



# The Daily

Statistics Canada

**Tuesday, July 5, 1994**

For release at 8:30 a.m.

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## MAJOR RELEASE

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### ● Building permits, May 1994

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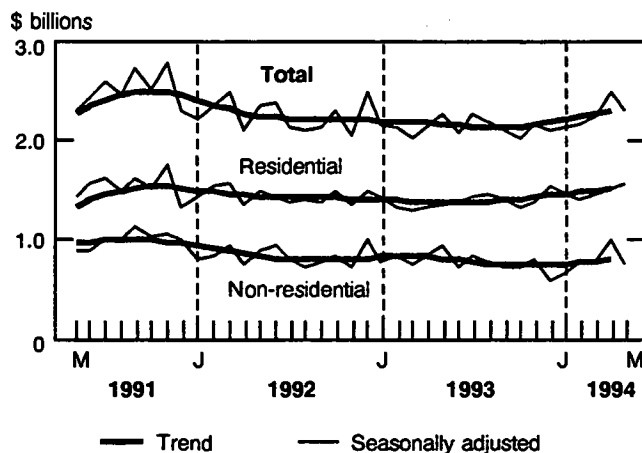
## MAJOR RELEASE

### Building permits

May 1994

Municipalities issued building permits valued at \$2,300 million (seasonally adjusted) in May, a 7.7% drop from April. However, May's result did not alter the overall trend, which continued to display an upward pattern.

#### Value of building permits issued



The overall decline was attributable to a 24.2% fall in the value of non-residential permits. In contrast, the value of residential sector permits increased for the third consecutive month (+3.0%), partially offsetting the non-residential decline.

The recent increases in residential building permits coincide with employment gains in construction reported over the latest four months. It is estimated that for each \$1 million of investment in residential construction, 15 direct and indirect full-time jobs are created in the construction industry and its related industries.

#### Residential construction Intentions remain resilient

So far, recent jumps in mortgage interest rates appear to have not affected the value of construction intentions for the residential sector. In fact, permits posted their third consecutive gain in May (+3.0% to \$1,555 million).

The value of residential building permits from January to May grew by 10.9% from the year before.

#### Note to users

Unless otherwise stated, data presented in this release are seasonally adjusted. The seasonally adjusted data are the result of adjusting monthly statistics to provide a comparable level of activity based on previous performance relative to past seasonal patterns.

The building and demolitions permits monthly survey covers 2,400 municipalities representing 93% of the population. It provides an early indication of building activity. The communities representing the other 7% of the population are very small, and their levels of building activity have little impact on the overall total.

The value of planned construction activities shown in this release excludes engineering projects (e.g., waterworks, sewers, culverts, etc.) and the land component.

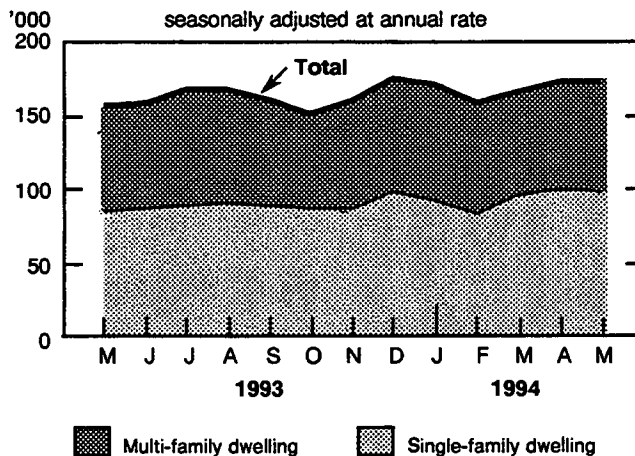
The number of units authorized refers to the number of dwellings on which municipalities have permitted construction to start.

The annual rate is a monthly figure adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels.

This reflects improved employment numbers and lower housing prices. Both multi-family (+12.6%) and single-family (+10.2%) dwellings were responsible for the year-over-year gain.

In terms of authorized dwelling units, the annualized number issued in May reached 171,600 units—practically unchanged from April. All regions showed an increase in their year-to-date total intentions compared to the corresponding figures for last year. But British Columbia and Ontario contributed most significantly to the increase.

#### Dwelling units authorized



Year-to-date increases in residential building permits (which translate progressively into housing starts over a period of six months from the date of issue), have been partially reflected in Canada Mortgage and Housing Corporation's latest data. The number of starts at an annual rate reached 158,400 in May 1994, an increase of 5.4% from 150,300 the year before.

### Non-residential intentions are down

The value of non-residential permits dropped sharply in May, down 24.2% from April, to \$746 million. The setback in May followed four consecutive increases and was attributable to a 37.9% drop in planned commercial projects. This contrasts with April, when a few large projects resulted in a buoyant increase.

For January to May 1994, the value of permits dropped 3.3% from the same period in 1993. This is due entirely to the institutional component, which plummeted 22.8%. In the same period, the commercial component gained 8.5% while the industrial component gained 4.8%.

### So far, British Columbia has posted the best performance in 1994

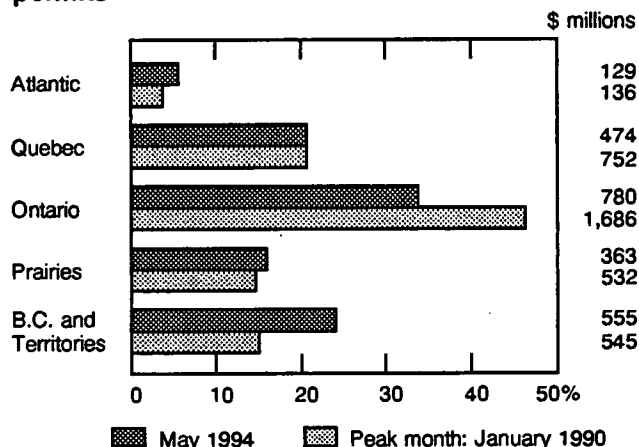
Compared with April, the total value of building permits in May fell in all regions except the Prairies (+16.6%) and British Columbia (+1.8%). The most significant decreases were for Ontario (-14.5%), due to the non-residential sector, and for Quebec (-19.5%), due to both sectors.

For January to May 1994, the value of all permits rose in all regions compared to 1993. British Columbia (+10.3%) contributed most to the increase, posting a substantial gain in the residential sector (+19.7%). This was due partly to a lower vacancy rate in apartments and to favourable labour market conditions. The rise in the residential sector for British Columbia came principally from multi-family

dwelling (+30.9%), where condominium construction intentions outpaced all other types of dwellings.

Looking at regional shares of the total value of building permits, since the peak month (January 1990), British Columbia increased significantly to 24.1% in May 1994, from 14.9%. Meanwhile, Ontario's share declined to 33.9% in May, from 46.2% in January 1990. Quebec's share (20.6%) was the same in May 1994 as it was in January 1990.

### Regional shares of the total value of building permits



Available on CANSIM: matrices 80 (levels 3-7, 16-22), 129, 137, 443, 989-992, 994, 995 and 4073.

The building permits estimate for June will be released on August 4th.

The May 1994 issue of *Building permits* (64-001, \$24/\$240) will be released on July 12th.

For further information on statistics, contact Joanne Bureau (613-951-2583). For analytical information, contact Nathalie Léveillé (613-951-2025), Current Investment Indicators Section, Investment and Capital Stock Division. □

# Value of building permits

Regions and types of construction	May 1993	February 1994	March 1994	April 1994	May 1994	May 1993 to May 1994	April 1994 to May 1994
	\$ millions				% change		
	seasonally adjusted						
<b>Canada</b>	<b>2,264</b>	<b>2,160</b>	<b>2,234</b>	<b>2,493</b>	<b>2,300</b>	<b>1.6</b>	<b>-7.7</b>
Residential	1,331	1,387	1,459	1,509	1,555	16.8	3.0
Non-residential	934	773	775	984	746	-20.1	-24.2
<b>Atlantic</b>	<b>126</b>	<b>117</b>	<b>136</b>	<b>137</b>	<b>129</b>	<b>2.8</b>	<b>-5.6</b>
Residential	79	67	94	93	82	3.6	-11.8
Non-residential	46	50	42	43	47	1.3	7.7
<b>Quebec</b>	<b>561</b>	<b>443</b>	<b>502</b>	<b>588</b>	<b>474</b>	<b>-15.6</b>	<b>-19.5</b>
Residential	290	249	312	308	287	-1.0	-6.9
Non-residential	271	195	190	280	186	-31.2	-33.4
<b>Ontario</b>	<b>822</b>	<b>668</b>	<b>808</b>	<b>912</b>	<b>780</b>	<b>-5.1</b>	<b>-14.5</b>
Residential	436	428	499	515	542	24.2	5.2
Non-residential	385	240	309	397	238	-38.2	-40.0
<b>Prairies</b>	<b>310</b>	<b>239</b>	<b>264</b>	<b>311</b>	<b>363</b>	<b>17.2</b>	<b>16.6</b>
Residential	178	160	187	202	203	13.9	0.6
Non-residential	131	79	77	109	160	21.7	46.1
<b>British Columbia<sup>1</sup></b>	<b>446</b>	<b>693</b>	<b>524</b>	<b>545</b>	<b>555</b>	<b>24.3</b>	<b>1.8</b>
Residential	346	483	368	390	440	27.0	12.6
Non-residential	100	210	157	154	115	15.1	-25.5

<sup>1</sup> Building permits issued for the Yukon and the Northwest Territories are included in the British Columbia region.  
 Note: data may not add to totals due to rounding.

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## DATA AVAILABILITY ANNOUNCEMENT

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### Divorces

1992

In 1992 there were 79,034 divorces granted in Canada, a 2.6% increase from 1991 (77,020).

The annual divorce rate (number of divorces per 100,000 legally married women aged 15 and over) was 1,114 in 1992, a 0.3% increase from 1991 (1,110). This increase, though very small, was the first annual increase in divorce rates since 1987. (After liberalization of the grounds for divorce in 1985, divorce rates increased for two years, peaking at a rate of 1,475 in 1987.)

The increase in 1992 was due to a rise in divorce rates for Ontario, Saskatchewan and the two territories. Divorce rates decreased for the other provinces. In 1992 the Yukon had a distinctly high

rate of divorce (1,610), while the rates for the rest of Canada ranged from 608 for Newfoundland to 1,277 for Alberta.

In 1993, Statistics Canada introduced a new series of population estimates that include non-permanent residents and adjustments for net census undercoverage. These new adjusted population estimates were used as denominators for computing the 1992 divorce rates and the previous years' rates used for comparison purposes. Thus, rates disseminated this year are not the same as in the past. However, trends over time remain unchanged.

A set of standard tables of the 1992 data on divorces will be available later.

For further information on this release, contact the Information Requests Unit (613-951-1746) or Evelyn Park (613-951-4864), Health Statistics Division. ■



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The Daily, July 5, 1994

## PUBLICATIONS RELEASED

**Aviation service bulletin**, June 1994, vol. 26, no. 6.

**Catalogue number 51-004**

(Canada: \$10/\$99; United States: US\$12/US\$119;  
other countries: US\$14/US\$139).

**Divorces, 1991.**

**Catalogue number 84-213**

(Canada: \$20; United States: US\$24; other countries:  
US\$28).

The paper used in this publication meets the minimum requirements of American National Standard for Information Sciences - Permanence of Paper for Printed Library Materials, ANSI Z39.48 - 1984.



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Friday, September 16, 1993	
For release at 9:00 a.m.	
<b>MAJOR RELEASES</b>	
• Labour Force Survey, August 1993	2
The unemployment rate fell 0.2 to 11.3 in August 1993.	
• Paper Product Price Index, July 1993	4
The Paper Product Price Index rose 0.2% in July. The index rose 0.1% in June 1993. The index is the average of the prices of paper products in the manufacturing sector.	
• Advertising Statistics of Subscribers, 1993-94	6
Since 1984, advertising in Canadian TV, radio and print media has grown by 100%.	
<b>DATA AVAILABILITY ANNOUNCEMENTS</b>	
Department of Health and Human Resources Development Canada, July 1993	
Statistical Information, Health, Social Statistics, July 1993	
National Longitudinal Study, July 1993	
Health and Community Statistics, July 1993	
On the Edge, July 1993	
New Housing Starts, July 1993	
Canadian Paper Production, August 1993	
<b>PUBLICATIONS RELEASED</b>	
<b>MAJOR RELEASE DATE:</b> Week of September 13-17	



Canada

### Statistics Canada's official release bulletin

Catalogue 11-001E. (Canada: \$175; United States: US\$210; other countries: US\$245.)

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

Editor: Tim Prichard (613-951-1103)

Head of Official Release: Jacques Lefebvre (613-951-1088)

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