Catalogue 11-001-X (ISSN 1205-9137)

The Daily

Statistics Canada

Thursday, February 7, 2013
Released at 8:30 a.m. Eastern time

Releases

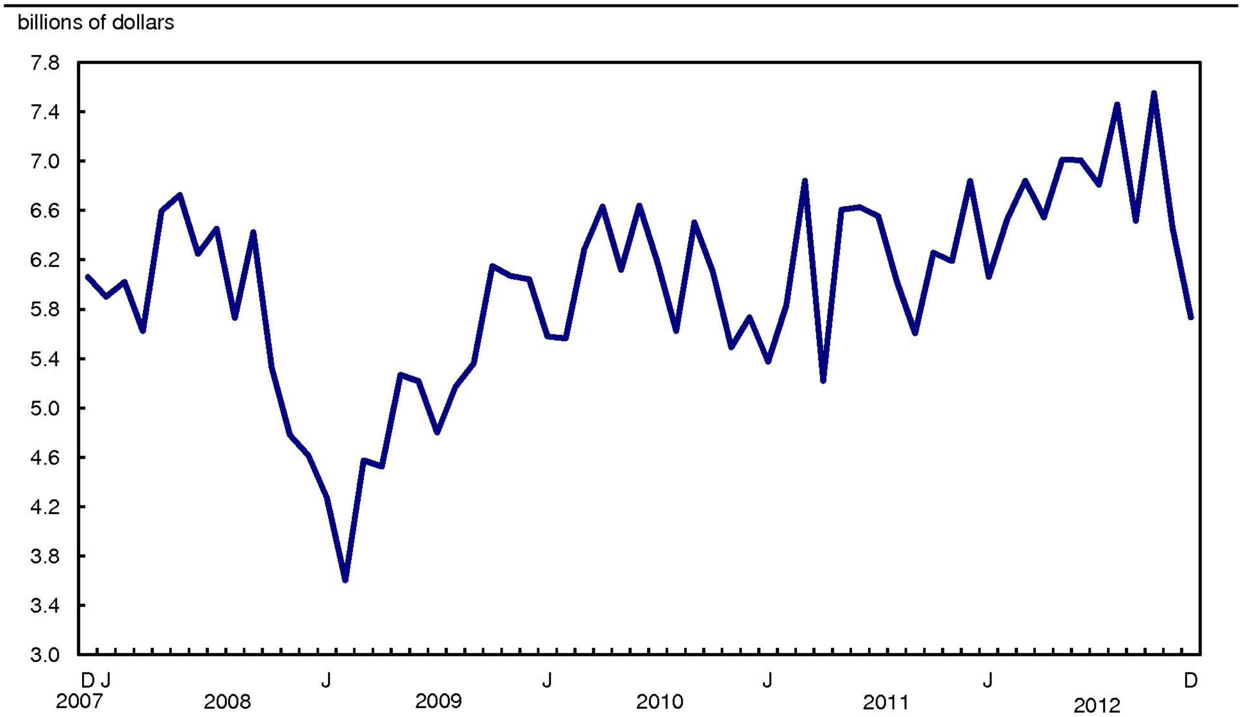
Releases

Building permits, December 2012

The total value of building permits issued by Canadian municipalities declined 11.2% to $5.7 billion in December, following a 14.5% decline in November. This decrease resulted from lower construction intentions in both the residential and non-residential sectors.

December's decline in construction intentions came from every province except Quebec, with Alberta, Manitoba and Ontario posting the largest decreases.

Chart 1
Total value of permits



Construction intentions in the residential sector fell 13.1% to $3.3 billion, following a 7.0% decrease the previous month. Ontario, Alberta and Manitoba accounted for much of the decline observed at the national level. Newfoundland and Labrador was the lone province that registered an increase.

In the non-residential sector, the value of permits declined 8.5% to $2.5 billion in December, the third decrease in four months. Manitoba posted the largest decline, followed by Alberta. Quebec had the largest increase with Ontario a distant second.

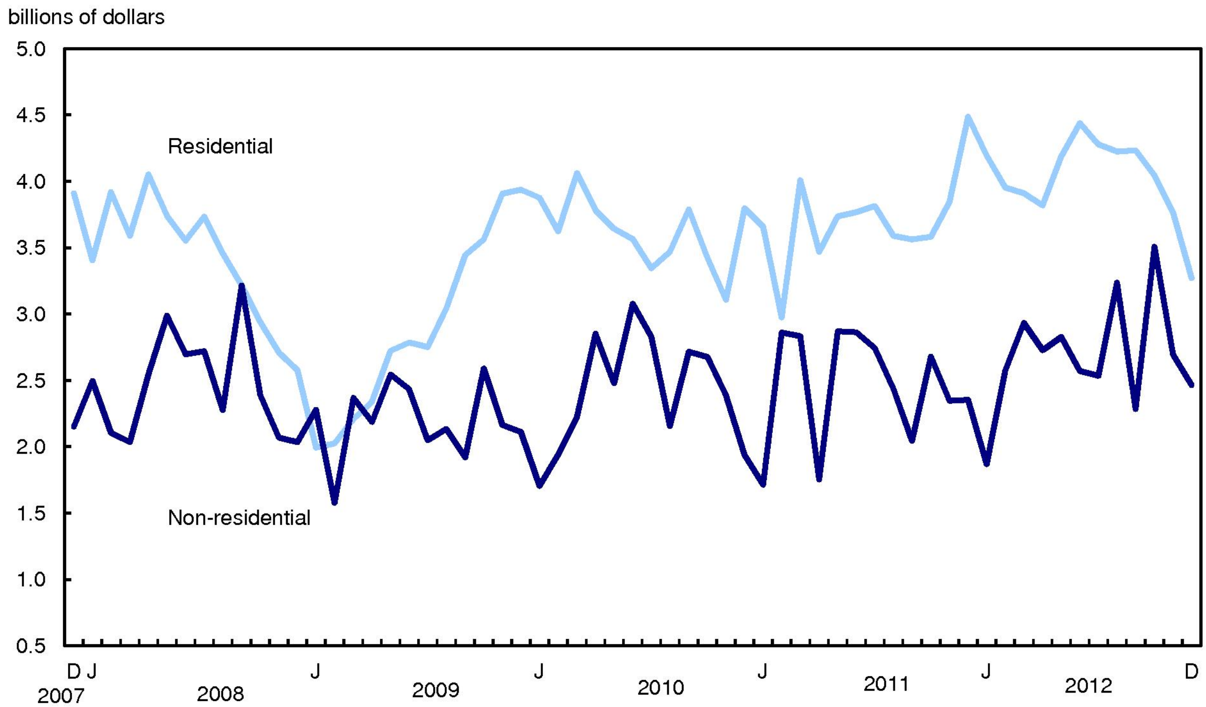
Residential sector: Lower construction intentions for single-family and multi-family dwellings

Municipalities issued $1.1 billion worth of building permits for multi-family dwellings in December, down 24.6% from November. This was the sixth consecutive monthly decrease and the lowest level since February 2011. There were declines in all the provinces, with Ontario posting the largest decrease, followed by Alberta, Quebec and Manitoba.

Construction intentions for single-family units fell 5.3% to $2.1 billion in December, the third straight monthly decrease. The decline was mainly attributable to lower construction intentions in eight provinces, with Ontario posting the largest drop followed by Saskatchewan and British Columbia. By contrast, Quebec and Newfoundland and Labrador posted gains.

At the national level, municipalities approved the construction of 13,897 new dwellings in December, down 15.2% from November. This decrease was led by a 22.1% decline in multi-family units to 7,630. At the same time, the number of single-family dwellings decreased 4.9% to 6,267 units.

Chart 2
Residential and non-residential sectors



Non-residential sector: Larger decline in the commercial component

In the commercial component, the value of permits declined 10.6% to $1.6 billion in December, following a 26.1% increase in November. The decline was a result of lower construction intentions for various types of commercial buildings, including office buildings, recreational facilities and warehouses. The largest decreases were in Ontario and Alberta. Quebec, New Brunswick and Prince Edward Island posted increases.

The value of permits in the institutional component fell 5.3% to $498 million, a second consecutive monthly decline. The decrease was mainly the result of lower construction intentions for medical buildings in Alberta and British Columbia as well as educational institutions in British Columbia and Manitoba. Advances were registered in four provinces, led by Ontario.

In the industrial component, the value of permits declined 3.3% to $377 million, the second consecutive monthly decrease. The decline was largely attributable to lower construction intentions for manufacturing plants in Manitoba, Quebec and, to a lesser extent, Saskatchewan. Increases in four provinces, led by Ontario, were not enough to offset the declines in the other provinces.

Decreases in all provinces except Quebec

In December, the total value of permits was down in nine provinces, led by Alberta and followed by Manitoba, Ontario and British Columbia.

Alberta had the largest decline, primarily because of lower construction intentions for commercial buildings, multi-family dwellings and institutional buildings. In Manitoba, the decrease came in the wake of a record high in November. The decrease was a result of lower construction intentions for both residential and non-residential buildings.

The decrease in Ontario resulted from lower construction intentions for commercial and residential buildings. In British Columbia, declines were posted in both the residential and non-residential sectors.

Quebec was the lone province that reported higher construction intentions in December. The increase was attributable primarily to commercial buildings and, to a lesser extent, to multi-family dwellings and institutional buildings.

Lower permit values in most census metropolitan areas

In December, the total value of permits was down in 20 of the 34 census metropolitan areas.

The largest decreases were in Toronto, Winnipeg, Vancouver and Ottawa. Toronto's decline resulted from lower construction intentions in both the residential and non-residential sectors, with commercial buildings and multi-family dwellings accounting for most of the decrease.

In Winnipeg, the decline was largely attributable to industrial buildings, multi-family dwellings and commercial buildings. All components contributed to the weakness in construction intentions in Vancouver. Similarly, the total value of permits issued in Ottawa was down because of decreases in all components.

In contrast, Hamilton, Montréal and Kitchener–Cambridge–Waterloo posted the largest gains. Hamilton's increase was mostly attributable to commercial and industrial buildings. The advance observed in Montréal came from commercial buildings, as the other components posted declines. In Kitchener–Cambridge–Waterloo, the gain was mostly because of institutional buildings.

Annual 2012: Residential and non-residential construction intentions higher than 2011

In 2012, municipalities issued building permits worth $80.5 billion, up 8.9% from 2011 and surpassing the peak of $74.4 billion reached in 2007 before the recession.

Similarly, contractors took out residential construction permits worth $48.3 billion in 2012, up 8.6% over 2011.

Construction intentions for non-residential buildings were also up, rising 9.2% from 2011 to $32.2 billion in 2012.

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

	December 2011	October 2012	November 2012[r]	December 2012[p]	November to December 2012	December 2011 to December 2012
	millions of dollars				% change	
Total	**6,839.2**	**7,551.9**	**6,456.2**	**5,734.2**	**-11.2**	**-16.2**
Residential	4,486.0	4,045.1	3,763.7	3,270.3	-13.1	-27.1
Single[1]	2,541.9	2,338.5	2,242.7	2,123.7	-5.3	-16.5
Multiple	1,944.1	1,706.6	1,521.1	1,146.6	-24.6	-41.0
Non-residential	2,353.2	3,506.8	2,692.5	2,463.9	-8.5	4.7
Industrial	343.1	1,086.4	390.1	377.1	-3.3	9.9
Commercial	1,581.1	1,408.4	1,776.7	1,589.2	-10.6	0.5
Institutional	429.0	1,012.0	525.6	497.6	-5.3	16.0
	number of units				% change	
Total dwellings	**19,115**	**18,399**	**16,387**	**13,897**	**-15.2**	**-27.3**
Single[1]	7,507	6,824	6,589	6,267	-4.9	-16.5
Multiple	11,608	11,575	9,798	7,630	-22.1	-34.3

[r] 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

	December 2011	October 2012	November 2012[r]	December 2012[p]	November to December 2012	December 2011 to December 2012
	millions of dollars				% change	
Canada	**6,839.2**	**7,551.9**	**6,456.2**	**5,734.2**	**-11.2**	**-16.2**
Residential	**4,486.0**	**4,045.1**	**3,763.7**	**3,270.3**	**-13.1**	**-27.1**
Non-residential	**2,353.2**	**3,506.8**	**2,692.5**	**2,463.9**	**-8.5**	**4.7**
Newfoundland and Labrador	73.6	95.5	81.0	69.6	-14.0	-5.5
Residential	63.4	60.4	54.1	57.9	6.9	-8.8
Non-residential	10.2	35.1	26.8	11.7	-56.2	14.8
Prince Edward Island	20.6	19.3	27.2	9.6	-64.7	-53.4
Residential	13.6	15.9	19.8	5.3	-73.5	-61.5
Non-residential	7.0	3.4	7.4	4.4	-40.9	-37.5
Nova Scotia	142.4	160.0	112.0	80.5	-28.1	-43.5
Residential	82.7	94.9	72.2	58.3	-19.2	-29.4
Non-residential	59.8	65.1	39.8	22.2	-44.2	-62.9
New Brunswick	75.8	94.6	59.0	42.0	-28.9	-44.6
Residential	48.4	41.9	39.7	25.0	-37.1	-48.4
Non-residential	27.3	52.7	19.3	17.0	-11.9	-37.8
Quebec	1,266.3	1,464.8	1,326.7	1,397.6	5.3	10.4
Residential	860.7	850.2	868.3	824.6	-5.0	-4.2
Non-residential	405.6	614.5	458.5	573.0	25.0	41.3
Ontario	2,817.5	3,053.4	2,060.7	1,901.6	-7.7	-32.5
Residential	2,018.2	1,528.2	1,077.3	910.3	-15.5	-54.9
Non-residential	799.3	1,525.3	983.4	991.3	0.8	24.0
Manitoba	146.2	254.8	324.1	141.5	-56.3	-3.2
Residential	104.9	117.6	176.6	110.4	-37.5	5.3
Non-residential	41.4	137.2	147.5	31.1	-78.9	-24.8
Saskatchewan	174.1	296.9	203.2	133.2	-34.5	-23.5
Residential	125.2	150.4	154.5	100.1	-35.2	-20.0
Non-residential	48.9	146.4	48.7	33.1	-32.1	-32.5
Alberta	1,317.5	1,220.1	1,440.7	1,256.4	-12.8	-4.6
Residential	652.5	694.7	743.4	668.3	-10.1	2.4
Non-residential	665.0	525.4	697.4	588.1	-15.7	-11.6
British Columbia	798.1	875.6	816.4	697.5	-14.6	-12.6
Residential	512.3	480.0	554.0	506.5	-8.6	-1.1
Non-residential	285.9	395.6	262.4	191.0	-27.2	-33.2
Yukon	6.1	11.3	3.8	2.2	-42.2	-63.9
Residential	3.4	7.0	2.7	1.5	-43.9	-55.3
Non-residential	2.7	4.3	1.1	0.7	-38.0	-74.7
Northwest Territories	0.8	2.8	1.3	2.2	72.6	172.3
Residential	0.7	1.8	1.0	1.9	88.8	172.9
Non-residential	0.1	1.0	0.3	0.3	13.2	168.7
Nunavut	0.0	2.8	0.0	0.2	...	...
Residential	0.0	2.0	0.0	0.2	...	...
Non-residential	0.0	0.8	0.0	0.0	...	...

[r] *revised*
[p] *preliminary*
... not applicable.
Note(s): *Data may not add to totals as a result of rounding.*

Table 3
Value of building permits, by census metropolitan area – Seasonally adjusted[1]

	December 2011	October 2012	November 2012^{r}	December 2012^{p}	November to December 2012	December 2011 to December 2012
	millions of dollars				% change	
Total, census metropolitan areas	**5,320.4**	**5,600.0**	**4,730.2**	**4,120.1**	**-12.9**	**-22.6**
St. John's	41.8	66.1	53.3	42.1	-20.9	0.7
Halifax	95.0	114.5	70.4	45.2	-35.9	-52.5
Moncton	28.9	32.0	14.7	15.1	2.8	-47.9
Saint John	9.5	7.1	12.7	10.2	-19.3	7.7
Saguenay	17.7	24.3	31.3	30.5	-2.5	72.6
Québec	142.8	149.2	97.1	97.2	0.1	-31.9
Sherbrooke	21.2	36.5	40.8	42.2	3.5	99.3
Trois-Rivières	32.3	29.5	23.7	20.4	-13.8	-36.8
Montréal	577.9	706.0	702.3	760.9	8.3	31.7
Ottawa–Gatineau, Ontario/Quebec	131.7	246.2	298.5	220.7	-26.1	67.6
Gatineau part	32.6	49.0	65.7	78.1	18.7	139.8
Ottawa part	99.1	197.2	232.8	142.7	-38.7	43.9
Kingston	35.7	18.5	37.0	29.6	-20.0	-17.1
Peterborough	18.4	24.0	15.1	8.2	-45.3	-55.2
Oshawa	116.1	64.3	87.1	44.8	-48.6	-61.4
Toronto	1,580.6	1,574.5	954.2	745.4	-21.9	-52.8
Hamilton	77.3	419.2	99.0	160.1	61.8	107.2
St. Catharines–Niagara	19.1	62.7	53.5	33.1	-38.2	72.9
Kitchener–Cambridge–Waterloo	187.7	39.3	81.5	135.0	65.6	-28.1
Brantford	7.2	10.9	16.0	4.9	-69.3	-31.6
Guelph	11.2	17.6	14.6	29.1	98.4	159.9
London	117.3	59.6	47.8	47.0	-1.6	-59.9
Windsor	14.7	36.1	40.3	49.2	22.0	235.0
Barrie	98.1	38.6	26.4	29.7	12.2	-69.7
Greater Sudbury	53.8	59.9	18.3	9.6	-47.3	-82.1
Thunder Bay	4.0	17.1	6.5	8.2	25.7	103.7
Winnipeg	95.7	158.6	261.7	93.2	-64.4	-2.6
Regina	55.8	102.8	71.5	59.6	-16.6	6.9
Saskatoon	73.9	100.1	88.7	45.9	-48.2	-37.9
Calgary	663.9	395.2	370.9	393.5	6.1	-40.7
Edmonton	353.3	426.7	447.3	384.3	-14.1	8.7
Kelowna	28.2	44.0	28.6	37.4	31.1	32.6
Abbotsford–Mission	5.6	5.8	8.4	18.9	125.6	238.4
Vancouver	571.4	462.0	556.3	427.4	-23.2	-25.2
Victoria	32.6	51.2	54.9	41.4	-24.7	26.9

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 in CANSIM: tables 026-0001 to 026-0008 and 026-0010.

Definitions, data sources and methods: survey number 2802.

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

Building permits data for January will be released on March 7.

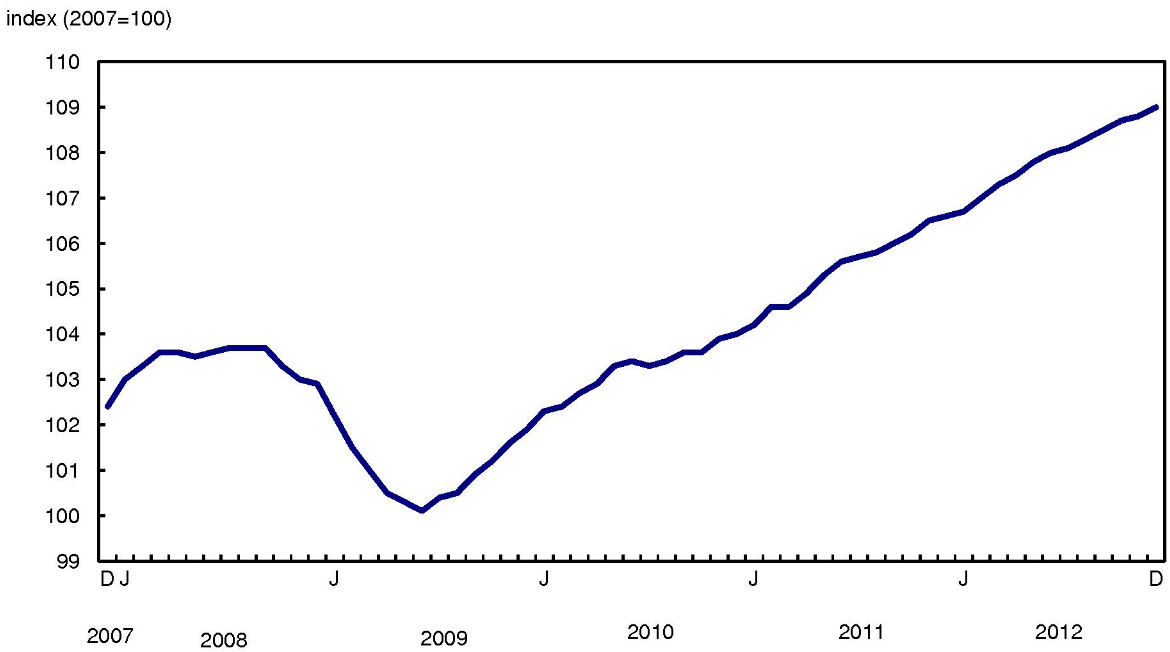
For more information, contact us (toll-free 1-800-263-1136; infostats@statcan.gc.ca).

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

New Housing Price Index, December 2012

The New Housing Price Index (NHPI) rose 0.2% in December, following a 0.1% increase in November.

Chart 1
New Housing Price Index



The combined metropolitan region of Toronto and Oshawa, as well as the region of Calgary, were the top contributors to the advance. Builders indicated that market conditions were the primary reason for higher prices in Toronto and Oshawa, while increased material and labour costs contributed to higher prices in Calgary.

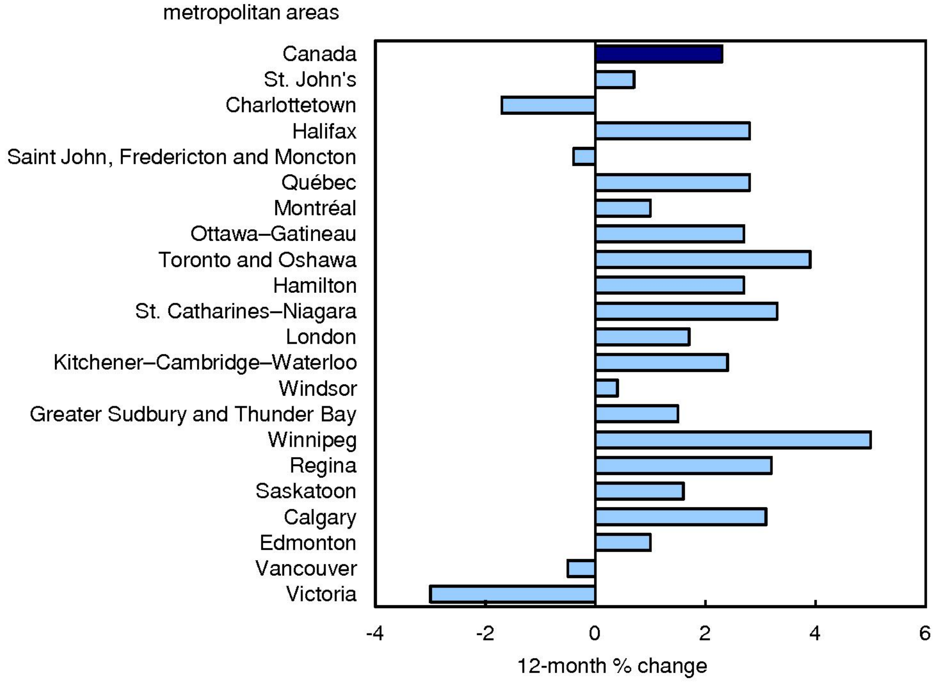
The largest monthly price advances in December occurred in Winnipeg and St. Catharines–Niagara, where prices increased 0.8% in both regions. The increase in Winnipeg, the largest monthly increase in that city since September 2011, was largely because of increased land development costs. In St. Catharines–Niagara, builders reported new higher list prices for new phases of development.

Monthly prices declined 0.9% in Charlottetown, as a result of lower negotiated selling prices. This was the largest monthly price decrease in that city since March 2008.

Prices decreased in Vancouver (-0.3%) and Victoria (-0.1%) for the second consecutive month. Builders in those regions cited market conditions as the reason for the drop in December. Monthly prices for new houses in both cities have decreased or remained unchanged for most of the year.

Prices were unchanged in 8 of the 21 metropolitan regions surveyed in December.

Chart 2
Winnipeg posts the highest year-over-year price increase



Year in review

In 2012, the annual average increase in new housing prices was 2.4%, following a 2.2% rise in both 2011 and 2010, and a 2.3% decline in 2009. The increase in the NHPI in 2012 was the largest since 2008, when average prices increased 3.4%.

On a year-over-year basis, the NHPI rose 2.3% in the 12 months to December, following a 2.2% increase the previous month.

The main contributor to the advance was the combined metropolitan region of Toronto and Oshawa, where the year-over-year-increase in contractors' selling prices was 3.9%. However, new housing price increases in this region have begun to slow, following strong year-over-year growth in 2011 and the early part of 2012.

In Winnipeg, where the pace of the annual increases has been accelerating over the last few months, year-over-year prices were up 5.0% in December 2012, compared with a 4.6% increase over the same period in 2011.

Other significant year-over-year increases occurred in St. Catharines–Niagara (+3.3%), Regina (+3.2%) and Calgary (+3.1%). Larger annual price increases in St. Catharines–Niagara and Calgary were observed in the fourth quarter of 2012, compared with earlier in the year.

Among the 21 metropolitan regions surveyed, 4 posted 12-month price declines in December. The largest decrease continues to be in Victoria (-3.0%) where, year over year, prices have been declining since the latter part of 2008.

Note to readers

The New Housing Price Index measures changes over time in the selling prices of new residential houses agreed upon between the contractor and the buyer at the time of the signing of the contract. It is designed to measure the changes in the selling prices of new houses where detailed specifications pertaining to each house remain the same between two consecutive periods. The prices collected from builders and included in the index are market selling prices less value added taxes, such as the Federal Goods and Services Tax (GST) or the Harmonized Sales Tax.

Effective January 1, 2013, the Quebec Sales Tax (QST) will be calculated on the selling price not including GST. However, to ensure the total taxes payable remains the same, the QST rate will be increased to 9.975%.

The provincial government of British Columbia introduced legislation on May 14, 2012, announcing the return to a provincial sales tax on April 1, 2013. From April 1, 2012, until March 31, 2013, there are new housing transitional rebates in place. After the transition is complete, the provincial sales tax on building materials in British Columbia will be embedded in contractors' selling prices of new houses. These changes will be reflected in the New Housing Price Index as reported by respondents.

The indexes are not subject to revision and are not seasonally adjusted.

Table 1
New housing price indexes – Not seasonally adjusted

	Relative importance[1]	December 2011	November 2012	December 2012	November to December 2012	December 2011 to December 2012
	%	(2007=100)			% change	
Canada total	**100.0**	**106.6**	**108.8**	**109.0**	**0.2**	**2.3**
House only	**...**	**106.8**	**109.4**	**109.6**	**0.2**	**2.6**
Land only	**...**	**105.7**	**107.1**	**107.2**	**0.1**	**1.4**
St. John's	1.99	146.7	147.7	147.7	0.0	0.7
Charlottetown	0.25	103.5	102.6	101.7	-0.9	-1.7
Halifax	1.25	112.6	115.5	115.7	0.2	2.8
Saint John, Fredericton and Moncton[2]	0.67	108.4	108.0	108.0	0.0	-0.4
Québec	2.98	119.3	122.5	122.6	0.1	2.8
Montréal	10.79	115.0	116.2	116.2	0.0	1.0
Ottawa–Gatineau	5.67	113.7	116.8	116.8	0.0	2.7
Toronto and Oshawa[2]	26.56	114.2	118.5	118.7	0.2	3.9
Hamilton	3.08	104.1	107.1	106.9	-0.2	2.7
St. Catharines–Niagara	1.01	104.4	106.9	107.8	0.8	3.3
London	1.58	108.9	110.7	110.7	0.0	1.7
Kitchener–Cambridge–Waterloo	2.32	108.6	111.2	111.2	0.0	2.4
Windsor	0.50	98.2	98.6	98.6	0.0	0.4
Greater Sudbury and Thunder Bay[2]	0.62	106.0	107.6	107.6	0.0	1.5
Winnipeg	2.28	126.3	131.5	132.6	0.8	5.0
Regina	0.99	149.7	154.7	154.5	-0.1	3.2
Saskatoon	1.76	117.3	119.0	119.2	0.2	1.6
Calgary	10.84	95.5	98.0	98.5	0.5	3.1
Edmonton	11.99	90.2	90.9	91.1	0.2	1.0
Vancouver	11.48	98.1	97.9	97.6	-0.3	-0.5
Victoria	1.39	87.4	84.9	84.8	-0.1	-3.0

... not applicable
1. The relative importance is calculated using a price adjusted three-year average of the value of building completions for each metropolitan area.
2. In order to ensure data confidentiality, the following census metropolitan areas and census agglomeration are grouped together as follows: Saint John, Fredericton and Moncton; Toronto and Oshawa; and Greater Sudbury and Thunder Bay.
Note(s): *View the census subdivisions that comprise the metropolitan areas online.*

Available in CANSIM: table 327-0046.

Definitions, data sources and methods: survey number 2310.

The fourth quarter 2012 issue of *Capital Expenditure Price Statistics* (62-007-X) will be available in April.

The New Housing Price Index for January will be released on March 14.

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; infostats@statcan.gc.ca) or Media Relations (613-951-4636; mediahotline@statcan.gc.ca).

Coal and coke statistics, November 2012

Data on coal and coke are now available for November.

Available in CANSIM: tables 135-0001 and 135-0002.

Table 135-0001: Coke.

Table 135-0002: Coal.

Definitions, data sources and methods: survey numbers 2003 and 2147.

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; infostats@statcan.gc.ca) or Media Relations (613-951-4636; mediahotline@statcan.gc.ca).

Balance sheet of the agricultural sector, December 31, 2011

Revised data on the balance sheet of the agricultural sector, at December 31, are now available for 2011.

Note to readers

Assets and liabilities in the agriculture sector's balance sheet include those of farm businesses and non-operator landlords (for farm real estate assets leased to farm operators and the corresponding liabilities) and exclude the personal portion of farm households. This most closely reflects the assets and liabilities used in the production of agricultural products.

The publication Balance Sheet of the Agricultural Sector: Agricultural Economic Statistics (21-016-X) has been discontinued. The data previously contained in this publication continues to be available in CANSIM.

Available in CANSIM: table 002-0020.

Definitions, data sources and methods: survey number 5029.

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; infostats@statcan.gc.ca) or Media Relations (613-951-4636; mediahotline@statcan.gc.ca).

Electric power statistics, November 2012

Data on electric power are now available for November.

Note to readers

Data from January to October have been revised.

Available in CANSIM: tables 127-0002 and 127-0003.

Definitions, data sources and methods: survey number 2151.

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; infostats@statcan.gc.ca) or Media Relations (613-951-4636; mediahotline@statcan.gc.ca).

Farm Environmental Management Survey, 2011

Selected data from the Farm Environmental Management Survey are now available for 2011.

Definitions, data sources and methods: survey number 5044.

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 Vasuki Tharmarajan (613-951-9167; vasuki.tharmarajan@statcan.gc.ca), Environment Accounts and Statistics Division.

New products and studies

There are no new products today.


The Daily
Statistics Canada
Releases
New products

Statistics Canada's official release bulletin

Catalogue 11-001-X.

Published each working day by the Communications Division, Statistics Canada, 10G, R.H. Coats Building, 100 Tunney's Pasture Driveway, Ottawa, Ontario K1A 0T6.

To access or subscribe to *The Daily* on the Internet, visit our website at *http://www.statcan.gc.ca*.