

Canadian Housing Starts and Non-Residential Construction¹

Table 2-2
Housing starts in Canada, by type, 1997-2001

Year	Single-detached	Semi-detached	Row	Apartment and other	Total
	Units				
1997	93,186	11,385	17,256	25,213	147,040
1998	86,431	10,043	15,287	25,678	137,439
1999	92,190	11,096	14,895	31,787	149,968
2000	92,184	11,530	15,247	32,692	151,653
2001	96,026	11,883	15,166	39,658	162,733

Source: Canada Mortgage and Housing Corporation.

Table 2-3
Housing starts in Canada, by region, 1997-2001

Year	Atlantic ¹	Quebec	Ontario	Prairies ²	British Columbia	Total
	Units					
1997	8,681	25,896	54,072	29,040	29,351	147,040
1998	7,558	23,138	53,830	32,982	19,931	137,439
1999	9,013	25,742	67,235	31,669	16,309	149,968
2000	9,680	24,695	71,521	31,339	14,418	151,653
2001	10,017	27,682	73,282	34,518	17,234	162,733

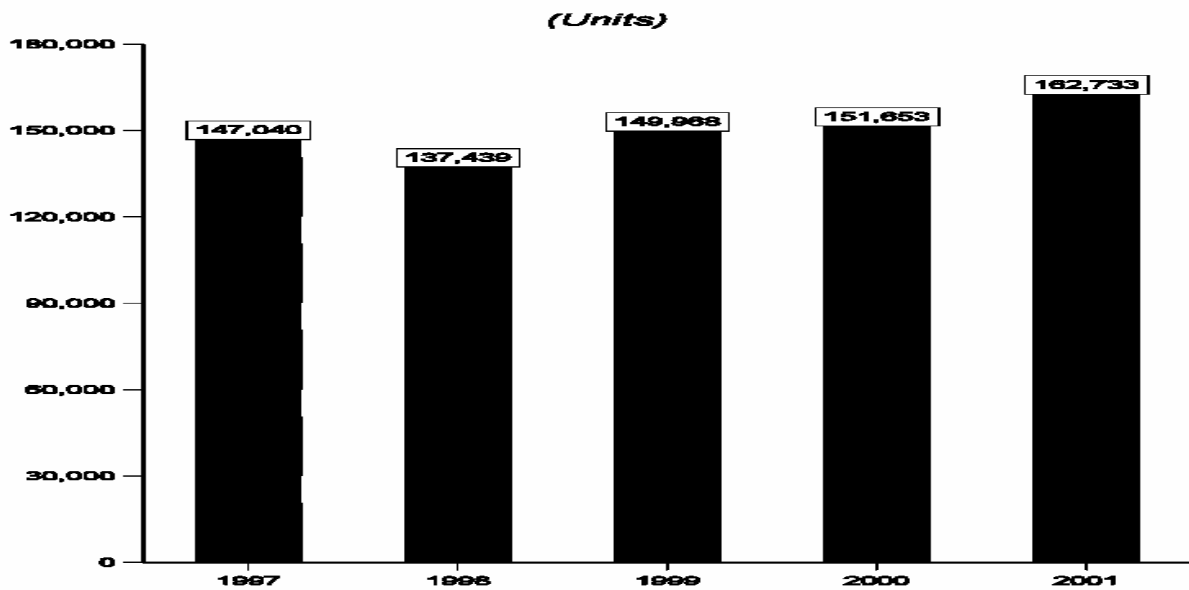
¹ The provinces of Newfoundland, Prince Edward Island, Nova Scotia, and New Brunswick.

² The provinces of Manitoba, Saskatchewan, and Alberta.

Source: Canada Mortgage and Housing Corporation.

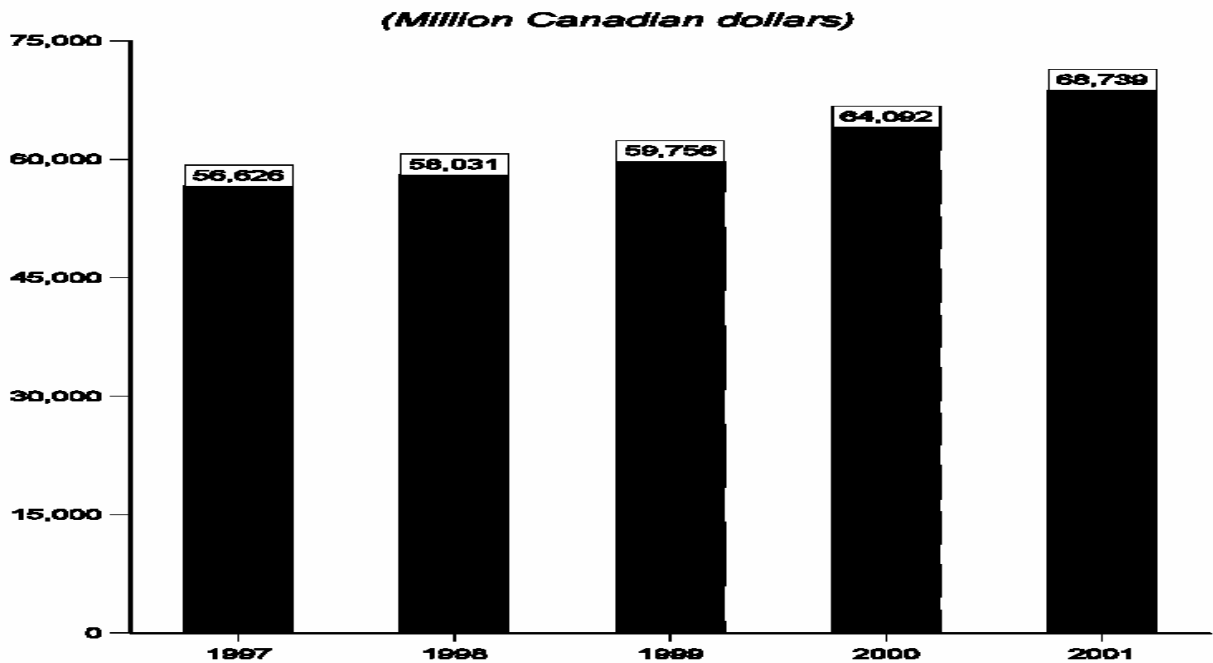
- Since 1997, macroeconomic conditions in Canada have been conducive to an expanding construction market and a consequent increase in demand for wood structural building components. Canada has enjoyed steady economic growth accompanied by major gains in employment and personal income. Mortgage rates have been low and there has been some growth in the population.
- Housing starts in Canada rose from 147,040 units in 1997 to 162,733 units in 2001. The year 2002 was an even stronger year for housing in Canada, with housing starts totaling an estimated 204,857 units.
- Single-detached houses accounted for approximately 60% of total housing starts in Canada; semidetached houses, row houses, and apartments accounted for the remainder.
- Housing starts are concentrated in the more populated Provinces of Canada. Ontario, the largest Province in Canada by population, accounted for 45% of total Canadian housing starts in 2001.
- The prairie Provinces of Manitoba, Saskatchewan, and Alberta accounted for 21% of total housing starts in 2001, Quebec accounted for 17% of housing starts, and British Columbia accounted for 11%.
- Although total housing starts in Canada have increased in recent years, housing activity has varied throughout the country because some Provinces have enjoyed stronger economic growth and larger population gains than other Provinces. A buoyant economy and an increase in population in Ontario and Alberta boosted demand for housing in these two Provinces. Between 1997 and 2001, housing starts in Ontario and Alberta rose by 36% and 23%, respectively. On the other hand, housing starts in British Columbia declined by 41% between 1997 and 2001 as sluggish economic conditions and low population growth in the province depressed housing activity. Housing starts in Quebec rose irregularly from 25,896 units in 1997 to 27,682 units in 2001.
- Nonresidential construction expenditures in Canada also increased during the period, from C\$56.6 billion in 1997 to C\$68.7 billion in 2001. Alberta accounted for 31% of total nonresidential construction expenditures in 2001, Ontario accounted for 26%, and Quebec, 15%.
- The construction of larger homes in Canada has contributed to the growth in demand for Canadian wood structural building components. According to industry sources, the average size of a residential home in Canada has increased in the past few years, construction designs have become more complex, and homes have become more customized. A survey of new home builders and renovators in Canada conducted in the summer of 1999 found that many builders planned to build larger and more luxurious homes to meet the needs of "move up" home purchasers more completely.

Figure 2-5
Housing starts in Canada, 1997-2001



Source: Canada Mortgage and Housing Corporation.

Figure 2-6
Nonresidential construction expenditures in Canada, 1997-2001



Source: Canada Mortgage and Housing Corporation.

ⁱ All facts taken directly from the U.S. International Trade Commission Publication 3596 entitled "Conditions of Competition in the U.S. Market for Wood Structural Building Components" from ITC Investigation No. 332-445 April 2003. U.S. International Trade Commission, Washington, DC 20436, www.usitc.gov