

The Daily

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Building permits, July 2014

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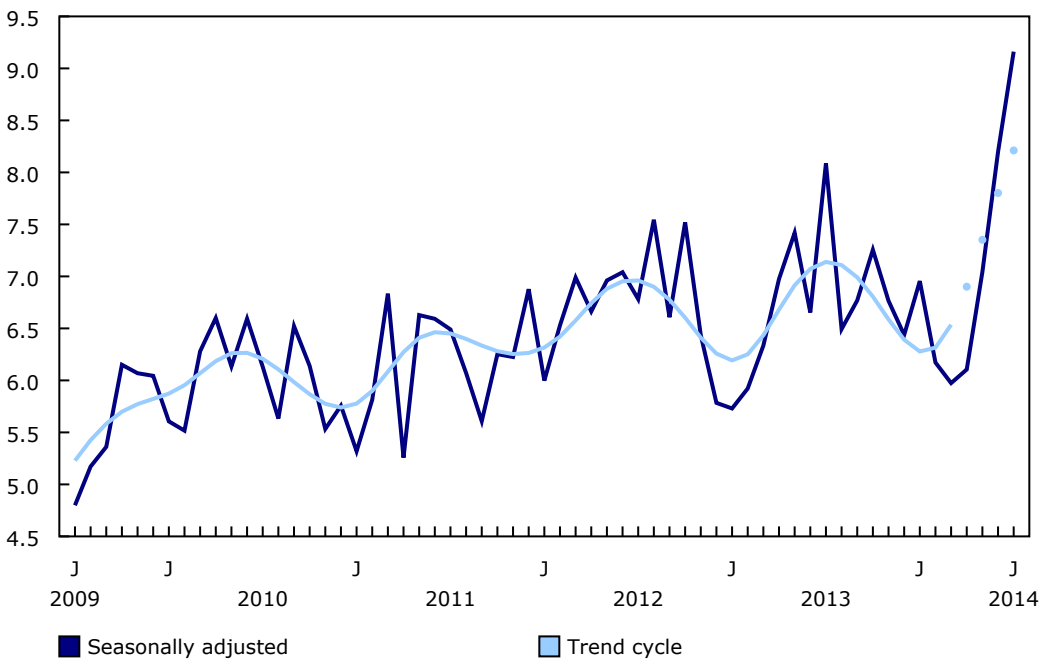
Releases

Building permits, July 2014

Canadian municipalities issued building permits worth \$9.2 billion dollars in July, up 11.8% from June and the fourth consecutive monthly advance. The increase in July was mainly attributable to higher construction intentions for multi-family dwellings in Ontario and British Columbia as well as institutional buildings in Manitoba.

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.

The value of residential building permits increased for the fifth consecutive month, up 18.0% to \$5.0 billion in July. Gains were posted in seven provinces, led by Ontario and British Columbia, with Alberta a distant third. The largest decline occurred in Nova Scotia.

In the non-residential sector, the value of permits rose 5.2% to a record high \$4.2 billion. This represented a fourth consecutive monthly increase. Gains were recorded in six provinces, with Manitoba accounting for most of the increase. In contrast, the largest decline occurred in Alberta, followed by Quebec. Both provinces posted large gains the previous month.

Residential sector: Significant increase in construction intentions for multi-family dwellings

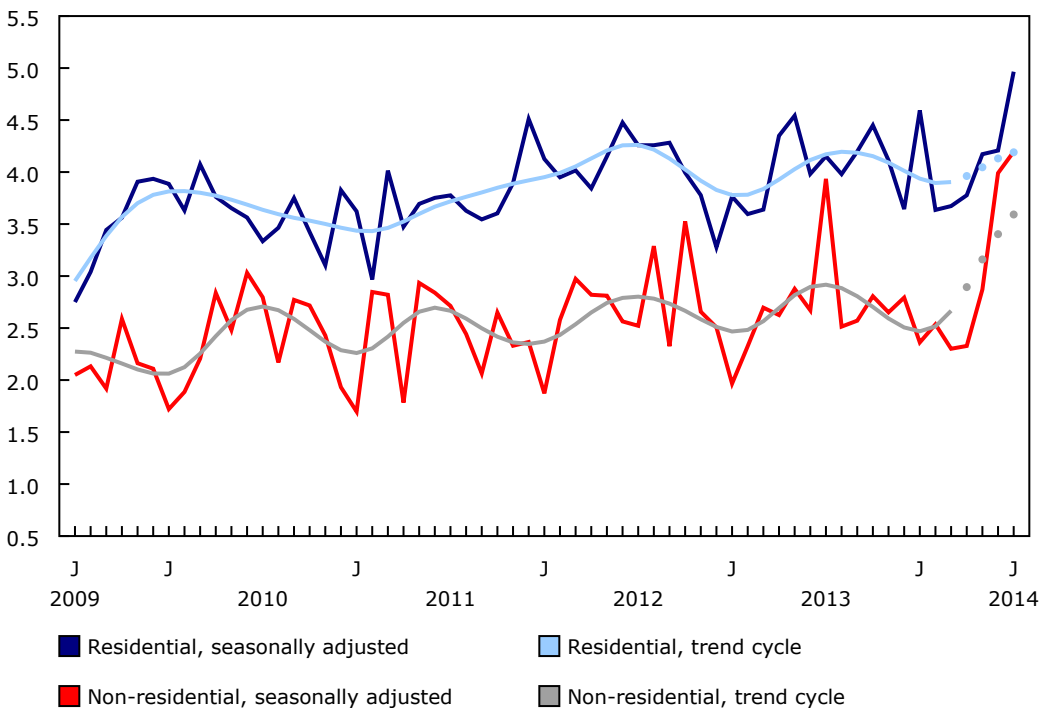
The value of building permits for multi-family dwellings rose 43.4% to \$2.5 billion in July, after a 4.5% decrease the previous month. This gain was primarily the result of higher construction intentions for apartment and apartment-condominium projects in Ontario, British Columbia and, to a lesser extent, Alberta.

Canadian municipalities issued permits for single-family dwellings worth \$2.4 billion in July, a slight decrease of 0.5%, after three consecutive monthly increases. The value of single-family dwelling permits declined in five provinces, with the largest decrease occurring in Ontario. Alberta saw the largest increase, followed by Saskatchewan and Nova Scotia.

At the national level, municipalities approved permits for the construction of 20,511 new dwellings, up 21.4% from June. This increase was attributable to multi-family dwellings, which rose 35.2% to 14,050 units. In contrast, the number of single-family dwellings edged down 0.6% to 6,461 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.

Non-residential sector: Large increase in construction intentions for institutional buildings

The value of permits for institutional buildings rose 28.4% to \$1.8 billion in July, following a large increase the previous month. This gain was primarily the result of higher construction intentions for medical facilities in Quebec and Manitoba, as well as educational institutions in Alberta.

In the commercial component, the value of building permits rose 2.6% to \$1.8 billion in July, following a 2.3% decrease in June. Gains were reported in five provinces, led by Ontario and Quebec. Higher construction intentions for warehouses and, to a lesser degree, retail and wholesale outlets were mainly responsible for the increase at the national level.

Construction intentions for industrial buildings fell 32.6% to \$511 million in July, ending a string of three consecutive monthly gains. Lower construction intentions for communication buildings in Quebec and utility buildings in Ontario and Alberta accounted for most of the decline.

Provinces: Significant gains in Ontario, British Columbia and Manitoba

The value of permits increased in five provinces, with the largest gain in Ontario, followed by British Columbia and Manitoba.

Most of the gain in Ontario and British Columbia was attributable to multi-family dwellings, while the increase in Manitoba came from the institutional component and, to a lesser extent, the commercial component.

Quebec posted the largest decline, followed by Newfoundland and Labrador and Nova Scotia. The decrease in Quebec was mainly because of a 65.3% decline in construction intentions for industrial buildings. Newfoundland and Labrador's decrease was attributable to lower construction intentions for commercial buildings, while in Nova Scotia, lower construction intentions for multi-family dwellings were responsible for the decrease.

Higher construction intentions in most census metropolitan areas

In July, the value of building permits was up in 21 of the 34 census metropolitan areas, led by Toronto, Vancouver and Hamilton.

The gain in Toronto was driven by higher construction intentions for multi-family dwellings and, to a lesser extent, institutional buildings. The increase in Vancouver came mainly from multi-family dwellings, while in Hamilton, institutional buildings and multi-family dwellings were responsible for the increase.

The largest declines occurred in Calgary, followed by Kitchener–Cambridge–Waterloo. In Calgary, the decrease was mostly attributable to commercial buildings, while in Kitchener–Cambridge–Waterloo, the decrease was attributable to institutional buildings.

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 [Seasonally adjusted data – Frequently asked questions](#).

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

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

	July 2013	May 2014	June 2014 ^r	July 2014 ^P	June to July 2014	July 2013 to July 2014
	millions of dollars				% change	
Total	8,087.2	7,043.2	8,197.3	9,161.0	11.8	13.3
Residential	4,151.8	4,172.1	4,207.4	4,965.4	18.0	19.6
Single ¹	2,227.0	2,315.9	2,434.5	2,423.1	-0.5	8.8
Multiple	1,924.8	1,856.3	1,772.9	2,542.4	43.4	32.1
Non-residential	3,935.3	2,871.1	3,989.8	4,195.5	5.2	6.6
Industrial	547.1	453.8	758.3	511.1	-32.6	-6.6
Commercial	2,578.2	1,842.9	1,799.6	1,846.0	2.6	-28.4
Institutional	810.0	574.5	1,431.8	1,838.4	28.4	126.9
	number of units				% change	
Total dwellings	17,730	17,571	16,896	20,511	21.4	15.7
Single ¹	6,377	6,146	6,502	6,461	-0.6	1.3
Multiple	11,353	11,425	10,394	14,050	35.2	23.8

^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 up to totals as a result of rounding.

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

	July 2013	May 2014	June 2014 ^r	July 2014 ^p	June to July 2014	July 2013 to July 2014
	millions of dollars				% change	
Canada	8,087.2	7,043.2	8,197.3	9,161.0	11.8	13.3
Residential	4,151.8	4,172.1	4,207.4	4,965.4	18.0	19.6
Non-residential	3,935.3	2,871.1	3,989.8	4,195.5	5.2	6.6
Newfoundland and Labrador	80.0	81.5	99.4	77.8	-21.7	-2.8
Residential	60.2	49.6	48.8	54.8	12.3	-9.0
Non-residential	19.8	31.8	50.6	23.0	-54.6	16.0
Prince Edward Island	20.8	17.1	16.9	11.6	-31.4	-44.2
Residential	10.0	9.3	9.0	8.9	-1.5	-11.3
Non-residential	10.7	7.8	7.9	2.7	-65.7	-74.9
Nova Scotia	120.2	98.8	119.6	102.1	-14.7	-15.1
Residential	51.3	53.4	95.5	69.8	-26.9	36.0
Non-residential	68.9	45.4	24.2	32.3	33.7	-53.1
New Brunswick	80.3	68.2	64.7	95.1	46.8	18.3
Residential	42.8	34.8	38.0	45.0	18.3	5.0
Non-residential	37.5	33.4	26.7	50.1	87.3	33.5
Quebec	1,402.4	1,136.8	2,133.6	2,087.0	-2.2	48.8
Residential	791.4	677.7	709.1	704.2	-0.7	-11.0
Non-residential	611.0	459.0	1,424.6	1,382.8	-2.9	126.3
Ontario	3,215.0	2,562.6	2,762.4	3,266.8	18.3	1.6
Residential	1,535.7	1,532.3	1,677.1	2,136.7	27.4	39.1
Non-residential	1,679.4	1,030.3	1,085.3	1,130.2	4.1	-32.7
Manitoba	311.9	389.2	210.1	426.2	102.8	36.6
Residential	142.5	170.2	119.0	120.4	1.2	-15.5
Non-residential	169.4	219.0	91.2	305.8	235.5	80.5
Saskatchewan	295.3	267.7	218.8	260.2	18.9	-11.9
Residential	152.1	166.6	125.6	133.6	6.4	-12.2
Non-residential	143.1	101.1	93.2	126.5	35.7	-11.6
Alberta	1,640.9	1,518.2	1,716.3	1,713.9	-0.1	4.5
Residential	816.8	860.4	855.1	933.1	9.1	14.2
Non-residential	824.0	657.8	861.2	780.8	-9.3	-5.2
British Columbia	864.9	889.4	840.3	1,107.0	31.7	28.0
Residential	533.1	610.5	519.6	752.5	44.8	41.2
Non-residential	331.8	278.9	320.7	354.5	10.5	6.8
Yukon	5.0	9.8	5.3	7.7	44.5	54.6
Residential	2.9	3.6	2.0	3.7	88.9	28.1
Non-residential	2.0	6.2	3.3	3.9	18.0	92.7
Northwest Territories	9.1	1.5	5.5	3.6	-34.9	-60.6
Residential	3.5	1.1	4.8	2.4	-49.1	-31.0
Non-residential	5.6	0.4	0.7	1.2	57.7	-79.3
Nunavut	41.5	2.5	4.3	2.2	-49.3	-94.7
Residential	9.5	2.5	4.0	0.4	-90.2	-95.9
Non-residential	32.0	0.0	0.4	1.8	414.3	-94.4

^r revised

^p preliminary

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 adjusted¹

	July 2013	May 2014	June 2014 ^r	July 2014 ^p	June to July 2014	July 2013 to July 2014
	millions of dollars				% change	
Total, census metropolitan areas	6,324.6	5,512.2	6,472.0	7,255.4	12.1	14.7
St. John's	52.0	50.6	70.4	53.1	-24.6	2.1
Halifax	61.3	58.4	80.3	47.2	-41.2	-23.0
Moncton	22.2	29.6	25.4	30.1	18.3	35.9
Saint John	14.1	8.7	10.2	10.6	4.0	-24.7
Saguenay	25.0	24.6	38.1	15.1	-60.3	-39.6
Québec	162.8	105.7	123.1	157.3	27.8	-3.3
Sherbrooke	23.3	27.2	38.3	34.5	-10.0	48.3
Trois-Rivières	26.8	30.2	28.8	26.2	-9.2	-2.4
Montréal	743.2	595.5	1,449.8	1,413.9	-2.5	90.2
Ottawa–Gatineau, Ontario/Quebec	286.4	198.7	284.4	326.0	14.6	13.8
Gatineau part	56.1	47.3	40.1	61.0	51.9	8.6
Ottawa part	230.3	151.4	244.2	265.1	8.5	15.1
Kingston	21.5	22.0	19.0	20.3	7.1	-5.6
Peterborough	12.4	21.0	14.4	41.2	187.0	231.6
Oshawa	90.5	82.3	75.5	81.3	7.6	-10.1
Toronto	1,919.2	1,457.8	1,273.9	1,651.4	29.6	-14.0
Hamilton	78.6	93.1	99.6	206.2	107.0	162.4
St. Catharines–Niagara	82.9	42.0	59.4	68.2	14.9	-17.7
Kitchener–Cambridge–Waterloo	78.8	98.1	297.0	223.4	-24.8	183.4
Brantford	11.9	15.1	7.8	10.8	37.6	-9.5
Guelph	38.3	20.8	50.6	33.9	-32.9	-11.4
London	81.5	61.6	98.0	85.8	-12.4	5.3
Windsor	27.3	36.8	39.0	34.6	-11.3	26.6
Barrie	20.2	39.2	41.4	58.8	42.0	190.3
Greater Sudbury	76.4	31.8	34.7	32.9	-5.1	-56.9
Thunder Bay	39.1	19.4	12.4	12.8	3.1	-67.3
Winnipeg	218.3	304.5	122.8	222.9	81.6	2.1
Regina	67.0	46.2	47.3	78.2	65.5	16.8
Saskatoon	123.9	161.5	88.7	105.9	19.3	-14.6
Calgary	843.7	641.2	811.1	735.6	-9.3	-12.8
Edmonton	451.6	492.1	540.9	612.1	13.2	35.6
Kelowna	38.9	29.6	35.4	31.4	-11.4	-19.4
Abbotsford–Mission	12.1	10.1	20.5	23.4	13.9	94.0
Vancouver	513.8	594.8	491.3	717.6	46.1	39.7
Victoria	59.4	62.2	42.5	52.5	23.7	-11.7

^r revised

^p 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 2014 issue of *Building Permits* (64-001-X) will soon be available.

The August building permits data will be released on October 7.

For more information, contact us (toll-free 1-800-263-1136; 514-283-8300; infostats@statcan.gc.ca).

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

Rail transportation, 2010 to 2012

Annual data on the financial and operating characteristics of rail transportation in Canada from 2010 to 2012 are now available.

Available in CANSIM: tables 404-0004 to 404-0020.

Definitions, data sources and methods: survey number 2734.

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) or Media Relations (613-951-4636; mediahotline@statcan.gc.ca).

