

# The Daily

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## Statistics Canada

**Wednesday, June 4, 2008**

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**2006 Census: Changing patterns in Canadian homeownership and shelter costs** 2

In 2006, the homeownership rate reached its highest level since 1971, according to a detailed analysis of data on housing, homeownership and shelter costs from the 2006 Census.

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## Releases

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### 2006 Census: Changing patterns in Canadian homeownership and shelter costs

In 2006, Canada's homeownership rate reached its highest level since 1971, according to a new detailed analysis of data on housing, homeownership and shelter costs from the 2006 Census.

At the same time, the percentage of households spending 30% or more of their incomes on shelter, a measurement of housing affordability developed by the Canada Mortgage and Housing Corporation (CMHC) and the provinces, increased slightly. Most of this increase was for homeowners with mortgages as opposed to renters or mortgage-free owners.

Of the 12.4 million households in Canada, more than 8.5 million, over two-thirds (68.4%) owned their home, the highest rate since 1971. At the same time, the proportion of Canadian households that rented their home slipped from 33.8% in 2001 to 31.2% in 2006. About 3.9 million households rented their home in 2006.

The increase during the five-year period continues the long-term trend in rising homeownership that picked up in 1991 after a period of low growth during the 1980s.

In 2006, an estimated 3.0 million households, or 24.9% of the total, spent 30% or more of their income on shelter, a slight gain from 2001. Among homeowners with mortgages, the proportion was 25.7%, up from 23.6% in 2001. Some of these households may have chosen to spend more than 30% on housing, but the census does not provide information on intentions.

Households in the Atlantic provinces continued to have the highest homeownership rates in the country in 2006. Those in Newfoundland and Labrador had the highest rate, 78.7%. Households in Quebec had the lowest provincial rate at 60.1%.

Census data also showed that the median selling price Canadian homeowners (excluding farms and Indian reserves) would expect to receive for their dwellings rose from \$134,240 in 2001 to \$200,474 in 2006, a 49.3% increase. Over the same period, consumer prices as measured by the Consumer Price Index increased by 11.3%.

#### More homeowners with a mortgage

Nearly 6 out of every 10 households that owned their home had a mortgage in 2006.

Of the 8.4 million households that owned their dwelling in 2006, 4.9 million, or 57.9%, had a mortgage,

#### Note to readers

Statistics Canada today releases a detailed analysis of data on housing, homeownership and shelter costs from the 2006 Census. The data were released as part of the census release of dwelling characteristics on September 12, 2007, and the release of shelter costs on May 1, 2008.

Estimates for shelter costs and the value of dwellings are presented as medians. The median is the point at which half the households are above, and half below.

Renter shelter costs include rental payments plus utilities (electricity, water and fuels). Owner shelter costs include mortgage payments, property taxes, condo fees, and utilities.

This release also compares out-of-pocket shelter costs to a household's ability to meet those costs. The share of income (total pre-tax household income) spent on shelter costs is known as the shelter cost-to-income ratio. A threshold of 30% for this ratio is accepted as the upper limit for defining affordable housing as per the definition of affordability developed by the Canada Mortgage and Housing Corporation (CMHC) and the provinces for the purposes of defining need for social housing.

Those who spend 30% or more of their household income on shelter may do so by choice or they may be at risk of experiencing problems related to housing affordability. This report looks at the characteristics of these households but does not provide information about whether they do so by choice.

the highest level since 1981 when baby boomers were entering the housing market. This was an increase from 55.2% in 2001. At the same time, the proportion without a mortgage fell from 44.8% in 2001 to 42.1% in 2006.

Most of the increase in the proportion of households with a mortgage was due to renters moving into homeownership, but some can only be accounted for by homeowners taking on new mortgages or adding to existing ones, possibly to finance renovations or other large purchases.

Provincially, Alberta had the highest proportion of households with a mortgage (62.1%) and Newfoundland and Labrador had the lowest proportion (44.8%).

#### Condominiums driving homeownership

The census enumerated 913,000 households that owned a condominium in 2006, up 36.5% from five years earlier.

The increase in condominium owners during this period accounted for one-quarter of the increase in the number of Canadian households that owned their dwelling.

In 1981, less than 4% of owner households owned condominiums. By 2001, this proportion had more than doubled to 9%, and by 2006, it had reached 10.9%.

Rates of condominium ownership were highest in the four British Columbia metropolitan areas. Condo owners accounted for 31.0% of owner households in Vancouver in 2006, 23.8% in Abbotsford, 21.2% in Victoria and 21.1% in Kelowna.

### **Shelter costs increasing faster than the Consumer Price Index**

For renter households, median annual shelter costs rose by 12.8% between 2001 and 2006. Over the same period, consumer prices increased by 11.3%.

For owner households, spending on shelter increased by 21.6%, almost twice the increase in consumer prices.

In 2006, the median annual shelter cost for renter households was \$8,057. For owner households, it was \$10,056.

For owners without a mortgage, median shelter costs amounted to only \$5,054, while for owners with a mortgage, it was three times this amount.

### **Percentage spending 30% or more on shelter edges up**

In 2006, an estimated 3.0 million households, or 24.9% of the total, spent 30% or more of their income on shelter. This was up marginally from 24.1% in 2001, but was lower than the high of 26.6% in 1996 at the end of the economic downturn experienced in the early 1990s.

Those who spend 30% or more of their household income on shelter may do so by choice or they may be at risk of experiencing problems related to housing affordability as defined by the CMHC.

Renter households had a higher share of households spending 30% or more on shelter — 40.3% in 2006, compared with 39.6% in 2001.

Homeowners had a lower share at 17.8% of these households in 2006, up from 16.0% five years earlier.

The increase in the number of homeowners with mortgages spending 30% or more on shelter accounted for almost 90% of the total rise in the number of households spending above this threshold during the five-year period.

In 2006, just over half (50.9%) of the households that exceeded the affordability threshold were renters. Another 41.0% were households that owned a home with a mortgage, while the remaining 8.1% were households that owned a home without a mortgage.

### **Homeownership rate increasing for people living alone**

Homeownership rates were well below the national average for people who lived alone in 2006. However, rates for these individuals increased at a faster pace than the national average during the five-year period.

By 2006, just under half (47.8%) of people who lived alone in 2006 owned their accommodation, while just over half rented their dwelling.

Women who lived alone continued to have a higher homeownership rate than their male counterparts, 48.7% compared with 46.7% for men. Women homeowners living alone were likely to be older. Approximately half were aged 65 or more. They were also more likely to be widowed — 47.3% compared with 16.0% for men.

More people were living alone in 2006, according to previously reported census data. Between 2001 and 2006, the number of one-person households increased 11.8% to 3.3 million.

One-person households accounted for 26.8% of all households in 2006, up from 25.7% five years earlier. Seniors aged 65 and over represented 33.9% of people who lived alone.

### **Definitions, data sources and methods: survey number 3901.**

A more detailed report, *Changing Patterns in Canadian Homeownership and Shelter Costs, 2006 Census* (97-554-XIE2006001, free) and a set of tables *Shelter Costs Highlight Tables, 2006 Census* (97-554-XWE2006002, free) are now available from the *Publications* module of our website.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Media Relations (613-951-4636; [mediahotline@statcan.ca](mailto:mediahotline@statcan.ca)), Communications and Library Services Division. ■

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## Architectural services 2006

Architectural services and landscape architectural services firms generated combined operating revenues of \$2.6 billion in 2006, an increase of 15% from the previous year.

Of the aggregate operating revenues, businesses classified to the architectural services industry generated \$2.4 billion dollars, with the remainder coming from firms in the landscape architectural services industry.

While the industry showed revenue gains across the country, revenue growth rates continued to be generally higher in Western Canada, particularly in Saskatchewan and Alberta.

The industry also fared well in the central provinces where revenue growth rates exceeded 10%. This is notable in comparison with the modest growth rates in 2005 and the contraction in 2004.

Operating revenues for firms in Ontario accounted for more than two-fifths of the total national figure. British Columbia was a distant second, with close to one-fifth of the revenues, followed by Quebec (17%) and Alberta (14%). The rest of the provinces and territories contributed to less than one-tenth of total industry revenues.

The industry earned half of its revenues from the business sector compared with 40% from governments and public institutions. The remaining 10% of revenues came mostly from households and partly from foreign clients.

In 2006, the total operating expenses grew by 17% to \$2.2 billion dollars, resulting in a profit margin of 15%.

**Note:** As of 2006, the Annual Survey of Architectural Services comprises two North American Industry Classification System industries; Architectural Services (54131) and Landscape Architectural Services (54132). Previously, the latter was included in the annual survey of specialized design services.

**Available on CANSIM: table 360-0004.**

**Definitions, data sources and methods: survey number 2420.**

Results from the 2006 Annual Survey of Architectural Services are now available.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Lorraine St-Jean (613-951-5000; fax 613-951-6696; [lorraine.st-jean@statcan.ca](mailto:lorraine.st-jean@statcan.ca)), or Kyoomars Haghandish (613-951-6304; fax:

613-951-6696; [kyoomars.haghandish@statcan.ca](mailto:kyoomars.haghandish@statcan.ca)), Service Industries Division. ■

## Engineering services industry 2006

The engineering services industry recorded operating revenues of \$15.4 billion in 2006, up 11.4% from the previous year. The operating profit margin was 11.7%.

Operating revenue growth rates in Western Canada outpaced those of the central provinces. Industry operating revenues in Ontario and Quebec grew by 6% and 7% respectively, compared with 19% in Alberta and 21% in British Columbia.

Engineering service firms operating in Ontario accounted for 29% of national operating revenues. Alberta, closing the gap with Ontario in recent years, was second with a share of 27%, followed by Quebec (21%) and British Columbia (16%).

Nearly 60% of operating revenues were earned from business sector contracts while another 24% came from public sector clients. Spending by households and individuals accounted for only 2% of the industry's revenues. Exports continued to be strong, generating 16% of total operating revenues.

**Available on CANSIM: table 360-0005.**

**Definitions, data sources and methods: survey number 2439.**

Results from the 2006 Annual Survey of Engineering Services are now available.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Lorraine St-Jean (613-951-5000; fax: 613-951-6696; [lorraine.st-jean@statcan.ca](mailto:lorraine.st-jean@statcan.ca)), or Kyoomars Haghandish (613-951-6304; fax 613-951-6696; [kyoomars.haghandish@statcan.ca](mailto:kyoomars.haghandish@statcan.ca)), Service Industries Division. ■

## Aircraft movement statistics: Small airports

August to December 2007

The airport at Guelph, Ontario, was the most active site overall in August 2007 with 5,345 movements, down 3,754 (-41.2%) from August 2006. All of these movements were local movements (flights that remain in the vicinity of the airport).

Goose Bay, Newfoundland and Labrador, was the most active airport for itinerant movements with

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3,127 take-offs and landings in August 2007, up 6.3% compared with August 2006.

Data for small airports for August through December 2007 are now available.

The monthly publications will soon be available.

The August 2007 issue of *Aircraft Movement Statistics, Airports without Air Traffic Control Towers*, Vol. 2, no. 8 (51-008-XWE, free) is now available from the *Publications* module of our website. This report is a joint publication of Statistics Canada and Transport Canada. It is also known as Transport Canada report *TP 141*.

**Available on CANSIM: tables 401-0021 to 401-0022.**

**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 Client Services (toll-free 1-866-500-8400;

[transportationstatistics@statcan.ca](mailto:transportationstatistics@statcan.ca)), Transportation Division. ■

## **Canadian Foreign Post Indexes**

June 2008

Data for on Canadian Foreign Post Indexes are now available for June.

**Definitions, data sources and methods: survey number 2322.**

The June 2008 issue of *Canadian Foreign Post Indexes* (62-013-XIE, free) is now available from the *Publications* module of our website.

For more information on these indexes, contact Client Services (toll-free 1-866-230-2248; 613-951-9606; [prices-prix@statcan.ca](mailto:prices-prix@statcan.ca)). To enquire about the concepts, methods or data quality of this release, contact Claudio Perez (613-951-1733; [claudio.perez@statcan.ca](mailto:claudio.perez@statcan.ca)), Prices Division. ■

## New products

**Aircraft Movement Statistics: Airports without Air Traffic Control Towers (TP 141)**, August 2007, Vol. 2, no. 8  
**Catalogue number 51-008-XWE**  
(free).

**Canadian Foreign Post Indexes**, June 2008  
**Catalogue number 62-013-XIE**  
(free).

**Income Research Paper Series: Low Income Cut-offs for 2007 and Low Income Measures for 2006**, 2006/2007, no. 4  
**Catalogue number 75F0002MIE2008004**  
(free).

**Cancer Survival Statistics**, 1992 to 1999  
**Catalogue number 82-226-XWE**  
(free).

**Thematic Maps**, Census year 2006 (update)  
**Catalogue number 92-173-XIE**  
(free).

**GeoSearch2006**, Census year 2006 (update)  
**Catalogue number 92-197-XWE**  
(free).

**Aboriginal Population Profile, 2006 Census**, Census year 2006 (update)  
**Catalogue number 92-594-XWE**  
(free).

**Census Trends, 2006 Census**, Census year 2006 (update)  
**Catalogue number 92-596-XWE**  
(free).

**Changing Patterns in Canadian Homeownership and Shelter Costs, 2006 Census**, Census year 2006  
**Catalogue number 97-554-XIE2006001**  
(free).

**Shelter Costs Highlight Tables, 2006 Census**, Census year 2006  
**Catalogue number 97-554-XWE2006002**  
(free).

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Catalogue 11-001-XIE (English) 11-001-XIE-1000-1000-1000

# The Daily

Statistics Canada

Thursday, May 29, 2008  
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## Releases

**Canada's balance of international payments, first quarter 2008** 2

The current account surplus with the rest of the world (on a seasonally adjusted basis) increased sharply to \$5.0 billion in the first quarter of 2008, led by higher prices for several exported commodities combined with a lower import deficit. In the financial account, foreign direct investment flows into Canada slowed significantly from the expansion-driven pace of the previous quarter, while Canadian direct investment abroad continued to strengthen.

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**2006 Census profiles**

Within the boundaries of the census and earnings release components, the complete cumulative profile is now available for census divisions, census subdivisions, dissemination areas, forward sortation areas, designated places, urban areas, and census metropolitan areas and census agglomerations with census subdivisions. To obtain these profiles in electronic format (links vary for different geography levels), contact Statistics Canada's National Contact Centre.




## Statistics Canada's official release bulletin

Catalogue 11-001-XIE.

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