

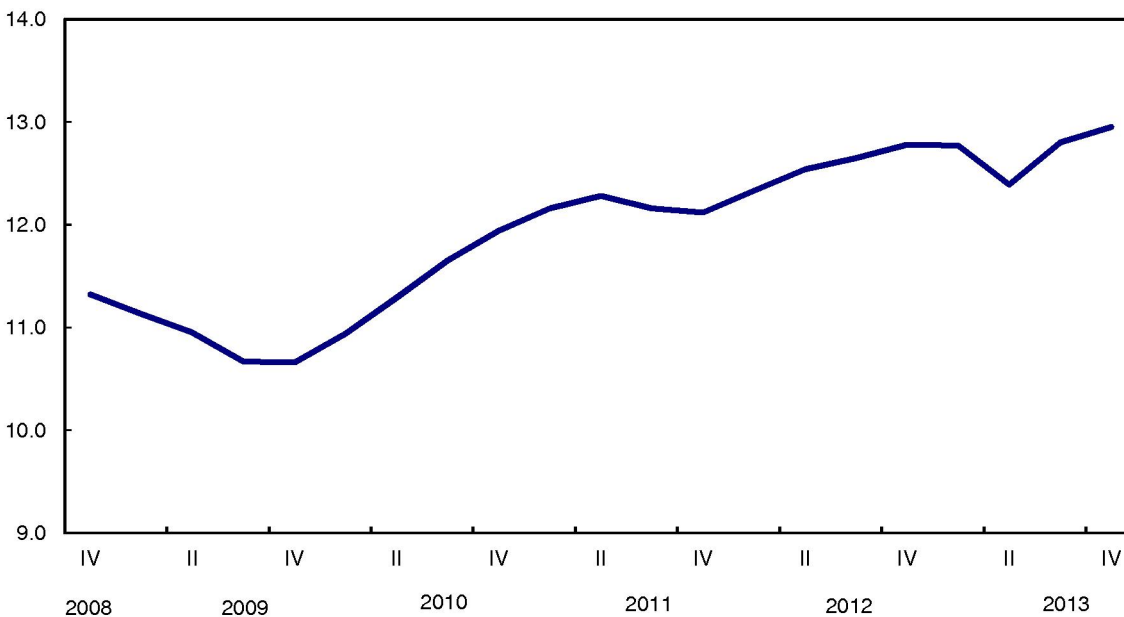
# Investment in non-residential building construction, fourth quarter 2013

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Investment in non-residential building construction reached \$12.9 billion in the fourth quarter, up 1.1% from the previous quarter. It was the second consecutive quarterly increase and was led by higher spending on commercial building construction.

**Chart 1**  
**Investment in non-residential building construction**

billions of dollars, seasonally adjusted



Overall, total investment rose in six provinces in the fourth quarter, with the largest gains occurring in Alberta and Quebec. The increase in Alberta was spread across the commercial, industrial and institutional components, while in Quebec, the gain was in the institutional and commercial components.

In Ontario, the rise in the commercial component was not enough to offset declines in the institutional and industrial components.

## Census metropolitan areas

Investment was up in 18 of the 34 census metropolitan areas. The largest increases were in Edmonton and Montréal.

In Edmonton, the gain was mostly attributable to commercial investment, while in Montréal, it came from higher construction spending for institutional and commercial buildings.

London and Sherbrooke posted the largest declines, mostly as a result of decreases in the institutional and commercial components.



## Commercial component

Investment in commercial building construction reached \$7.8 billion in the fourth quarter, up 1.7% from the previous quarter. This was the second consecutive quarterly increase and reflected higher spending in the construction of office and recreational buildings as well as retail and wholesale outlets in several provinces.

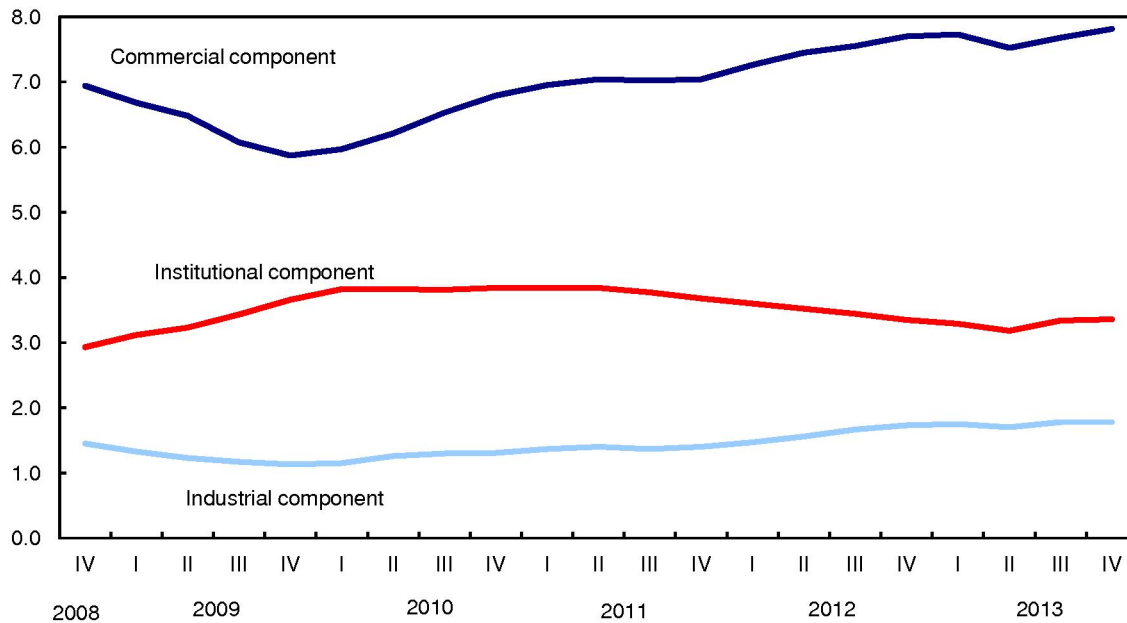
The largest contribution in the commercial component came from Alberta, where investment rose 4.9% to \$1.8 billion. The increase resulted from rising investment among several categories of commercial buildings.

Investment in Ontario increased 1.9% to \$2.9 billion, mostly attributable to higher spending for recreational and office buildings.

Newfoundland and Labrador posted the largest decline, as a result of lower spending spread among several commercial building categories.

## Chart 2 Commercial, institutional and industrial components

billions of dollars, seasonally adjusted



## Institutional component

In the institutional component, investment increased 0.3% to \$3.4 billion, the second straight quarterly gain. Institutional investment rose in eight provinces.

The largest increases occurred in Quebec and Alberta. In Quebec, spending was up 4.4% to \$754 million, reflecting a rise in investment in health care facilities and other government buildings. In Alberta, investment rose 4.2% to \$405 million, the sixth consecutive quarterly gain for the province. The advance was led by higher spending in the construction of health care facilities.

The only declines occurred in Ontario and Newfoundland and Labrador. In Ontario, institutional investment fell 5.0% to \$1.3 billion, mostly as a result of lower spending for educational buildings.

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In Newfoundland and Labrador, investment declined for the eighth consecutive quarter, falling 5.2% to \$23 million. The decrease was mostly the result of lower spending on the construction of nursing home buildings.

## Industrial component

Investment in industrial projects rose 0.3% to \$1.8 billion in the fourth quarter, the second consecutive quarterly gain. Growth in this component was mainly from the construction of primary industry buildings and manufacturing plants in six provinces.

Provincially, the largest increase was in Alberta, where investment rose 4.7% to \$423 million. Most of the gain was attributable to manufacturing plants.

British Columbia and Ontario posted the largest declines in the fourth quarter. British Columbia saw industrial investment decline 5.2% to \$174 million, mostly because of lower construction of manufacturing plants. In Ontario, industrial investment decreased 1.5% to \$597 million, mainly because of lower spending on utility buildings and manufacturing plants.

### **Note to readers**

*Unless otherwise stated, this release presents seasonally adjusted data expressed in current dollars, which facilitates comparisons by removing the effects of seasonal variations. For more information on seasonal adjustment, see [Seasonal adjustment and identifying economic trends](#).*

*Investments in non-residential building construction exclude engineering construction (such as for highways, sewers, bridges and oil and gas pipelines). This series is based on the Building Permits Survey of municipalities, which collects information on construction intentions.*

*Work put-in-place patterns are assigned to each type of structure (industrial, commercial and institutional). These work patterns are used to distribute the value of building permits according to project length. Work put-in-place patterns differ according to the value of the construction project; a project worth several million dollars will usually take longer to complete than will a project of a few hundred thousand dollars.*

*Additional data from the Capital and Repair Expenditures Survey are used to create this investment series. Investments in non-residential building data are benchmarked to Statistics Canada's System of National Accounts' non-residential building investment series.*

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

**Table 1**  
**Investment in non-residential building construction, by building type, by province and territory –**  
**Seasonally adjusted**

	Fourth quarter 2012	Third quarter 2013	Fourth quarter 2013	Third quarter to fourth quarter 2013	Fourth quarter 2012 to fourth quarter 2013
	millions of dollars			% change	
<b>Canada</b>	<b>12,782</b>	<b>12,804</b>	<b>12,949</b>	<b>1.1</b>	<b>1.3</b>
<b>Industrial</b>	<b>1,726</b>	<b>1,775</b>	<b>1,781</b>	<b>0.3</b>	<b>3.2</b>
<b>Commercial</b>	<b>7,703</b>	<b>7,684</b>	<b>7,811</b>	<b>1.7</b>	<b>1.4</b>
<b>Institutional</b>	<b>3,353</b>	<b>3,345</b>	<b>3,356</b>	<b>0.3</b>	<b>0.1</b>
Newfoundland and Labrador	220	138	121	-12.4	-44.9
Industrial	56	12	17	42.6	-69.9
Commercial	119	102	81	-20.5	-32.1
Institutional	45	25	23	-5.2	-47.7
Prince Edward Island	40	36	36	2.3	-8.5
Industrial	8	5	5	18.8	-29.0
Commercial	22	17	16	-7.6	-27.7
Institutional	10	14	15	9.0	46.8
Nova Scotia	203	201	196	-2.6	-3.4
Industrial	21	16	18	12.0	-13.4
Commercial	132	140	129	-7.9	-1.9
Institutional	50	45	49	8.7	-3.3
New Brunswick	163	178	183	2.8	11.9
Industrial	15	11	10	-13.2	-34.2
Commercial	83	68	65	-5.5	-22.1
Institutional	66	98	108	10.4	65.0
Quebec	2,322	2,633	2,680	1.8	15.4
Industrial	336	415	407	-1.9	21.1
Commercial	1,340	1,495	1,518	1.5	13.3
Institutional	645	723	754	4.4	17.0
Ontario	5,075	4,837	4,811	-0.5	-5.2
Industrial	608	607	597	-1.5	-1.8
Commercial	2,848	2,819	2,873	1.9	0.9
Institutional	1,619	1,411	1,340	-5.0	-17.2
Manitoba	349	379	397	4.8	13.5
Industrial	59	59	62	4.9	4.2
Commercial	189	200	207	3.3	9.3
Institutional	101	119	128	7.1	27.0
Saskatchewan	488	435	435	0.1	-10.8
Industrial	56	61	63	2.9	11.5
Commercial	297	224	222	-1.0	-25.1
Institutional	135	150	151	0.6	11.5
Alberta	2,431	2,515	2,634	4.7	8.4
Industrial	382	404	423	4.7	10.8
Commercial	1,745	1,722	1,806	4.9	3.5
Institutional	304	388	405	4.2	33.0
British Columbia	1,452	1,394	1,394	0.0	-4.0
Industrial	180	184	174	-5.2	-3.1
Commercial	903	851	852	0.1	-5.6
Institutional	369	359	368	2.6	-0.3
Yukon	16	8	9	8.4	-42.2
Industrial	5	1	2	92.1	-61.4
Commercial	4	5	5	3.0	23.7
Institutional	7	3	2	-11.9	-66.4
Northwest Territories	7	21	24	10.3	246.6
Industrial	0	1	1	66.5	96.8
Commercial	5	13	13	0.9	136.3
Institutional	1	8	10	21.6	992.2
Nunavut	17	30	30	1.0	74.5
Industrial	0	1	3	105.4	725.3
Commercial	16	27	25	-6.2	52.5
Institutional	0	2	2	32.9	428.7

... not applicable

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

**Table 2**  
**Investment in non-residential building construction, by census metropolitan area<sup>1</sup>– Seasonally adjusted**

	Fourth quarter 2012	Third quarter 2013	Fourth quarter 2013	Third quarter to fourth quarter 2013	Fourth quarter 2012 to fourth quarter 2013
	millions of dollars			% change	
<b>Total: Census metropolitan areas</b>	<b>9,756</b>	<b>9,708</b>	<b>9,808</b>	<b>1.0</b>	<b>0.5</b>
St. John's	116	82	74	-10.2	-36.4
Halifax	124	135	129	-4.9	3.5
Moncton	56	67	75	12.5	34.9
Saint John	24	19	13	-31.4	-45.5
Saguenay	56	38	49	28.7	-13.0
Québec	261	315	318	1.1	22.1
Sherbrooke	63	102	86	-15.4	35.8
Trois-Rivières	52	44	40	-8.6	-22.8
Montréal	1,277	1,455	1,484	2.0	16.2
Ottawa–Gatineau, Ontario/Quebec	545	558	589	5.6	8.1
Gatineau part	100	86	96	11.3	-4.4
Ottawa part	445	472	494	4.6	10.9
Kingston	52	57	53	-5.8	2.4
Peterborough	28	24	24	-1.2	-12.8
Oshawa	134	115	108	-6.1	-19.2
Toronto	2,536	2,402	2,387	-0.6	-5.9
Hamilton	271	345	339	-1.7	25.0
St. Catharines–Niagara	113	105	118	13.0	4.6
Kitchener–Cambridge–Waterloo	205	186	178	-4.4	-13.2
Brantford	34	37	38	2.4	13.6
Guelph	62	62	68	10.9	11.1
London	246	172	153	-11.4	-37.9
Windsor	114	96	88	-8.3	-22.6
Barrie	58	37	38	5.3	-33.2
Greater Sudbury	44	54	63	15.1	43.9
Thunder Bay	39	37	44	16.5	12.5
Winnipeg	244	283	304	7.4	24.8
Regina	137	116	105	-9.9	-23.7
Saskatoon	182	175	187	6.8	2.7
Calgary	941	983	973	-1.0	3.4
Edmonton	682	568	631	11.1	-7.4
Kelowna	51	50	59	19.6	16.3
Abbotsford–Mission	49	41	33	-19.8	-31.6
Vancouver	870	857	859	0.3	-1.2
Victoria	92	90	98	8.9	6.6

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: table 026-0016.**

**Definitions, data sources and methods: survey number 5014.**

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; 514-283-8300; infostats@statcan.gc.ca).

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