

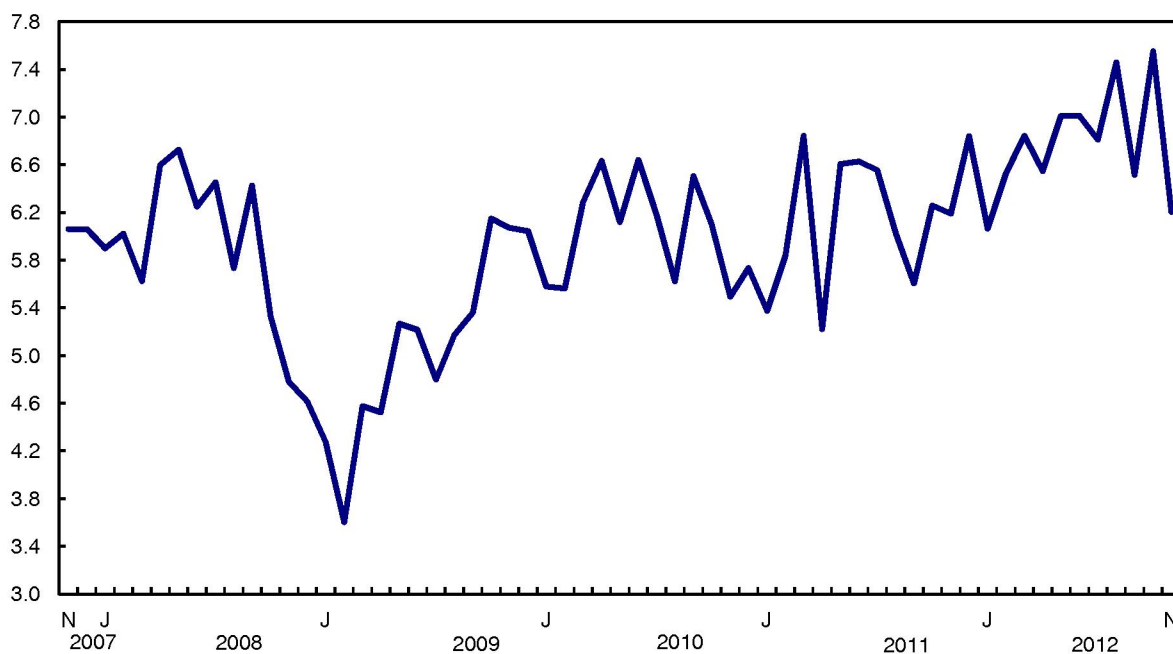
Building permits, November 2012

Released at 8:30 a.m. Eastern time in *The Daily*, Thursday, January 10, 2013

Municipalities issued building permits worth \$6.2 billion in November, down 17.9% from October and the lowest level since January 2012. This follows a 15.9% increase in October.

Chart 1
Total value of permits

billions of dollars



The decrease was primarily the result of lower construction intentions in both the non-residential and residential sectors in Ontario.

Between January and November 2012, contractors took out permits worth \$74.5 billion, 11.0% higher than in the same period in 2011.

Total permits value for the first 11 months of 2012 also surpassed the pre-recession peak of \$74.4 billion for the entire year of 2007.

Construction intentions in the non-residential sector fell 30.6% to \$2.4 billion, following a 53.6% increase the previous month. Ontario and Quebec were responsible for most of the decline. Construction intentions rose in Manitoba and Prince Edward Island.

In the residential sector, the value of permits declined 6.8% to \$3.8 billion in November, following a 4.4% decline the previous month. Ontario had the largest decline, with Nova Scotia a distant second. The decline in Ontario more than offset increases in the western provinces and in Quebec.

Non-residential sector: Declines in the industrial and institutional components

Construction intentions in the industrial component fell 60.7% to \$427 million in November after surpassing the \$1-billion mark in October when the value of permits more than tripled (+217.9%).



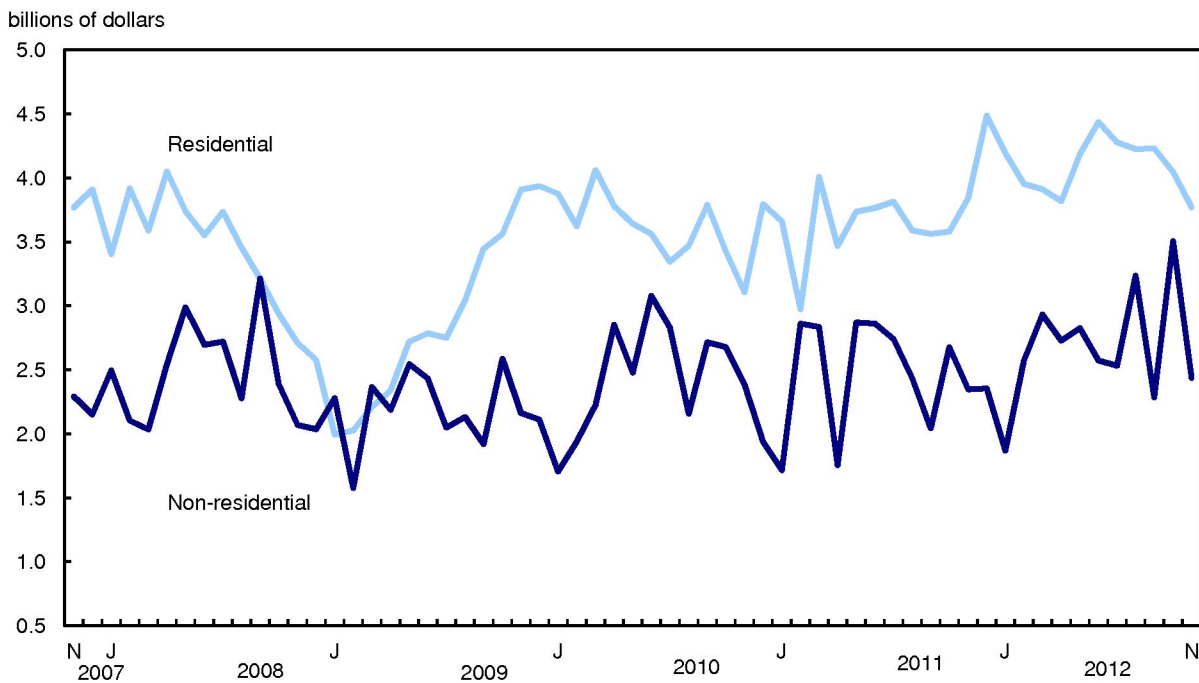
The decrease in November was largely the result of lower construction intentions for manufacturing plants, transportation-related buildings and utilities buildings. Construction intentions for industrial buildings were down in every province except Manitoba and New Brunswick.

Following a 74.8% gain in October, the value of permits in the institutional component declined 49.1% to \$515 million in November. The decrease was largely attributable to lower construction intentions for medical facilities in Ontario and for educational institutions in Ontario, Saskatchewan, Manitoba and New Brunswick.

In the commercial component, the value of permits grew 5.9% to \$1.5 billion in November, following a 3.4% increase the previous month.

The advance in November came from a variety of buildings, including office buildings, retail and wholesale outlets, hotels and restaurants, recreational facilities, warehouses and retail complexes. Commercial building construction intentions increased in four provinces, led by Ontario. Quebec and British Columbia had the largest decreases.

Chart 2
Residential and non-residential sectors



Residential sector: Lower construction intentions for multi-family and single-family dwellings

Construction intentions for multi-family dwellings fell 10.8% to \$1.5 billion in November. It was the fifth consecutive monthly decrease. The decline was principally attributable to lower construction intentions in Ontario, which more than offset gains in six provinces led by British Columbia, Manitoba and Quebec.

Municipalities issued \$2.2 billion worth of building permits for single-family dwellings in November, down 4.0% from October and the third decrease in four months. Lower intentions in Ontario more than offset gains in six provinces led by Alberta, Manitoba and, to a lesser extent, British Columbia.

Municipalities approved the construction of 16,627 new dwellings in November, down 9.6% from October.

The decrease was largely the result of a 13.7% decline in multi-family units to 9,989. The number of permits issued for single-family dwellings fell 2.7% to 6,638 units.

Provinces: Ontario posts largest decline

Construction intentions fell in seven provinces in November. Ontario posted the largest decline, followed by Quebec and Saskatchewan.

In Ontario, the decline followed a 38.4% increase in October. The drop was a result of lower construction intentions for institutional buildings, residential dwellings and industrial buildings. Ontario had posted large increases in the institutional and industrial components in October, while residential building construction intentions declined 30.0% in November to their lowest level since February 2011.

A 9.3% decline in Quebec was attributable to lower construction intentions for industrial and commercial buildings. In Saskatchewan, the value of permits for non-residential buildings was behind the decline.

The largest increase occurred in Manitoba, where all components except institutional buildings advanced. Alberta and Prince Edward Island also registered gains.

Most census metropolitan areas post declines

The value of permits fell in 19 of the 34 census metropolitan areas.

Toronto, Hamilton and Québec recorded the largest decreases. Toronto reported declines in every component, except commercial buildings. Hamilton's drop stemmed from institutional buildings and multi-family dwellings, both of which had increased the previous month. In Québec, the decrease came particularly from lower construction intentions for commercial buildings.

The largest increases occurred in Winnipeg, Vancouver and Kitchener–Cambridge–Waterloo. In Winnipeg, the gain originated from higher construction intentions for industrial buildings and residential dwellings.

Vancouver's advance came mainly from multi-family dwellings and institutional buildings. Both the residential and non-residential sectors were behind the increase in Kitchener–Cambridge–Waterloo.

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which facilitates comparisons by removing the effects of seasonal variations. For more information on seasonal adjustment, see *Seasonal adjustment and identifying economic trends*.

The Building Permits Survey covers 2,400 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 for the entire population.

The value of planned construction activities shown in this release excludes engineering projects (for example, waterworks, sewers or culverts) and land.

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

Revision

Data for the current reference month are subject to revision based on late responses. Data have been revised for the previous month.

Table 1
Dwelling units, value of residential and non-residential building permits, Canada – Seasonally adjusted

	November 2011	September 2012	October 2012 ^f	November 2012 ^p	October to November 2012	November 2011 to November 2012
	millions of dollars				% change	
Total	6,188.7	6,514.7	7,551.9	6,202.1	-17.9	0.2
Residential	3,842.9	4,231.6	4,045.1	3,768.7	-6.8	-1.9
Single ¹	2,356.3	2,482.0	2,338.5	2,245.9	-4.0	-4.7
Multiple	1,486.6	1,749.6	1,706.6	1,522.8	-10.8	2.4
Non-residential	2,345.8	2,283.0	3,506.8	2,433.3	-30.6	3.7
Industrial	467.9	341.7	1,086.4	426.9	-60.7	-8.8
Commercial	1,174.4	1,362.4	1,408.4	1,491.6	5.9	27.0
Institutional	703.5	578.9	1,012.0	514.8	-49.1	-26.8
	number of units				% change	
Total dwellings	16,827	17,535	18,399	16,627	-9.6	-1.2
Single ¹	7,086	7,370	6,824	6,638	-2.7	-6.3
Multiple	9,741	10,165	11,575	9,989	-13.7	2.5

^f revised

^p preliminary

1. Included in this category are the following types of dwellings: single-detached, mobile home and cottage.

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

Table 2
Value of building permits, by province and territory – Seasonally adjusted

	November 2011	September 2012	October 2012 ^r	November 2012 ^p	October to November 2012	November 2011 to November 2012
	millions of dollars				% change	
Canada	6,188.7	6,514.7	7,551.9	6,202.1	-17.9	0.2
Residential	3,842.9	4,231.6	4,045.1	3,768.7	-6.8	-1.9
Non-residential	2,345.8	2,283.0	3,506.8	2,433.3	-30.6	3.7
Newfoundland and Labrador	78.2	78.1	95.5	81.8	-14.3	4.6
Residential	65.2	50.8	60.4	55.5	-8.1	-14.9
Non-residential	13.0	27.2	35.1	26.3	-24.9	101.9
Prince Edward Island	22.0	24.1	19.3	27.5	42.6	25.3
Residential	11.1	12.8	15.9	20.1	26.9	82.2
Non-residential	10.9	11.4	3.4	7.4	114.7	-32.3
Nova Scotia	127.2	144.3	160.0	112.6	-29.6	-11.5
Residential	90.7	86.6	94.9	72.8	-23.3	-19.8
Non-residential	36.5	57.7	65.1	39.8	-38.9	9.1
New Brunswick	75.4	75.1	94.6	59.6	-37.1	-21.0
Residential	48.7	36.3	41.9	39.6	-5.7	-18.8
Non-residential	26.7	38.8	52.7	20.0	-62.0	-24.9
Quebec	1,188.1	1,241.7	1,464.8	1,328.7	-9.3	11.8
Residential	787.4	869.0	850.2	875.7	3.0	11.2
Non-residential	400.8	372.6	614.5	453.0	-26.3	13.0
Ontario	2,293.0	2,206.7	3,053.4	1,994.2	-34.7	-13.0
Residential	1,342.7	1,605.2	1,528.2	1,069.3	-30.0	-20.4
Non-residential	950.3	601.5	1,525.3	925.0	-39.4	-2.7
Manitoba	204.1	204.3	254.8	326.2	28.0	59.8
Residential	101.9	126.9	117.6	175.0	48.8	71.8
Non-residential	102.2	77.4	137.2	151.1	10.2	47.9
Saskatchewan	255.5	307.8	296.9	205.4	-30.8	-19.6
Residential	132.6	177.6	150.4	156.8	4.2	18.2
Non-residential	122.8	130.3	146.4	48.7	-66.8	-60.4
Alberta	981.1	1,169.0	1,220.1	1,238.7	1.5	26.3
Residential	597.5	710.2	694.7	740.6	6.6	23.9
Non-residential	383.5	458.8	525.4	498.1	-5.2	29.9
British Columbia	948.2	1,026.9	875.6	822.6	-6.1	-13.2
Residential	651.1	543.1	480.0	560.0	16.7	-14.0
Non-residential	297.1	483.7	395.6	262.6	-33.6	-11.6
Yukon	3.9	7.8	11.3	3.8	-66.5	-3.9
Residential	2.7	2.6	7.0	2.7	-61.4	0.0
Non-residential	1.3	5.2	4.3	1.1	-74.7	-12.2
Northwest Territories	1.8	4.8	2.8	0.9	-66.8	-49.4
Residential	1.2	4.5	1.8	0.7	-63.5	-47.4
Non-residential	0.6	0.3	1.0	0.3	-72.9	-53.7
Nunavut	10.2	24.2	2.8	0.0	-99.4	-99.8
Residential	10.0	6.0	2.0	0.0	-99.2	-99.8
Non-residential	0.2	18.2	0.8	0.0	-100.0	-100.0

^r revised

^p preliminary

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

Table 3
Value of building permits, by census metropolitan area – Seasonally adjusted¹

	November 2011	September 2012	October 2012 ^r	November 2012 ^p	October to November 2012	November 2011 to November 2012
	millions of dollars				% change	
Total, census metropolitan areas	4,743.5	4,936.0	5,600.0	4,658.9	-16.8	-1.8
St. John's	55.7	51.3	66.1	55.7	-15.8	0.1
Halifax	78.3	77.1	114.5	70.5	-38.4	-9.9
Moncton	29.7	36.3	32.0	15.2	-52.4	-48.8
Saint John	13.9	11.8	7.1	12.8	80.3	-8.1
Saguenay	17.2	37.7	24.3	31.3	28.9	82.0
Québec	139.4	146.0	149.2	97.2	-34.8	-30.3
Sherbrooke	36.9	36.5	36.5	40.8	11.8	10.5
Trois-Rivières	28.7	29.3	29.5	23.9	-19.0	-16.8
Montréal	491.1	569.7	706.0	696.9	-1.3	41.9
Ottawa–Gatineau, Ontario/Quebec	341.2	175.0	246.2	300.9	22.2	-11.8
Gatineau part	83.6	80.3	49.0	65.8	34.2	-21.3
Ottawa part	257.6	94.8	197.2	235.1	19.2	-8.7
Kingston	12.1	15.7	18.5	37.0	99.7	204.7
Peterborough	16.3	10.0	24.0	15.1	-37.0	-7.5
Oshawa	43.0	82.4	64.3	86.5	34.5	101.0
Toronto	1,240.0	1,267.8	1,574.5	875.5	-44.4	-29.4
Hamilton	74.0	91.5	419.2	99.1	-76.3	33.9
St. Catharines–Niagara	32.1	50.4	62.7	53.5	-14.8	66.7
Kitchener–Cambridge–Waterloo	60.0	60.1	39.3	81.6	107.6	36.0
Brantford	5.8	8.7	10.9	16.1	47.9	176.9
Guelph	46.7	17.3	17.6	14.7	-16.8	-68.5
London	86.2	70.3	59.6	47.8	-19.8	-44.6
Windsor	26.4	41.3	36.1	40.4	12.0	52.9
Barrie	17.1	18.7	38.6	26.3	-31.7	54.1
Greater Sudbury	25.6	20.2	59.9	18.4	-69.4	-28.3
Thunder Bay	9.0	8.5	17.1	6.5	-62.2	-28.1
Winnipeg	153.6	123.5	158.6	260.0	63.9	69.2
Regina	53.4	78.3	102.8	72.6	-29.4	36.0
Saskatoon	138.9	139.7	100.1	89.4	-10.7	-35.6
Calgary	335.8	375.4	395.2	372.1	-5.9	10.8
Edmonton	376.0	432.9	426.7	448.3	5.1	19.2
Kelowna	31.3	17.4	44.0	29.1	-33.8	-7.0
Abbotsford–Mission	6.7	36.9	5.8	8.5	46.3	27.8
Vancouver	676.5	725.5	462.0	559.9	21.2	-17.2
Victoria	44.8	72.6	51.2	55.4	8.3	23.8

^r revised

^p preliminary

1. Go online to view the census subdivisions that comprise the census metropolitan areas.

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

Available without charge in CANSIM: tables 026-0001 to 026-0008 and 026-0010.

Definitions, data sources and methods: survey number 2802.

The November 2012 issue of *Building Permits* (64-001-X, free) will soon be available.

The December building permits data will be released on February 7.

For more information, contact us (toll-free 1-800-263-1136; infostats@statcan.gc.ca).

To enquire about the concepts, methods or data quality of this release, contact Jason Aston (613-951-0746), Investment, Science and Technology Division.