



The Daily

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Releases

Building permits

April 2007

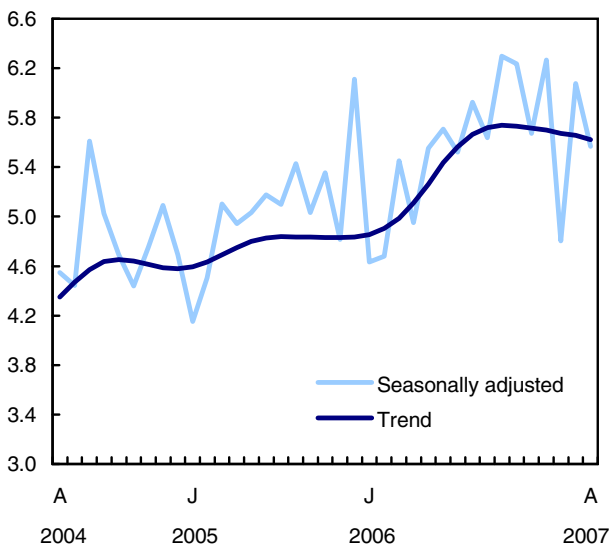
The total value of building permits declined in April as construction intentions fell in both the residential and non-residential sectors as well as in nine provinces. Contractors took out permits worth \$5.6 billion, down 8.4% from March.

While the residential sector experienced only a modest decline, non-residential permit values fell sharply.

The value of non-residential permits decreased 18.9% to just under \$2.0 billion, the second biggest decline (in dollars) since 1989. All three components (industrial, commercial and institutional) of this sector lost ground. It was only the second time in the last 12 months that the level fell under the \$2-billion mark.

Total value of permits declines

\$ billions



In the residential sector, an increase in the value of multi-family permits only partially offset a decline in single-family permits. Municipalities issued permits worth \$3.6 billion, a 1.4% decline.

The only province to show a monthly gain in total permits was Nova Scotia, which recorded increases in both sectors. The largest declines (in dollars) occurred

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.

For the purpose of the Building Permits release, the census metropolitan area of Ottawa–Gatineau is divided into two areas: Ottawa–Gatineau (Quebec part) and Ottawa–Gatineau (Ontario part).

in Alberta and Ontario, due largely to decreases in non-residential intentions.

Housing sector: Increase in multi-family units

The value of permits in the multi-family component surged in April, as the number of units approved by municipalities reached its highest level in 16 months.

Contractors took out multi-family permits worth \$1.4 billion, up 4.8% from March, their highest value in five months. Municipalities approved 11,618 units, a marked increase of 20.5% over March and the highest number since December 2005.

On the other hand, the value of single-family permits fell 5.0% to \$2.2 billion. A total of 9,170 units were approved, 3.2% fewer than in March.

The number of single-family units authorized has been on a generally downward trend since January 2006. However, the number of multi-family units has rebounded slightly from a downward trend that started in July 2006.

Several factors still favour strong demand for housing, including continued strength in employment, advantageous mortgage rates and attractive financing options, rises in disposable incomes and strong immigration. On the other hand, consumer confidence has slipped recently, while already high new housing prices continued to increase.

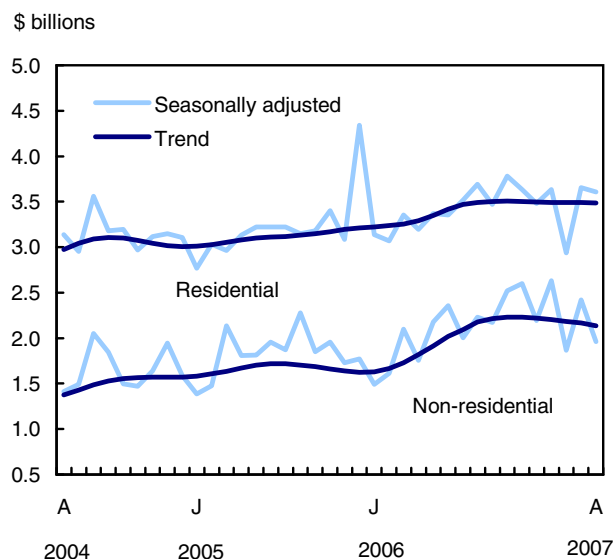
Provincially, the strongest growth (in dollars) occurred in Alberta, where the value of residential permits rose 8.4% to \$823 million. This level was only 0.6% below the record high reached in July 2006. Alberta recorded strong growth in multi-family permits, but a moderate decline in single-family intentions.

Housing permits also jumped in Nova Scotia in April, where a steep increase in multi-family units offset a moderate decline in single-family permits.

On the other hand, in Ontario, the value of residential permits reached its second lowest level in a year. The province recorded modest percentage declines in the values of both single- and multi-family permits. Quebec also had moderate percentage losses in both housing components.

Saskatchewan and Prince Edward Island experienced the biggest percentage declines in the value of residential permits. In Saskatchewan, steep drops in both housing components followed four consecutive monthly gains.

Residential and non-residential sectors both decline



Non-residential: Widespread declines in all three components

All three components in the non-residential sector fell in April on the heels of a strong rebound in intentions in March.

In the industrial component, the value of permits fell 20.2% to \$342 million, after a 39.4% gain in March. The biggest factor was a major decline in construction intentions for plants in Ontario and New Brunswick. Both provinces had recorded huge gains for such projects in March.

In the commercial component, the value of permits declined 13.1% to \$1.3 billion, after a 41.4% increase

in March. April's decline was the result of a retreat in construction intentions for office buildings. Commercial intentions are now following a slightly downward trend after increasing from October 2005 to the beginning of 2007.

The largest drop (in dollars) in the commercial component occurred in Alberta (-47.3% to \$220 million), following a 116.8% gain in March. In contrast, Ontario recorded the largest monthly advance (+3.9% to \$495 million), as a result of higher demand associated with trade and services buildings.

In the institutional component, permits fell 35.1% to \$323 million in April, the third consecutive monthly decline. The drop was due largely to lower construction intentions for medical buildings in eight provinces. Ontario showed the largest decline (in dollars) in the institutional component (-48.9% to \$137 million), following a 62.4% increase in March.

Despite April's showing, several factors could have a positive impact on non-residential construction intentions. These include recent robust growth in corporate operating profits and strong retail and wholesale sales in the first quarter of 2007 as well as declining vacancy rates for office buildings in certain large centres.

Provincially, declines in non-residential permit values occurred in six provinces. In terms of dollars, the largest decreases occurred in Alberta (-34.0% to \$346 million) and Ontario (-18.2% to \$781 million). Both provinces had recorded strong growth in March.

Metropolitan areas: Only 14 record gains in overall permit values

The total value of building permits increased in only 14 out of 34 census metropolitan areas in April. However, 20 recorded gains in the value of residential permits, and only 13 did so in the non-residential component.

In the residential component, the largest increases (in dollars) occurred in Halifax, Toronto, Vancouver, Calgary and Edmonton. Halifax and Edmonton registered new record highs for residential permits, while Calgary recorded its highest value in nine months. Significant declines occurred in Victoria, Hamilton, Ottawa-Gatineau (Ontario part) and Montreal.

In the non-residential sector, the largest advances (in dollars) were in Halifax, London, Edmonton, and Vancouver. Significant losses occurred in Montreal, Toronto, Ottawa-Gatineau (Ontario part), Calgary and Kelowna. However, the gains were generally much smaller than the losses. Calgary posted its lowest value since January 2006.

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

Definitions, data sources and methods: survey number 2802.

The April 2007 issue of *Building Permits* (64-001-XWE, free) will be available soon.

The May building permit estimate will be released on July 5.

To order data, contact Jasmine Gaudreault (toll-free 1-800-579-8533; 613-951-6321; bdp_information@statcan.ca). For more information, or to enquire about the concepts, methods or data quality of this release, contact Haaris Jafri (613-951-0040), Investment and Capital Stock Division.

Value of building permits, by census metropolitan area¹

	March 2007 ^r	April 2007 ^p	March to April 2007	January to April 2006	January to April 2007	January–April 2006 to January–April 2007
Seasonally Adjusted						
	\$ millions		% change	\$ millions		% change
St. John's	26.0	24.9	-4.5	104.0	97.2	-6.6
Halifax	24.7	96.8	291.5	192.4	177.7	-7.7
Moncton	13.6	23.0	69.4	54.4	61.3	12.7
Saint John	35.9	23.0	-36.1	48.9	96.0	96.1
Saguenay	10.4	14.9	43.7	44.0	35.4	-19.4
Québec	131.0	96.9	-26.0	394.6	440.4	11.6
Sherbrooke	21.0	34.4	63.5	142.0	96.8	-31.8
Trois-Rivières	23.1	22.0	-5.0	64.1	75.9	18.4
Montréal	594.7	531.1	-10.7	1,867.4	2,024.6	8.4
Ottawa–Gatineau, Ontario/Quebec	296.4	170.1	-42.6	747.6	861.9	15.3
Ottawa–Gatineau (Que. part)	58.3	41.8	-28.4	149.0	175.1	17.5
Ottawa–Gatineau (Ont. part)	238.1	128.3	-46.1	598.6	686.9	14.7
Kingston	32.4	12.8	-60.3	70.1	64.4	-8.1
Peterborough	8.1	11.2	37.8	47.1	27.9	-40.8
Oshawa	47.2	66.1	40.0	294.6	241.7	-18.0
Toronto	970.6	932.9	-3.9	3,198.9	4,039.7	26.3
Hamilton	143.7	68.4	-52.4	288.3	362.8	25.8
St. Catharines–Niagara	38.8	36.6	-5.7	142.1	129.8	-8.6
Kitchener	81.6	61.6	-24.5	342.8	246.9	-28.0
Brantford	17.2	22.9	33.0	66.6	59.2	-11.1
Guelph	22.2	24.7	11.1	95.5	92.4	-3.2
London	56.1	92.4	64.6	291.7	270.8	-7.2
Windsor	22.9	22.7	-0.8	178.8	87.9	-50.8
Barrie	34.6	26.3	-24.0	154.4	90.2	-41.6
Greater Sudbury	14.9	16.8	12.5	51.8	147.9	185.5
Thunder Bay	5.9	9.4	60.2	23.6	29.8	26.2
Winnipeg	72.2	58.5	-18.9	280.6	289.8	3.3
Regina	20.2	15.4	-24.1	97.9	83.6	-14.6
Saskatoon	60.9	44.6	-26.7	131.8	189.8	43.9
Calgary	562.3	409.0	-27.3	1,617.2	1,749.9	8.2
Edmonton	331.0	381.8	15.3	1,009.5	1,344.7	33.2
Kelowna	125.7	56.5	-55.0	163.4	262.9	60.9
Abbotsford	12.5	23.4	87.5	180.1	113.5	-37.0
Vancouver	535.0	590.6	10.4	1,808.0	2,213.9	22.5
Victoria	140.5	81.3	-42.1	231.1	371.9	60.9

^r revised

^p preliminary

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

	March 2007 ^r	April 2007 ^p	March to April 2007	January to April 2006	January to April 2007	January–April 2006 to January–April 2007
Seasonally adjusted						
	\$ millions		% change	\$ millions		% change
Canada	6,077.4	5,569.0	-8.4	19,715.6	22,715.2	15.2
Residential	3,656.1	3,605.2	-1.4	12,757.4	13,832.9	8.4
Non-residential	2,421.4	1,963.8	-18.9	6,958.1	8,882.3	27.7
Newfoundland and Labrador	39.2	37.8	-3.7	145.5	158.8	9.1
Residential	23.4	28.3	21.0	113.2	110.2	-2.7
Non-residential	15.9	9.5	-40.0	32.2	48.6	50.8
Prince Edward Island	16.0	12.5	-22.2	67.3	51.2	-23.9
Residential	13.7	8.1	-41.2	42.6	39.6	-7.1
Non-residential	2.3	4.4	90.6	24.7	11.7	-52.8
Nova Scotia	79.8	141.9	77.7	393.8	364.7	-7.4
Residential	48.1	100.2	108.2	295.1	259.0	-12.2
Non-residential	31.7	41.7	31.4	98.7	105.7	7.1
New Brunswick	107.9	73.6	-31.8	286.3	292.8	2.3
Residential	35.1	47.8	36.3	161.7	154.9	-4.2
Non-residential	72.9	25.8	-64.6	124.6	137.9	10.7
Quebec	1,097.2	1,019.0	-7.1	3,636.3	3,929.7	8.1
Residential	691.5	643.0	-7.0	2,412.1	2,553.3	5.9
Non-residential	405.7	376.0	-7.3	1,224.2	1,376.4	12.4
Ontario	2,135.0	1,913.4	-10.4	7,122.1	8,376.4	17.6
Residential	1,181.2	1,132.6	-4.1	4,471.7	4,534.6	1.4
Non-residential	953.9	780.7	-18.2	2,650.4	3,841.8	45.0
Manitoba	111.2	107.7	-3.2	416.9	473.3	13.5
Residential	77.8	66.9	-14.0	275.6	306.2	11.1
Non-residential	33.4	40.8	22.2	141.3	167.0	18.2
Saskatchewan	112.8	93.5	-17.2	310.9	406.6	30.8
Residential	73.7	51.2	-30.6	143.2	250.8	75.1
Non-residential	39.1	42.3	8.2	167.7	155.8	-7.1
Alberta	1,284.1	1,169.5	-8.9	3,926.5	4,626.9	17.8
Residential	759.7	823.2	8.4	2,574.3	2,939.0	14.2
Non-residential	524.4	346.3	-34.0	1,352.2	1,687.9	24.8
British Columbia	1,057.1	983.4	-7.0	3,359.1	3,950.8	17.6
Residential	717.2	697.4	-2.8	2,249.8	2,633.8	17.1
Non-residential	339.9	285.9	-15.9	1,109.4	1,317.0	18.7
Yukon	2.2	2.4	10.5	36.8	26.2	-28.8
Residential	2.1	1.2	-44.0	13.2	9.7	-26.3
Non-residential	0.1	1.2	1,217.0	23.6	16.5	-30.2
Northwest Territories	1.5	9.5	545.4	4.3	16.0	273.3
Residential	0.6	0.6	4.5	2.8	1.6	-44.5
Non-residential	0.9	8.8	904.0	1.5	14.4	873.9
Nunavut	33.3	4.9	-85.2	9.8	41.9	326.3
Residential	32.0	4.7	-85.3	2.2	40.3	1,725.8
Non-residential	1.3	0.2	-83.1	7.6	1.6	-79.6

^r revised

^p preliminary

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

International travel account

First quarter 2007 (correction)

The international travel account release for the first quarter of 2007, published on May 29, 2007, was not based on the most up-to-date estimates of the seasonal patterns of travel receipts and payments.

The errors were marginal and did not affect the trend analysis. The non-seasonally adjusted data were not affected.

The balance of payments and gross domestic product releases, published on May 30 and May 31, 2007, respectively, used the correct data for travel receipts and payments.

A revised release for the international travel account, which contains the corrected data, has been loaded on our website for the May 29 issue of *The Daily*.

Definitions, data sources and methods: survey numbers, including related surveys, 3152 and 5005.

For more information, contact Arthur Ridgeway (613-951-8907), Balance of Payments Division. ■

Capital expenditures by type of asset 2005

Capital expenditures by type of asset for building and engineering construction are now available for 2005.

Available on CANSIM: tables 029-0039 and 029-0040.

Definitions, data sources and methods: survey number 2803.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Irfan Hashmi (613-951-3363; irfan.hashmi@stacan.ca), Investment and Capital Stock Division. ■

New products

Canada's Mineral Production, Preliminary Estimates, 2006
Catalogue number 26-202-XIB
(free).

All prices are in Canadian dollars and exclude sales tax. Additional shipping charges apply for delivery outside Canada.

Catalogue numbers with an -XWE, -XIB or an -XIE extension are Internet versions; those with -XMB or -XME are microfiche; -XPB or -XPE are paper versions; -XDB or -XDE are electronic versions on diskette; -XCB or -XCE are electronic versions on compact disc; -XVB or -XVE are electronic versions on DVD and -XBB or -XBE a database.

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Statistics Canada

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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 1995, each Canadian took the average of about 15 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 1995, accompanied by sluggish gains in employment and slow economic growth during the year.

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