

# Building permits, July 2013

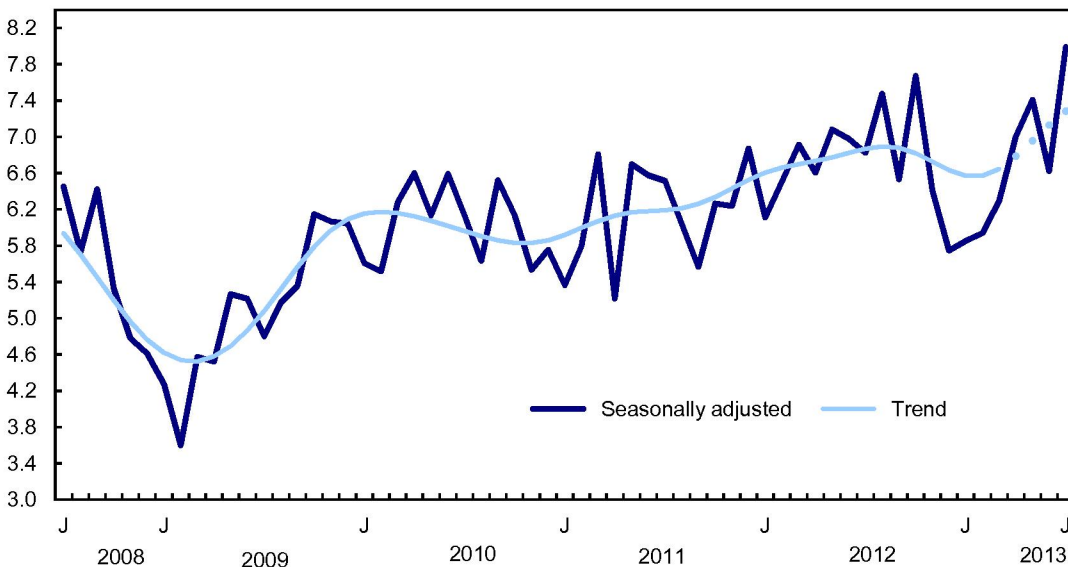
Released at 8:30 a.m. Eastern time in *The Daily*, Monday, September 9, 2013

Contractors took out building permits worth \$8.0 billion in July, up 20.7% from June. The total value of building permits continued to trend upward on the strength of six gains in seven months.

The increase in July came mainly from higher construction intentions for commercial buildings in Ontario, Alberta and Quebec.

**Chart 1**  
**Total value of permits**

billions of dollars



**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the three previous months. See Note to readers.

In the non-residential sector, the total value of building permits rose 45.5% to \$3.9 billion in July. Ontario, Quebec and Alberta accounted for most of the increase. Decreases were recorded in four provinces, led by New Brunswick.

Following a 12.8% decline in June, the total value of permits in the residential sector increased 4.1% to \$4.1 billion in July. The value of residential building permits was up in five provinces, led largely by Quebec, followed by Alberta and Ontario. British Columbia, Saskatchewan and Nova Scotia accounted for most of the declines in July.

## Non-residential sector: Significant increase in the commercial component

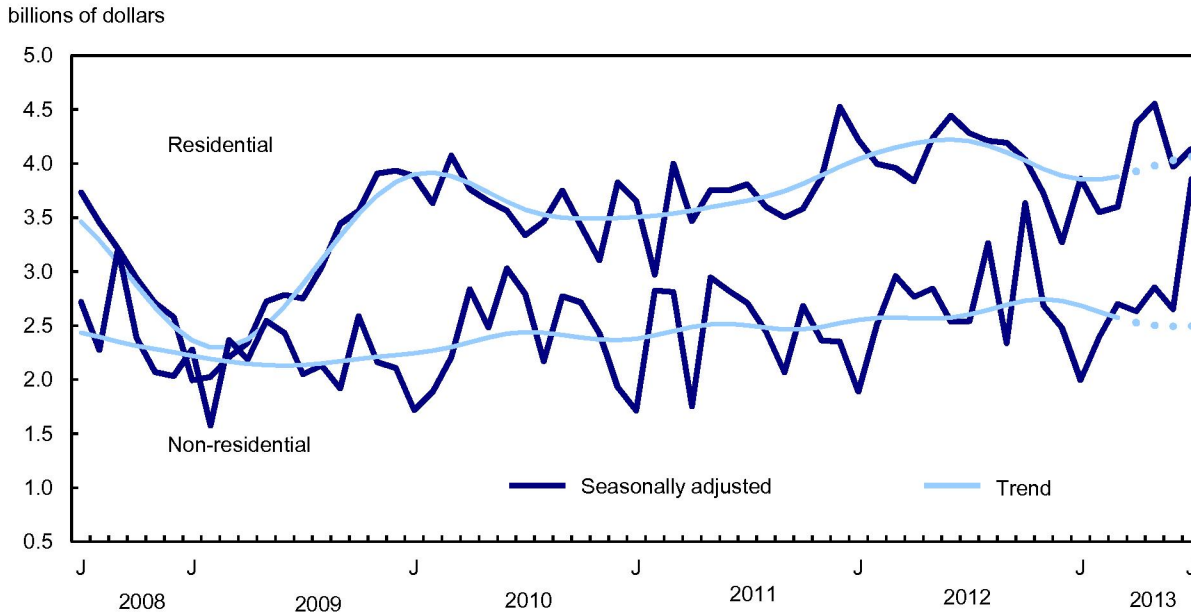
Canadian municipalities issued \$2.6 billion worth of commercial building permits in July, up 89.2% from June. This increase was the result of higher construction intentions for a variety of commercial buildings, including office buildings, retail complexes and recreational facilities. Gains were posted in seven provinces, led by Ontario, Alberta and Quebec. In contrast, British Columbia and New Brunswick posted the largest declines.

After decreasing 27.9% in June, the total value of industrial building permits rose 11.6% to \$505 million in July. Although gains were posted in eight provinces, these failed to offset June's decline. The increase was mainly the result of higher construction intentions for utilities buildings in Alberta and Quebec and for manufacturing plants in British Columbia and Ontario.



In the institutional component, the value of permits fell 6.5% to \$791 million in July. This was the third decrease in four months. The value of institutional building permits was down in four provinces. Alberta and Quebec accounted for much of the decrease as a result of lower construction intentions for medical facilities and educational institutions.

**Chart 2  
Residential and non-residential sectors**



**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the three previous months. See Note to readers.

**Residential sector: Construction intentions up for both single-family and multi-family dwellings**

Construction intentions for single-family dwellings rose 4.1% in July to \$2.2 billion. The increase in July failed to offset the decline in June. Higher construction intentions were posted in six provinces, with Ontario and Quebec accounting for most of the national advance.

Building permits for multi-family dwellings rose 4.2% to \$1.9 billion in July. The gain in July was the fourth increase in five months. Higher construction intentions for apartments and apartments-condominium projects in Quebec and Alberta contributed to the gain in July. Decreases were registered in five provinces, with British Columbia posting the largest decline, followed by Nova Scotia, a distant second.

Canadian municipalities authorized the construction of 17,504 new dwellings, 0.7% less than in June. The decrease was attributable to multi-family dwellings, which fell 3.0% to 11,193 units. Single-family dwellings increased 3.7% to 6,311 units.

**Provinces: Large gains in Ontario, Quebec and Alberta**

The value of permits was up in six provinces in July, led by Ontario, Quebec and Alberta.

The largest increase occurred in Ontario and was mainly a result of higher construction intentions for commercial buildings, single-family dwellings and industrial buildings. In Quebec, the monthly gain was attributable to commercial buildings, residential dwellings and, to a lesser extent, industrial buildings.

In Alberta, the rise originated largely from higher construction intentions for commercial buildings and multi-family dwellings.

The largest drop occurred in British Columbia, as a result of a decline in multi-family dwellings and commercial building intentions. In Saskatchewan, industrial construction intentions largely contributed to the decrease.

### **Significant increases in construction intentions in Toronto, Calgary and Montréal**

The total value of permits was down in half of Canada's 34 census metropolitan areas.

In July, the largest gains in the total value of permits were in Toronto, Calgary and Montréal. In Toronto, the increase was principally attributable to commercial buildings. Higher construction intentions for commercial buildings and, to a much lesser extent, institutional buildings explained the gain in Calgary. In Montréal, commercial buildings and, to a lesser degree, residential dwellings were behind the increase.

On the other hand, the total value of permits decreased in Vancouver, followed by Hamilton and London. In Vancouver, commercial buildings and multi-family dwellings were responsible for the decline, while in Hamilton institutional buildings were behind the decrease. In London, lower construction intentions for multi-family dwellings accounted for the decline.

### 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.

The trend-cycle estimates have been added to the charts as a complement to the seasonally adjusted series. Both the seasonally adjusted and the trend-cycle estimates are subject to revision as additional observations become available. These revisions could be large and even lead to a reversal of movement, especially at the end of the series. The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart.

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

	July 2012	May 2013	June 2013 <sup>r</sup>	July 2013 <sup>p</sup>	June to July 2013	July 2012 to July 2013
	millions of dollars				% change	
<b>Total</b>	<b>6,821.9</b>	<b>7,411.3</b>	<b>6,623.1</b>	<b>7,993.2</b>	<b>20.7</b>	<b>17.2</b>
Residential	4,282.4	4,554.9	3,971.0	4,135.2	4.1	-3.4
Single <sup>1</sup>	2,454.9	2,325.0	2,153.7	2,241.7	4.1	-8.7
Multiple	1,827.4	2,230.0	1,817.4	1,893.5	4.2	3.6
Non-residential	2,539.6	2,856.4	2,652.1	3,858.0	45.5	51.9
Industrial	510.7	627.1	452.2	504.8	11.6	-1.2
Commercial	1,621.7	1,514.4	1,353.8	2,562.0	89.2	58.0
Institutional	407.1	714.9	846.1	791.1	-6.5	94.3
	number of units				% change	
<b>Total dwellings</b>	<b>19,088</b>	<b>20,114</b>	<b>17,623</b>	<b>17,504</b>	<b>-0.7</b>	<b>-8.3</b>
Single <sup>1</sup>	7,241	6,378	6,088	6,311	3.7	-12.8
Multiple	11,847	13,736	11,535	11,193	-3.0	-5.5

<sup>r</sup> revised

<sup>p</sup> preliminary

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

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

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

	July 2012	May 2013	June 2013 <sup>r</sup>	July 2013 <sup>p</sup>	June to July 2013	July 2012 to July 2013
	millions of dollars				% change	
<b>Canada</b>	<b>6,821.9</b>	<b>7,411.3</b>	<b>6,623.1</b>	<b>7,993.2</b>	<b>20.7</b>	<b>17.2</b>
<b>Residential</b>	<b>4,282.4</b>	<b>4,554.9</b>	<b>3,971.0</b>	<b>4,135.2</b>	<b>4.1</b>	<b>-3.4</b>
<b>Non-residential</b>	<b>2,539.6</b>	<b>2,856.4</b>	<b>2,652.1</b>	<b>3,858.0</b>	<b>45.5</b>	<b>51.9</b>
Newfoundland and Labrador	118.2	85.5	78.5	74.5	-5.0	-36.9
Residential	60.5	60.4	58.9	56.4	-4.3	-6.8
Non-residential	57.7	25.1	19.6	18.2	-7.3	-68.5
Prince Edward Island	21.2	40.3	13.2	20.7	56.4	-2.3
Residential	14.6	13.3	10.8	10.0	-7.5	-31.9
Non-residential	6.6	26.9	2.5	10.7	334.1	63.4
Nova Scotia	162.7	147.0	107.5	122.7	14.1	-24.6
Residential	97.7	107.3	63.4	54.2	-14.6	-44.6
Non-residential	64.9	39.7	44.1	68.6	55.5	5.6
New Brunswick	92.3	57.6	105.7	77.8	-26.4	-15.7
Residential	48.2	40.1	32.9	41.2	25.3	-14.5
Non-residential	44.1	17.5	72.8	36.6	-49.7	-17.0
Quebec	1,308.2	1,506.9	1,043.8	1,392.1	33.4	6.4
Residential	829.0	808.7	663.6	782.7	18.0	-5.6
Non-residential	479.2	698.3	380.2	609.4	60.3	27.2
Ontario	2,492.2	2,770.8	2,471.3	3,251.0	31.5	30.4
Residential	1,588.4	1,809.4	1,521.8	1,556.2	2.3	-2.0
Non-residential	903.8	961.4	949.5	1,694.7	78.5	87.5
Manitoba	185.0	264.4	217.4	297.6	36.9	60.9
Residential	123.9	124.9	110.0	133.4	21.3	7.7
Non-residential	61.1	139.5	107.4	164.2	52.9	169.0
Saskatchewan	247.0	283.9	307.6	273.4	-11.1	10.7
Residential	143.2	143.7	161.9	149.7	-7.5	4.6
Non-residential	103.9	140.2	145.7	123.6	-15.1	19.0
Alberta	1,088.9	1,408.6	1,372.6	1,634.5	19.1	50.1
Residential	630.6	845.8	763.2	818.8	7.3	29.8
Non-residential	458.3	562.8	609.4	815.7	33.9	78.0
British Columbia	1,060.1	819.5	889.0	816.2	-8.2	-23.0
Residential	723.5	588.9	574.0	520.6	-9.3	-28.0
Non-residential	336.6	230.6	315.0	295.6	-6.2	-12.2
Yukon	18.2	13.7	4.4	4.7	7.1	-73.9
Residential	17.0	4.8	3.3	2.7	-19.2	-84.1
Non-residential	1.1	8.9	1.1	2.0	88.6	81.6
Northwest Territories	4.6	9.5	7.6	11.5	51.0	147.3
Residential	3.5	4.1	7.2	3.8	-47.4	7.2
Non-residential	1.1	5.5	0.4	7.7	1,830.7	596.0
Nunavut	23.4	3.5	4.5	16.3	261.5	-30.1
Residential	2.2	3.5	0.0	5.4	...	142.8
Non-residential	21.2	0.0	4.5	10.9	142.4	-48.4

<sup>r</sup> revised

<sup>p</sup> preliminary

... not applicable

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

**Table 3**  
**Value of building permits, by census metropolitan area – Seasonally adjusted<sup>1</sup>**

	July 2012	May 2013	June 2013 <sup>r</sup>	July 2013 <sup>p</sup>	June to July 2013	July 2012 to July 2013
	millions of dollars				% change	
<b>Total, census metropolitan areas</b>	<b>5,207.6</b>	<b>5,633.9</b>	<b>5,025.6</b>	<b>6,308.4</b>	<b>25.5</b>	<b>21.1</b>
St. John's	79.8	45.4	46.5	48.6	4.5	-39.1
Halifax	87.6	103.1	47.6	62.1	30.4	-29.1
Moncton	23.4	19.5	53.3	22.0	-58.7	-5.7
Saint John	16.1	9.3	8.3	13.9	68.2	-13.1
Saguenay	24.2	35.4	30.4	25.1	-17.2	3.6
Québec	121.6	204.1	101.8	162.9	60.0	33.9
Sherbrooke	44.9	35.2	25.6	23.3	-8.9	-48.0
Trois-Rivières	19.9	26.1	20.5	27.1	32.4	35.9
Montréal	684.6	807.5	536.8	739.7	37.8	8.0
Ottawa–Gatineau, Ontario/Quebec	248.9	282.7	200.7	292.1	45.6	17.4
Gatineau part	50.1	56.2	20.8	57.0	174.3	13.7
Ottawa part	198.8	226.6	179.9	235.1	30.7	18.3
Kingston	20.6	16.1	31.2	22.0	-29.3	7.1
Peterborough	9.2	17.4	23.7	13.0	-45.3	41.4
Oshawa	44.3	42.9	93.2	92.2	-1.1	108.3
Toronto	1,365.4	1,425.7	1,120.1	1,948.3	73.9	42.7
Hamilton	83.3	101.8	155.5	80.7	-48.1	-3.0
St. Catharines–Niagara	52.9	145.6	49.9	86.9	74.1	64.2
Kitchener–Cambridge–Waterloo	67.6	120.8	95.9	80.1	-16.5	18.6
Brantford	55.1	11.6	48.2	12.2	-74.6	-77.8
Guelph	11.4	67.0	26.1	39.1	50.0	243.7
London	105.3	84.0	133.3	83.3	-37.5	-20.9
Windsor	65.2	45.3	28.4	27.6	-2.9	-57.7
Barrie	24.9	23.4	34.3	22.6	-33.9	-9.0
Greater Sudbury	20.9	52.8	23.2	77.9	236.0	273.2
Thunder Bay	11.8	22.8	84.3	39.6	-53.0	234.7
Winnipeg	121.4	179.5	152.1	212.2	39.5	74.8
Regina	74.2	71.7	71.1	56.6	-20.4	-23.7
Saskatoon	92.4	108.9	127.8	124.3	-2.7	34.5
Calgary	390.3	461.3	539.0	843.9	56.6	116.2
Edmonton	370.8	434.8	402.3	451.8	12.3	21.8
Kelowna	25.8	28.0	23.5	38.7	65.1	49.9
Abbotsford–Mission	14.8	19.5	13.8	12.0	-12.7	-19.0
Vancouver	780.4	558.2	628.6	467.3	-25.7	-40.1
Victoria	48.6	26.5	48.9	59.2	21.2	21.9

<sup>r</sup> revised

<sup>p</sup> preliminary

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

**Note(s):** Data may not add up 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 July 2013 issue of *Building Permits* (64-001-X) will soon be available.

Building permits data for August will be released on October 7.

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

To enquire about the concepts, methods or data quality of this release, contact Jeremie Bennett (613-951-0793), Investment, Science and Technology Division.