

Canada Newswire

Parking In Canada Is Not Getting Any Cheaper as Rates Continue to Climb according to Colliers International's Annual Report

Mon Jul 19 2010
Dateline: TORONTO, July 19

-- Calgary remains the most expensive city to parking in; only 10 garages with 1,800 spots are expected to be added nationally over the next two years --

TORONTO, July 19 /CNW/ - Canadian drivers continue to feel the pinch when pulling into the parking lot, as parking rates across Canada kept climbing over the past year according to Colliers International's 10th Annual Parking Rate Survey released today. The median monthly parking rate reached \$224.10 while the median daily rate rose to \$14.83, both inching by two per cent. This represents a moderate rate gain compared to the 9.9 per cent rate increase experienced during the 2008/2009 period.

With the economy in recovery mode, a stronger labour market, renewed office leasing activity and limited new parking supply, Colliers expects parking rates to continue their upward trajectory, especially toward the second half of 2011.

"Parking garages are one of the only commercial real estate sub-sectors that seemed to remain stable even during an economic turmoil," says Wayne Duong, Director of Research with Colliers International in Canada. "As the economic environment continues to improve both in terms of business activity and consumer confidence, Colliers anticipates these will create upwards pressure on monthly and daily parking rates respectively. Additionally, the limited supply of only ten new parking garages with 1,800 spots added over the next 24 months will contribute to the expected rate increases."

Of the 12 major cities surveyed this year across Canada, Calgary maintained its top rank as the most expensive city to park with a median unreserved monthly parking price tag hitting \$453.38. The city was also the only one that made it into the global list of the priciest cities to park, ranking 14th. Toronto (\$336.25), Montreal (\$280.62), Edmonton (\$275.00), and Vancouver (\$266.81) round up the top five priciest Canadian cities to own an unreserved monthly parking spot.

<< Canada Monthly Parking Rates* (CAD)

AB	453.38	-----	Calgary,
		-----	Calgary, AB
		-----	Toronto,
ON	336.25	-----	
		-----	Montreal, QC
		-----	Edmonton,
AB	275.00	-----	
		-----	Vancouver, BC
		-----	NATIONAL AVERAGE
	224.10	-----	Victoria,

BC	180.00	-----	
		-----	Regina, SK
		-----	Ottawa,
ON	160.00	-----	
		-----	Halifax, NS
		-----	Winnipeg,
MB	152.25	-----	
		-----	Saskatoon, SK
		-----	Kitchener-Waterloo, ON
		-----	116.94
		-----	*Monthly unreserved median rates >>

However, what may seem to Canadian consumers as outrageous high-cost parking fees can be considered a bargain when compared to parking rates in some U.S., European, Asian and even Australian cities. Globally, London, U.K. ranked as the most expensive city in the world to park, with an astronomical US\$933 median price for a monthly spot. Hong Kong (US\$744.72), Tokyo (US\$654.00), Zurich (US\$605.64) and Sydney (US\$591.28) completed the group of top five most expensive cities to park. The Big Apple (midtown US\$538.00, ranked 8th), Boston (US\$425.00, ranked 18th) and San Francisco (US\$375.00, ranked 22nd) were the three U.S. cities to enter the global top 25 priciest cities to park.

About the Survey

Data for the 2010 Parking Rate Survey was collected during the month of June 2010 and includes all relevant taxes. The data was provided by third parties, parking lot owners/operators and Colliers International. Survey data includes only covered or underground parking lots in prime central business districts.

Note to the editor: Copy of the full report is available upon request

About Colliers International

Colliers International is a global leader in real estate services with more than 15,000 professionals operating out of 480 offices in 61 countries. As a subsidiary of FirstService Corporation (NASDAQ: FSRV; TSX: FSV and FSV.PR.U), Colliers offers the stability of a strong financial partner and significant local ownership providing clients with accountability and enterprising real estate solutions. Colliers provides a full range of services to real estate users, owners and investors worldwide including: global corporate solutions; sales and lease brokerage; property and asset management; project management; hotel investment sales and consulting; property valuation and appraisal services; mortgage banking and insightful research. The Lipsey Company and

National Real Estate Investor magazine ranked Colliers International as the world's number two commercial real estate brand.

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The Globe And Mail

Canada expected to follow U.S. as economy slows; A faltering recovery would affect jobs, retail spending and manufacturing

Mon Jul 19 2010
Page: B1
Section: Report On Business: Canadian
Byline: Barrie McKenna
Dateline: OTTAWA

OTTAWA -- The mighty U.S. economy is slowing again, and with it Canada's chances of escaping the global downdraft.

A sudden plunge Friday in a closely watched index of consumer confidence is the latest clue the recovery has stalled in the U.S., Canada's neighbour and largest trading partner.

Economists warn that Canadian businesses and investors should brace for the inevitable spillover as the U.S. grapples with a slowing economy and a growing fiscal hangover from years of excess.

Canada will still fair relatively better than the United States. But a slowdown in manufacturing and consumer spending here is now likely, and an uptick in unemployment and even some months of shrinking economic activity is not out of the question, argued David Rosenberg, chief economist and strategist at Gluskin Sheff & Associates Inc. in Toronto.

"There isn't even a debate: the Canadian economy is moderating," Mr. Rosenberg insisted.

"We're going to move in the same general direction [as the United States]."

Most disturbing for Canada is that the housing boom is rapidly cooling.

And that will affect jobs, retail spending and manufacturing as homeowners build and buy less in the months ahead.

"The stock market is priced for peak profits next year," Mr. Rosenberg said. "People are going to be in for a rude surprise."

Consumers are also in for a shock as interest rates return to more normal levels. Next Tuesday, the Bank of Canada is widely expected to hike its key lending rate Tuesday for the second time this year - by a quarter percentage-point to 0.75 per cent.

Conference Board of Canada economist Pedro Antunes pointed out that Canadians have been spending at a faster rate than their incomes are growing, and that's unsustainable.

"We've out-consumed our incomes," he said, adding that higher rates will put a lot of pressure on heavily indebted consumers.

Most forecasters are expecting the second half of the year to be significantly weaker than the first, when it

looked like Canada had left the recession in the rear-view mirror. Just how much slower remains an open question. Earlier this week, the Conference Board said that while it's still looking for the economy to grow by 3.6 per cent this year, the bulk of that expansion has already occurred. The rest of the year and 2011 will be markedly slower, largely because of what's happening in the U.S., according to the Conference Board, an economic research group.

Moderation and slower growth doesn't mean a double-dip recession in Canada. And most economists expect the country to continue to outperform the United States in most areas.

"We're not calling for a double-dip by any means," said Bank of Montreal economist Sal Guatieri.

The Bank of Montreal, for example, is forecasting that Canada will grow at a rate of just 2 per cent in the second quarter, down from 6.1 per cent in the first quarter and an expected 2.7 per cent in the April to June period. Unlike the Conference Board, it's calling for plus-three per cent growth in 2011.

Hanging over the longer-term outlook is the prospect of an extended period of national austerity in the United States - for both consumers and governments. The U.S. government faces a historic debt burden, and virtually all state and local government are scrambling to cut costs and raise taxes to deal with swelling budget shortfalls. That means Americans will have less disposable income to buy all the things that Canadian manufacturers now export to the U.S., including cars, parts and machinery.

BMO's Mr. Guatieri said Canadian companies can't continue hiring the way they have in recent months. Canada has already recouped 403,000 jobs, or 97 per cent of those lost in the recession. And over the past three months, the number of jobs in the economy has grown by 5.5 per cent - the fastest pace in nearly a quarter-century.

Mr. Guatieri said the recent hiring boom by businesses can't continue in the rest of the year. "Companies have to focus on efficiency," he said.

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The Globe And Mail

Bank of Canada poised to raise interest rates; 0.75% / The new cost of borrowing if the central bank bumps up key lending rate this week as expected

Mon Jul 19 2010
Page: B1
Section: Report On Business: Canadian
Byline: Jeremy Torobin
Dateline: OTTAWA

OTTAWA -- Mark Carney is likely to raise borrowing costs for the second straight time Tuesday, while continuing to sound a cautious tone as belt-tightening in Europe, efforts to restrain China's growth, and plunging consumer confidence in the U.S. cast a pall over Canada's prospects.

All 12 primary securities dealers and most economists say the central-bank governor will lift his main interest rate by another 25 basis points, to 0.75 per cent. The labour market has recouped most of the jobs lost during the recession and companies are seeing better demand, suggesting the private sector will be able to lead economic growth after federal and provincial stimulus largesse runs out later this year.

Investors are less confident about later decisions, and that may not change this week because Mr. Carney is likely to reiterate that his path to a more neutral, pre-crisis policy stance depends on the developing economic stories around the world.

An initial clue to his thinking will come Tuesday in the statement on his rate decision, which will include highlights from a comprehensive forecast that he'll release Thursday. Those forecasts could point to a slower, more grinding recovery both here and abroad, economists say.

"There are too many things going on: there's the European situation; China's sort of slowing down; even within Canada it looks like the housing sector - which was the thing that really powered us out of the recession - seems to be slowing," Stephen Gordon, an economics professor at Laval University in Quebec City, said in an interview.

"There are all kinds reasons to think that rates of growth will be slower, but that's a long way from talking about a double-dip," Mr. Gordon said.

Even against that backdrop, economists say there will be at least a few more rate hikes in a row, since Canadian inflation isn't very far from policy makers' 2-per-cent target and the economy is the envy of the Group of Seven. Most predict the Bank of Canada will finish the year with a benchmark rate at a still-historically-low 1.25 per cent or 1.5 per cent, as policy makers move cautiously and gauge whether Canada might be pulled into another downturn despite its comparative strength.

"The domestic situation is arguing for a fairly aggressive increase in rates, but the foreign situation

is providing either heightened risks around that or a case to dampen that aggressiveness," said Chris Ragan, a former visiting economist at the Finance Department who is now the David Dodge Chair in monetary policy studies at the C.D. Howe Institute. "The question is how much weight they put on those foreign forces."

A quarterly survey of Canadian executives that the central bank released a week ago showed businesses are still confident and slack in the economy is being chewed up more quickly, but firms are girding for a period of soft growth amid worrisome signs from abroad, and "possible spillover effects in Canada."

Even before things started to look shakier around the world, Mr. Carney had started warning that Canada's rebound from the crisis would slow considerably over the rest of the year due to a cooler housing market, the currency trading near parity with the U.S. dollar and the smaller and smaller boost from government spending.

After releasing his last quarterly forecast on April 22, he started urging markets and borrowers to view nothing about his tightening campaign as "pre-ordained." And as the European debt crisis worsened in the weeks leading up to his June 1 rate hike, Mr. Carney's own comfort level with his already tentative forecasts seemed to be chipping away.

Saying that any future interest rate hikes would need to be "weighed carefully against domestic and global economic developments," he cited Europe and its fiscal mess no fewer than four times in the page-long statement about his decision. Later that month, the central bank warned in a report that while Canada's financial system is functioning well, it is more vulnerable than six months ago, because of potential fallout from Europe and "severe tensions" in global markets.

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