

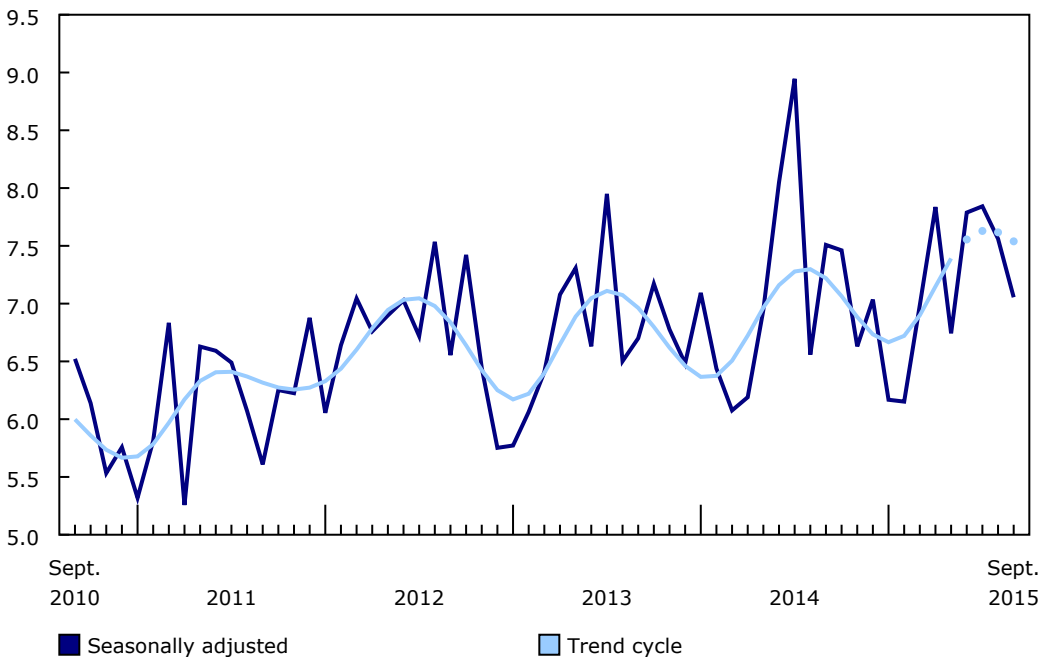
# Building permits, September 2015

Released at 8:30 a.m. Eastern time in *The Daily*, Friday, November 6, 2015

Municipalities issued \$7.1 billion worth of building permits in September, down 6.7% from the previous month. This was the second consecutive monthly decline. Lower construction intentions for residential buildings and commercial structures in Ontario largely explained the decline.

**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.

**Source(s):** CANSIM table 026-0010.

The value of residential building permits declined 11.6% from August to \$4.2 billion in September. This marked the second consecutive monthly decline following two months of gains. Decreases were registered in five provinces, led by Ontario, followed by Saskatchewan and Quebec. Manitoba and Alberta registered the largest increases in residential construction intentions.

Construction intentions for non-residential buildings rose 1.6% to \$2.9 billion in September, the first increase in three months. Gains were recorded in six provinces, led by Saskatchewan, followed by Alberta and Quebec. Ontario reported the largest decline, followed by British Columbia.

## Residential sector: Double-digit decline in multi-family dwelling construction intentions

The value of building permits for multi-family dwellings declined 20.0% to \$1.8 billion in September, marking the second decrease in three months. Much of this decline came from Ontario, which had posted a large increase the previous month. Manitoba and Alberta recorded the largest gains in the component.

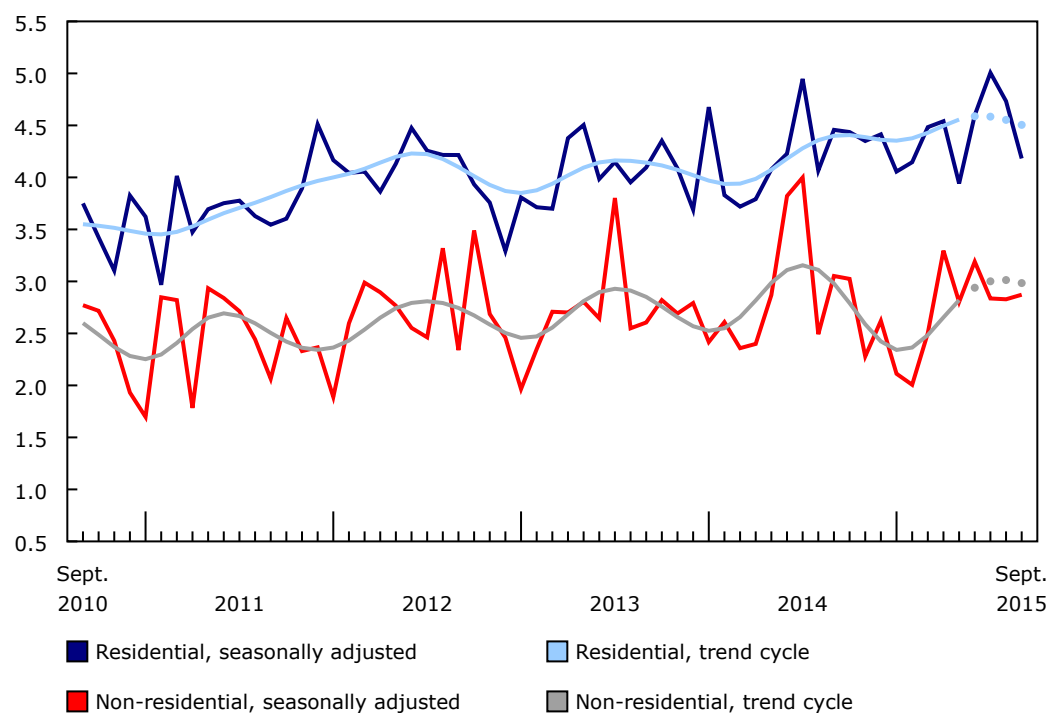


The value of single-family dwelling permits was down 3.7% to \$2.3 billion in September. This was the second consecutive monthly decline. Decreases were posted in five provinces. Ontario accounted for most of the decline, with British Columbia and New Brunswick a distant second and third. The largest advances were in Quebec and Alberta.

Municipalities approved the construction of 16,907 new dwellings in September, down 9.4% from August. The decline came from multi-family dwellings, which fell 11.6% to 11,235 new units, and single-family dwellings, which decreased 4.8% to 5,672 new units.

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

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.  
**Source(s):** CANSIM table [026-0010](#).

### Non-residential sector: Higher construction intentions in the institutional and industrial components

In the institutional component, the value of permits rose 15.6% to \$744 million in September, the first increase in three months. The advance at the national level was attributable to higher construction intentions for medical facilities. Gains in four provinces, led by Saskatchewan and Ontario, were sufficient to offset declines in the other provinces. British Columbia and Alberta recorded the largest declines in construction intentions for institutional buildings.

The value of permits issued for industrial buildings rose 16.3% to \$550 million, following two consecutive monthly declines. The gains were primarily attributable to increases in the value of building permits for utilities buildings and manufacturing plants. Gains were reported in five provinces, led by Quebec, British Columbia and Ontario, while the most notable declines were in Saskatchewan, New Brunswick and Alberta.

Construction intentions for commercial buildings fell 7.8% to \$1.6 billion in September, following a 10.9% increase in July and a 2.4% advance in August. Lower construction intentions for office buildings and recreational facilities largely explained the decline in the component. Decreases were posted in three provinces, led by Ontario, which had posted a notable increase in commercial building construction intentions the previous month. The largest gains were in Alberta and Saskatchewan.

### **Provinces: Ontario posts notable decline**

The total value of permits was down in four provinces in September, with Ontario posting the largest decline, followed by British Columbia.

The large decrease in Ontario was the result of lower construction intentions for multi-family dwellings, commercial buildings and, to a lesser extent, single-family dwellings. In British Columbia, the decline stemmed from institutional buildings, commercial structures and single-family dwellings.

In contrast, the largest gain was in Saskatchewan, where notable increases in the value of permits issued for institutional structures and commercial buildings were responsible for the rise. Advances in Alberta and Manitoba were, in turn, a result of higher construction intentions for commercial buildings and multi-family dwellings.

### **Construction intentions down overall in census metropolitan areas**

In September, the total value of building permits was down 10.7% overall in census metropolitan areas (CMAs), with Toronto registering the largest decline, followed by Vancouver and Guelph. In contrast, construction intentions for regions outside CMAs increased by 9.3% in September.

In Toronto, the decline resulted mostly from lower construction intentions for commercial buildings and multi-family dwellings. In Vancouver, the decrease came mainly from institutional buildings, although all components were down. In Guelph, residential buildings and commercial structures accounted for most of the decline.

The largest increase was in Edmonton, followed by Ottawa and Oshawa.

The large gain in Edmonton occurred mainly as a result of higher construction intentions for commercial buildings and multi-family dwellings. In Ottawa, the advance was attributable to commercial buildings, single-family dwellings and industrial buildings. In Oshawa, the gain was largely a result of higher construction intentions for single-family dwellings and industrial buildings.

### Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which facilitates comparisons by removing the effects of seasonal variations. For information on seasonal adjustment, see [Seasonally adjusted data – Frequently asked questions](#).

The Building Permits Survey covers over 2,400 municipalities representing 95% of the Canadian population. 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.

Building permits data are used as a leading indicator of activity in the construction industry.

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 for the previous month have been revised.

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.

### Next release

The October building permits data will be released on December 8.

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

	September 2014	July 2015	August 2015 <sup>r</sup>	September 2015 <sup>p</sup>	August to September 2015	September 2014 to September 2015
	millions of dollars				% change	
<b>Total</b>	<b>7,508.4</b>	<b>7,841.9</b>	<b>7,560.9</b>	<b>7,054.6</b>	<b>-6.7</b>	<b>-6.0</b>
Residential	4,456.6	5,005.5	4,733.2	4,182.3	-11.6	-6.2
Single <sup>1</sup>	2,417.8	2,492.2	2,429.1	2,338.2	-3.7	-3.3
Multiple	2,038.8	2,513.4	2,304.1	1,844.1	-20.0	-9.5
Non-residential	3,051.8	2,836.4	2,827.7	2,872.3	1.6	-5.9
Industrial	473.5	506.8	473.2	550.2	16.3	16.2
Commercial	1,672.3	1,670.3	1,711.2	1,578.3	-7.8	-5.6
Institutional	906.0	659.3	643.4	743.9	15.6	-17.9
	number of units				% change	
<b>Total dwellings</b>	<b>18,440</b>	<b>19,609</b>	<b>18,667</b>	<b>16,907</b>	<b>-9.4</b>	<b>-8.3</b>
Single <sup>1</sup>	6,404	6,181	5,955	5,672	-4.8	-11.4
Multiple	12,036	13,428	12,712	11,235	-11.6	-6.7

<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.

**Source(s):** CANSIM tables [026-0006](#) and [026-0010](#).

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

	September 2014	July 2015	August 2015 <sup>r</sup>	September 2015 <sup>p</sup>	August to September 2015	September 2014 to September 2015
	millions of dollars				% change	
<b>Canada</b>	<b>7,508.4</b>	<b>7,841.9</b>	<b>7,560.9</b>	<b>7,054.6</b>	<b>-6.7</b>	<b>-6.0</b>
<b>Residential</b>	<b>4,456.6</b>	<b>5,005.5</b>	<b>4,733.2</b>	<b>4,182.3</b>	<b>-11.6</b>	<b>-6.2</b>
<b>Non-residential</b>	<b>3,051.8</b>	<b>2,836.4</b>	<b>2,827.7</b>	<b>2,872.3</b>	<b>1.6</b>	<b>-5.9</b>
Newfoundland and Labrador	88.0	48.6	54.9	55.5	1.0	-37.0
Residential	50.8	35.8	37.0	37.3	1.0	-26.5
Non-residential	37.1	12.9	17.9	18.1	1.0	-51.2
Prince Edward Island	17.9	19.8	18.7	24.1	28.6	34.5
Residential	12.1	10.0	12.5	14.4	15.1	18.6
Non-residential	5.8	9.8	6.2	9.7	55.6	67.8
Nova Scotia	119.6	101.9	101.6	91.6	-9.8	-23.4
Residential	45.9	73.2	53.5	51.5	-3.7	12.2
Non-residential	73.7	28.7	48.1	40.2	-16.5	-45.5
New Brunswick	104.0	91.7	78.0	74.8	-4.2	-28.1
Residential	45.8	40.5	36.2	37.6	4.0	-17.9
Non-residential	58.2	51.1	41.8	37.2	-11.2	-36.1
Quebec	1,281.2	1,236.7	1,088.1	1,130.8	3.9	-11.7
Residential	815.9	711.5	733.3	708.3	-3.4	-13.2
Non-residential	465.3	525.2	354.8	422.5	19.1	-9.2
Ontario	3,065.4	2,897.3	3,468.9	2,540.8	-26.8	-17.1
Residential	1,614.8	2,070.5	2,157.7	1,599.2	-25.9	-1.0
Non-residential	1,450.5	826.8	1,311.2	941.6	-28.2	-35.1
Manitoba	235.8	191.3	182.2	234.9	28.9	-0.4
Residential	130.3	105.6	100.5	150.4	49.7	15.4
Non-residential	105.5	85.6	81.8	84.5	3.3	-19.9
Saskatchewan	220.5	339.0	224.9	470.2	109.0	113.2
Residential	136.8	99.2	112.5	80.4	-28.6	-41.3
Non-residential	83.7	239.7	112.5	389.8	246.6	365.9
Alberta	1,450.9	1,513.8	1,256.3	1,393.6	10.9	-4.0
Residential	907.8	810.9	757.7	781.4	3.1	-13.9
Non-residential	543.1	703.0	498.6	612.2	22.8	12.7
British Columbia	896.0	1,361.9	1,069.9	1,023.8	-4.3	14.3
Residential	687.6	1,040.2	727.1	715.7	-1.6	4.1
Non-residential	208.4	321.7	342.7	308.1	-10.1	47.9
Yukon	12.0	34.1	6.1	7.2	19.0	-39.7
Residential	5.9	4.6	2.1	3.5	65.8	-41.4
Non-residential	6.1	29.5	4.0	3.8	-5.5	-38.1
Northwest Territories	16.6	5.7	11.2	7.3	-34.6	-55.8
Residential	2.2	3.5	3.2	2.6	-19.4	20.0
Non-residential	14.4	2.1	8.0	4.7	-40.7	-67.2
Nunavut	0.6	0.1	0.0	0.1	...	-83.3
Residential	0.5	0.0	0.0	0.1	...	-85.0
Non-residential	0.1	0.1	0.0	0.0	...	-73.1

<sup>r</sup> revised

<sup>p</sup> preliminary

... not applicable

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

**Source(s):** CANSIM table [026-0006](#).

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

	September 2014	July 2015	August 2015 <sup>r</sup>	September 2015 <sup>p</sup>	August to September 2015	September 2014 to September 2015
	millions of dollars				% change	
<b>Total, census metropolitan areas</b>	<b>5,940.9</b>	<b>6,314.4</b>	<b>6,045.7</b>	<b>5,398.1</b>	<b>-10.7</b>	<b>-9.1</b>
St. John's	66.0	27.9	33.1	33.7	1.6	-49.0
Halifax	80.7	60.6	52.4	48.7	-7.0	-39.6
Moncton	26.7	40.1	17.0	23.7	38.8	-11.3
Saint John	6.0	12.7	10.4	12.3	18.0	103.9
Saguenay	32.8	21.8	15.9	22.7	42.9	-30.9
Québec	143.0	103.9	91.3	89.1	-2.4	-37.7
Sherbrooke	36.5	24.1	21.0	55.5	163.9	51.8
Trois-Rivières	26.4	13.9	26.4	15.7	-40.6	-40.6
Montréal	696.0	675.5	581.0	580.7	0.0	-16.6
Ottawa–Gatineau, Ontario/Quebec	481.1	306.7	213.1	292.4	37.2	-39.2
Gatineau part	33.6	62.9	31.3	44.5	42.4	32.4
Ottawa part	447.5	243.9	181.8	247.8	36.3	-44.6
Kingston	25.7	14.9	25.5	16.8	-34.1	-34.6
Peterborough	23.9	15.7	32.8	21.9	-33.2	-8.1
Oshawa	75.7	145.0	43.1	94.6	119.5	25.0
Toronto	1,686.2	1,510.9	2,275.7	1,222.1	-46.3	-27.5
Hamilton	102.1	155.8	119.3	121.2	1.6	18.6
St. Catharines–Niagara	47.6	68.1	65.9	71.2	8.0	49.4
Kitchener–Cambridge–Waterloo	52.7	69.0	84.7	94.9	12.0	80.0
Brantford	18.6	24.1	31.8	21.3	-33.2	14.6
Guelph	49.2	51.3	67.1	29.9	-55.4	-39.2
London	61.7	111.7	65.9	85.7	30.0	39.0
Windsor	32.8	71.4	41.9	33.4	-20.3	1.8
Barrie	31.0	31.0	34.9	45.5	30.5	47.0
Greater Sudbury	37.4	23.5	22.2	22.5	1.1	-40.0
Thunder Bay	9.5	20.0	10.6	9.9	-6.7	4.3
Winnipeg	181.0	116.6	125.0	158.2	26.6	-12.6
Regina	54.9	153.2	80.7	84.2	4.3	53.2
Saskatoon	115.9	96.6	95.4	133.2	39.6	14.9
Calgary	563.5	668.6	509.0	537.0	5.5	-4.7
Edmonton	524.9	514.5	382.2	637.9	66.9	21.5
Kelowna	38.0	56.0	36.3	59.8	64.8	57.4
Abbotsford–Mission	9.7	28.5	40.4	17.5	-56.7	81.0
Vancouver	540.6	994.2	732.3	634.1	-13.4	17.3
Victoria	63.3	86.6	61.3	71.0	15.8	12.3

<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.

**Source(s):** CANSIM table [026-0006](#).

Available in CANSIM: tables [026-0001](#) to [026-0008](#) and [026-0010](#).

Definitions, data sources and methods: survey number [2802](#).

The September 2015 issue of *Building Permits* ([64-001-X](#)) will soon be available.

For more information, contact us (toll-free 1-800-263-1136; 514-283-8300;  
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To enquire about the concepts, methods or data quality of this release, contact Monia Bergeron (613-286-5152), Investment, Science and Technology Division.