market and strong levels of consumer confidence. These factors were tempered by rising inventories of unoccupied new homes and rising vacancy rates for apartments in several centres, thus increasing the supply of available dwellings.

Provincially, the largest gain (in dollars) in June came from Quebec where several new apartment/condominium units were approved. In contrast, Alberta posted the most significant retreat in residential numbers, but this decline followed four strong months.

On a year-to-date basis, the value of single-family permits totalled $12.3 billion for the first half of 2005, up 2.6% from the same period in 2004. The value of permits for multi-family dwellings rose 8.0% to $6.4 billion.

Alberta (+24.0%) showed by far the largest advance in the cumulative value of housing permits, on the basis of gains in single- and multi-family dwellings in Calgary, Edmonton and non-metropolitan areas. The cumulative value of permits fell in only three provinces: Newfoundland and Labrador, New Brunswick and Manitoba.

Both residential and non-residential sectors increased



Rebound in the commercial, industrial sectors

June's increase in the value of permits in the non-residential sector halted two consecutive monthly declines following the record high of $2.2 billion in March.

Intentions in the commercial component rebounded 13.7% to $1.0 billion, after two consecutive monthly decreases. The gain came largely from permits for recreational buildings and warehouses. The commercial sector has surpassed the $1-billion mark four times during the past five months.

In the industrial component, intentions rose 14.5% to $388 million on the strength of projects for manufacturing buildings. The industrial component has been on an upward trend since the beginning of the year.

Intentions in the institutional sector fell 20.6% to $450 million as the value of permits for schools and medical buildings retreated.

Non-residential permits were up in 16 out of the 28 census metropolitan areas. The largest increase (in dollars) occurred in Vancouver, thanks to gains in all three components. In contrast, Toronto recorded the strongest decrease, the result of a drop in institutional and commercial intentions.

Provincially, British Columbia recorded the largest advance in the non-residential sector (+28.5% to $354 million), the result of large increases in all three components. Institutional permits in the province hit their highest level on record.

In contrast, a large drop in the institutional component led Saskatchewan to the biggest decline after an exceptional month in May.

On a year-to-date basis, municipalities issued $11.0 billion worth of non-residential permits between January and June, up 22.7% from the same period in 2004. All three components contributed to this exceptionally strong growth.

The commercial component recorded the biggest year-to-date gain, up 26.2% to $6.2 billion. Intentions in the institutional component rose 15.2% to $2.9 billion, while the industrial component advanced 24.3% to $1.9 billion.

These results are consistent with several economic indicators. Among them, office vacancy rates have declined in several centres; retail sales have been strong since the beginning of the year; Canadian corporations reported record earnings; and capacity use hit a record level in manufacturing due to an increase in demand for durable goods.

The two westernmost provinces recorded the largest increases in the cumulative value of non-residential permits. Intentions in Alberta for the first six months of the year were up 81.3% over the same period last year, while in British Columbia, they were up 78.8%.

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

Definitions, data sources and methods: survey number 2802.

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

The July building permit estimate will be released on September 7.

To order data, contact Brad Sernoskie (613-951-4646 or 1-800-579-8533; *bdp_information@statcan.ca*). For more information, or to enquire about the concepts, methods or data quality of this release, contact Valérie Gaudreault (613-951-1165), Investment and Capital Stock Division.

Value of building permits, by census metropolitan area[1]

	May 2005[r]	June 2005[p]	May to June 2005	January to June 2004	January to June 2005	January-June 2004 to January-June 2005
	seasonally adjusted					
	$ millions		% change	$ millions		% change
St. John's	22.0	38.1	73.2	176.7	195.0	10.3
Halifax	54.0	56.3	4.2	304.9	282.5	-7.3
Saint John	16.5	9.0	-45.7	55.8	70.2	25.7
Saguenay	12.7	13.2	3.8	67.6	79.2	17.3
Québec	108.3	86.4	-20.2	646.5	567.1	-12.3
Sherbrooke	18.6	25.8	38.5	114.7	122.3	6.6
Trois–Rivières	16.5	20.5	23.8	82.5	84.6	2.6
Montréal	500.0	531.5	6.3	3,109.9	2,915.2	-6.3
Ottawa–Gatineau, Ontario/Quebec	148.7	170.7	14.8	1,086.7	1,053.6	-3.0
Ottawa–Gatineau (Que. part)	37.5	58.9	56.8	258.8	213.5	-17.5
Ottawa–Gatineau (Ont. part)	111.1	111.8	0.6	827.9	840.1	1.5
Kingston	17.5	16.0	-8.3	108.2	91.0	-15.9
Oshawa	80.2	66.7	-16.8	467.6	451.7	-3.4
Toronto	894.7	740.3	-17.3	5,425.9	5,524.1	1.8
Hamilton	121.1	92.7	-23.4	493.5	541.8	9.8
St. Catharines–Niagara	50.2	40.0	-20.2	274.9	279.1	1.5
Kitchener	87.3	124.8	42.9	438.9	518.9	18.2
London	73.3	73.8	0.7	422.8	426.8	0.9
Windsor	27.7	33.5	21.0	267.3	218.2	-18.4
Greater Sudbury/Grand Sudbury	14.4	29.7	106.6	52.3	93.5	79.0
Thunder Bay	17.8	8.3	-53.1	50.1	75.9	51.5
Winnipeg	61.9	101.3	63.7	369.4	358.8	-2.9
Regina	30.8	16.2	-47.2	108.6	133.7	23.1
Saskatoon	61.7	26.8	-56.5	124.3	185.0	48.9
Calgary	292.9	277.8	-5.2	1,388.0	1,915.1	38.0
Edmonton	197.1	236.4	20.0	970.5	1,297.5	33.7
Abbotsford	27.9	21.3	-23.5	95.7	179.9	87.9
Vancouver	424.4	563.0	32.7	2,543.8	2,667.4	4.9
Victoria	77.5	53.3	-31.2	263.3	349.3	32.6

r *Revised data.*
p *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

	May 2005[r]	June 2005[p]	May to June 2005	January to June 2004	January to June 2005	January-June 2004 to January-June 2005
	seasonally adjusted					
	$ millions		% change	$ millions		% change
Canada	**4,971.5**	**5,045.6**	**1.5**	**26,913.6**	**29,733.7**	**10.5**
Residential	3,161.0	3,178.3	0.5	17,985.5	18,775.7	4.4
Non-residential	1,810.5	1,867.3	3.1	8,928.0	10,958.0	22.7
Newfoundland and Labrador	37.3	53.9	44.4	231.5	271.9	17.4
Residential	28.1	31.5	12.2	176.4	170.9	-3.1
Non-residential	9.3	22.4	141.9	55.2	101.0	83.1
Prince Edward Island	13.0	19.3	48.5	99.1	116.4	17.5
Residential	9.5	14.8	56.0	63.1	67.0	6.2
Non-residential	3.5	4.5	28.3	36.0	49.4	37.2
Nova Scotia	108.2	105.7	-2.4	546.8	550.9	0.7
Residential	67.4	75.0	11.2	369.6	383.0	3.6
Non-residential	40.8	30.6	-24.9	177.2	167.9	-5.3
New Brunswick	73.9	73.0	-1.2	357.9	366.1	2.3
Residential	46.2	41.4	-10.4	244.3	241.3	-1.2
Non-residential	27.7	31.6	14.1	113.7	124.8	9.8
Quebec	979.8	1,023.0	4.4	5,863.0	5,624.2	-4.1
Residential	644.2	720.1	11.8	3,860.1	3,886.3	0.7
Non-residential	335.6	302.9	-9.7	2,002.9	1,737.9	-13.2
Ontario	1,948.2	1,924.4	-1.2	11,316.8	11,926.0	5.4
Residential	1,228.1	1,206.0	-1.8	7,306.5	7,385.6	1.1
Non-residential	720.1	718.4	-0.2	4,010.3	4,540.4	13.2
Manitoba	98.1	145.1	47.9	563.4	570.5	1.3
Residential	50.8	56.7	11.6	326.2	314.1	-3.7
Non-residential	47.3	88.4	86.8	237.2	256.4	8.1
Saskatchewan	113.0	58.5	-48.2	362.5	433.9	19.7
Residential	52.3	30.7	-41.4	191.4	199.7	4.3
Non-residential	60.7	27.8	-54.1	171.0	234.2	36.9
Alberta	779.0	733.8	-5.8	3,432.0	4,891.7	42.5
Residential	495.0	452.9	-8.5	2,323.3	2,881.3	24.0
Non-residential	283.9	280.9	-1.1	1,108.6	2,010.4	81.3
British Columbia	804.5	898.5	11.7	4,036.6	4,923.6	22.0
Residential	528.8	544.2	2.9	3,079.1	3,211.8	4.3
Non-residential	275.7	354.3	28.5	957.6	1,711.9	78.8
Yukon	9.6	1.6	-83.3	46.9	24.7	-47.3
Residential	6.7	1.3	-80.9	18.8	18.4	-2.6
Non-residential	2.9	0.3	-88.6	28.1	6.4	-77.3
Northwest Territories	6.8	8.5	25.3	38.2	33.2	-13.2
Residential	3.8	3.5	-9.6	17.6	16.2	-7.9
Non-residential	3.0	5.0	70.6	20.6	17.0	-17.7
Nunavut	0.0	0.2	...	18.8	0.6	-96.6
Residential	0.0	0.2	...	9.1	0.2	-97.8
Non-residential	0.0	0.0	...	9.7	0.4	-95.5

r *Revised data.*
p *Preliminary data.*
... *Figures not applicable.*
Note: *Data may not add to totals as a result of rounding.*

■

Steel primary forms, weekly data

Week ending July 30, 2005 (preliminary)

Steel primary forms production for the week ending July 30 totalled 266 996 metric tonnes, down 3.2% from 275 745 tonnes a week earlier and down 18.7% from 328 387 tonnes in the same week of 2004.

The year-to-date total as of July 30 was 8 982 456 tonnes, down 4.0% from 9 355 840 tonnes in the same period of 2004.

Definitions, data sources and methods: survey number 2131.

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. ■

Farm product prices

June 2005

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

The Ontario slaughter calves price in June was $105.78 per hundred weight, up 7% from May and up 12% from the June 2004 price of $94.02.

The June non-board wheat price in Manitoba was $85.80 per tonne, up 8% from May 2005 but down 43% from the June 2004 price of $151.00.

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 Gail-Ann Breese (204-983-3445; fax: 204-983-7543; *gail-ann.breese@statcan.ca*), Agriculture Division. ■

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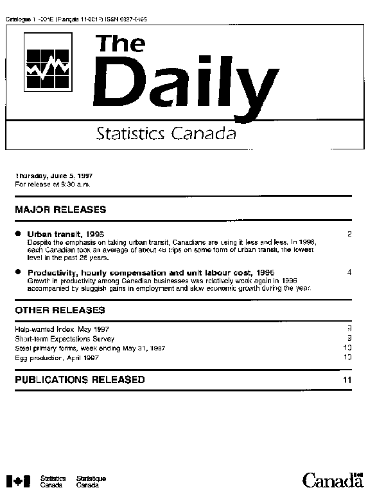

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The Daily

Statistics Canada

Thursday, June 5, 1997
For release at 8:30 a.m.

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 46 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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PUBLICATIONS RELEASED 11

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