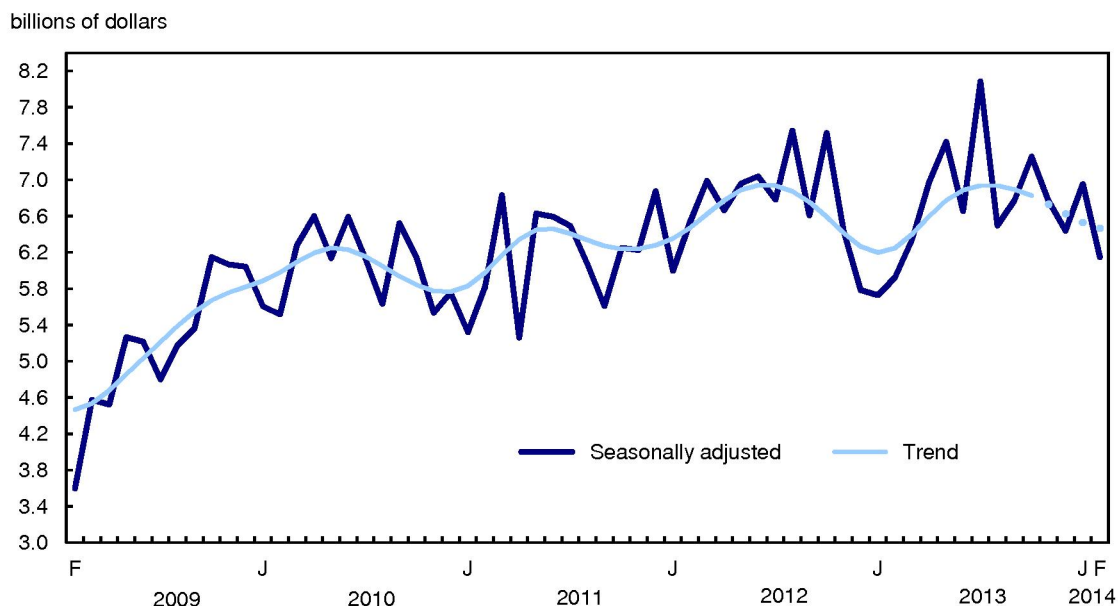


Building permits, February 2014

Released at 8:30 a.m. Eastern time in *The Daily*, Tuesday, April 8, 2014

Municipalities issued building permits worth \$6.1 billion in February, down 11.6% from January. This decrease followed an 8.1% gain the previous month and was mainly driven by lower construction intentions for multi-family dwellings in all provinces.

Chart 1
Total value of permits



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.

Construction intentions for residential buildings declined 21.0% to \$3.6 billion, following a 26.1% increase the previous month. This was the third decline in four months. Lower residential construction intentions were recorded in every province, except Prince Edward Island. Alberta, Quebec and British Columbia registered the largest decreases.

In the non-residential sector, the value of building permits rose 6.6% to \$2.5 billion in February, following a 15.4% decrease the previous month. Ontario, British Columbia and Quebec were responsible for most of the growth at the national level, while declines were recorded in Alberta, Manitoba, Newfoundland and Labrador and Nova Scotia.

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

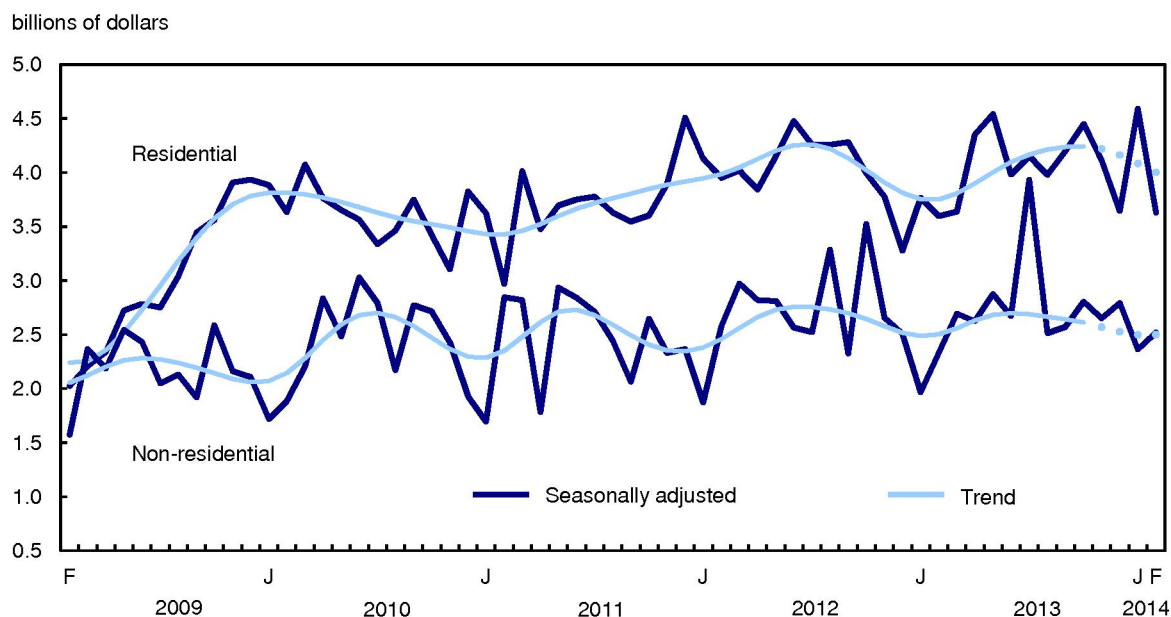
The value of building permits for multi-family dwellings decreased 31.5% to \$1.5 billion in February, the third decline in four months. Declines were reported in all provinces, with Quebec, British Columbia and Alberta posting the largest decreases.

Construction intentions for single-family dwellings fell 12.0% to \$2.2 billion in February, following a 14.0% increase in January. Construction intentions fell in six provinces, with Alberta, Ontario and British Columbia accounting for most of the decline at the national level.



Canadian municipalities approved the construction of 14,011 new dwellings in February, down 23.8% from January. The decrease in February was the result of a 29.3% decline in multi-family dwellings to 8,289 units and a 14.3% decline in single-family dwellings to 5,722 units.

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.

Non-residential sector: Gains in the institutional and industrial components

Canadian municipalities issued \$673 million worth of institutional building permits in February, up 14.9% from January. Gains in four provinces, led by Ontario, more than offset declines in the remaining provinces. The increase in Ontario came mainly from medical facilities. Alberta registered the largest decrease as a result of lower construction intentions for medical facilities, educational institutions and government buildings.

In the industrial component, the value of permits rose 26.8% to \$348 million in February, following a 44.5% decrease in the previous month. This increase was the result of higher construction intentions for mining and primary industry buildings in Quebec, as well as manufacturing plants in Alberta and Quebec. Newfoundland and Labrador and British Columbia posted the largest decreases.

Following a 14.5% advance in January, Canadian municipalities issued \$1.5 billion worth of commercial building permits in February, down 0.3% from the previous month. The decrease came from a variety of commercial buildings, including hotels and restaurants as well as service stations. Declines in four provinces, led by Ontario and Manitoba, offset increases in the other provinces. British Columbia recorded the largest gain, followed by New Brunswick and Saskatchewan.

Provinces: Large declines in Alberta, Quebec and British Columbia

The value of permits was down in seven provinces in February. The largest decrease occurred in Alberta and was mainly the result of lower construction intentions for residential and institutional buildings. In Quebec, the monthly decrease was attributable to multi-family dwellings, while lower construction intentions for residential and institutional buildings were the reason for the decline in British Columbia.

The largest increase occurred in Ontario, where institutional building intentions were responsible for the growth. Prince Edward Island was a distant second, followed by New Brunswick. Institutional building and single-family construction intentions contributed to the advance in Prince Edward Island, while commercial buildings and single-family dwellings were responsible for the gain in New Brunswick.

Lower construction intentions in more than half of the census metropolitan areas

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

The largest decrease was in Toronto, followed by Edmonton and Montréal. In Toronto, the decrease was principally attributable to residential buildings and, to a lesser extent, commercial buildings. Lower intentions in all components explained the decline in Edmonton. In Montréal, multi-family dwellings were behind most of the decrease.

Kingston recorded the largest increase in February, followed by Ottawa. The value of permits issued in Kingston rose largely as a result of higher construction intentions for institutional buildings, while in Ottawa, multi-family dwellings and, to a lesser extent, institutional buildings were responsible for the increase.

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. 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 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

	February 2013	December 2013	January 2014 ^r	February 2014 ^P	January to February 2014	February 2013 to February 2014
	millions of dollars				% change	
Total	5,922.4	6,436.8	6,955.4	6,148.2	-11.6	3.8
Residential	3,596.5	3,643.6	4,593.1	3,629.5	-21.0	0.9
Single ¹	2,334.3	2,171.7	2,475.7	2,178.6	-12.0	-6.7
Multiple	1,262.2	1,471.9	2,117.4	1,450.9	-31.5	15.0
Non-residential	2,325.9	2,793.2	2,362.3	2,518.8	6.6	8.3
Industrial	394.9	495.6	274.8	348.4	26.8	-11.8
Commercial	1,493.9	1,311.0	1,501.7	1,497.6	-0.3	0.2
Institutional	437.1	986.6	585.8	672.8	14.9	53.9
	number of units				% change	
Total dwellings	14,089	15,650	18,398	14,011	-23.8	-0.6
Single ¹	6,548	6,068	6,674	5,722	-14.3	-12.6
Multiple	7,541	9,582	11,724	8,289	-29.3	9.9

^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

	February 2013	December 2013	January 2014 ^r	February 2014 ^p	January to February 2014	February 2013 to February 2014
	millions of dollars				% change	
Canada	5,922.4	6,436.8	6,955.4	6,148.2	-11.6	3.8
Residential	3,596.5	3,643.6	4,593.1	3,629.5	-21.0	0.9
Non-residential	2,325.9	2,793.2	2,362.3	2,518.8	6.6	8.3
Newfoundland and Labrador	66.1	72.7	99.4	48.4	-51.3	-26.7
Residential	33.6	45.8	48.5	35.4	-27.1	5.2
Non-residential	32.4	26.9	50.9	13.0	-74.4	-59.8
Prince Edward Island	8.5	11.9	15.1	22.8	50.5	167.9
Residential	4.4	6.0	7.5	10.0	32.7	126.3
Non-residential	4.1	5.8	7.6	12.8	68.1	212.8
Nova Scotia	82.5	50.2	75.5	59.2	-21.5	-28.2
Residential	66.1	33.8	53.4	47.7	-10.7	-27.8
Non-residential	16.4	16.4	22.0	11.5	-48.0	-29.9
New Brunswick	47.2	45.5	73.8	76.6	3.8	62.4
Residential	27.4	34.0	61.2	43.6	-28.8	59.4
Non-residential	19.8	11.6	12.6	33.0	162.2	66.6
Quebec	1,209.3	1,753.6	1,363.9	1,191.2	-12.7	-1.5
Residential	768.5	670.4	937.9	726.7	-22.5	-5.4
Non-residential	440.9	1,083.3	426.0	464.5	9.0	5.4
Ontario	1,970.3	2,133.3	2,393.7	2,494.9	4.2	26.6
Residential	1,245.3	1,297.3	1,492.1	1,327.2	-11.1	6.6
Non-residential	725.0	836.0	901.7	1,167.7	29.5	61.1
Manitoba	203.9	130.4	193.8	128.1	-33.9	-37.2
Residential	128.1	91.8	117.7	90.3	-23.3	-29.5
Non-residential	75.8	38.6	76.0	37.8	-50.3	-50.1
Saskatchewan	213.9	152.5	212.0	186.4	-12.1	-12.9
Residential	118.0	109.1	136.3	104.4	-23.4	-11.5
Non-residential	95.9	43.3	75.7	82.0	8.4	-14.5
Alberta	1,366.7	1,358.9	1,610.6	1,164.5	-27.7	-14.8
Residential	713.1	824.7	1,061.3	750.1	-29.3	5.2
Non-residential	653.6	534.3	549.4	414.4	-24.6	-36.6
British Columbia	696.3	690.9	907.3	766.3	-15.5	10.1
Residential	485.8	525.0	669.6	489.7	-26.9	0.8
Non-residential	210.4	165.9	237.7	276.6	16.4	31.4
Yukon	1.4	1.0	5.7	3.9	-31.9	171.8
Residential	0.9	0.1	4.1	1.8	-56.0	113.5
Non-residential	0.6	0.9	1.5	2.0	33.6	260.1
Northwest Territories	51.3	0.8	1.3	1.1	-12.4	-97.8
Residential	0.3	0.5	0.0	0.1	122.4	-65.7
Non-residential	51.0	0.3	1.2	1.0	-17.8	-98.0
Nunavut	5.1	35.1	3.4	4.9	46.3	-3.5
Residential	5.1	5.1	3.4	2.5	-25.4	-50.7
Non-residential	0.0	30.0	0.0	2.4

^r revised

^p 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 adjusted¹

	February 2013	December 2013	January 2014 ^r	February 2014 ^p	January to February 2014	February 2013 to February 2014
	millions of dollars				% change	
Total, census metropolitan areas	4,396.6	5,090.6	5,332.6	4,583.9	-14.0	4.3
St. John's	35.1	49.7	84.2	27.3	-67.6	-22.3
Halifax	44.4	20.6	39.6	25.8	-34.7	-41.8
Moncton	8.0	12.3	17.7	19.4	9.9	141.6
Saint John	9.5	12.9	15.6	26.4	69.0	178.7
Saguenay	12.2	16.8	15.4	27.5	79.2	125.5
Québec	113.3	126.3	146.9	102.3	-30.4	-9.7
Sherbrooke	72.8	34.6	35.3	31.6	-10.4	-56.6
Trois-Rivières	19.4	25.2	18.0	27.3	51.5	40.5
Montréal	579.0	1,122.4	714.6	561.0	-21.5	-3.1
Ottawa–Gatineau, Ontario/Quebec	169.4	135.4	262.3	297.2	13.3	75.5
Gatineau part	40.0	44.8	118.5	55.5	-53.2	38.5
Ottawa part	129.3	90.6	143.7	241.7	68.2	86.9
Kingston	48.8	10.6	55.5	261.1	370.4	434.9
Peterborough	9.7	11.0	5.0	5.2	3.6	-46.6
Oshawa	64.9	58.7	77.2	65.7	-14.8	1.3
Toronto	946.6	1,123.5	1,358.2	1,066.9	-21.4	12.7
Hamilton	109.2	198.9	101.1	101.2	0.2	-7.3
St. Catharines–Niagara	61.2	60.1	49.7	47.3	-4.9	-22.6
Kitchener–Cambridge–Waterloo	65.6	129.8	59.7	110.6	85.2	68.6
Brantford	10.7	4.2	6.4	7.6	18.9	-29.0
Guelph	17.2	25.5	27.3	22.4	-18.1	29.9
London	59.1	39.0	37.2	87.2	134.5	47.5
Windsor	26.5	15.9	33.5	16.5	-50.8	-37.9
Barrie	48.7	45.0	16.7	34.8	107.8	-28.6
Greater Sudbury	12.8	4.6	12.5	7.3	-41.4	-42.6
Thunder Bay	12.8	3.1	15.1	4.3	-71.4	-66.2
Winnipeg	142.8	87.5	145.4	86.5	-40.5	-39.4
Regina	58.6	58.5	45.2	75.7	67.5	29.3
Saskatoon	90.3	58.0	97.0	66.5	-31.5	-26.4
Calgary	518.5	657.8	577.5	426.4	-26.2	-17.8
Edmonton	481.2	389.5	522.5	359.5	-31.2	-25.3
Kelowna	25.2	27.6	30.3	31.5	3.9	24.6
Abbotsford–Mission	6.3	13.0	21.2	9.7	-54.2	53.2
Vancouver	493.0	480.5	622.2	512.3	-17.7	3.9
Victoria	23.8	32.0	66.8	31.9	-52.2	34.3

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

The March building permits data will be released on May 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 Jeremie Bennett (613-951-0793), Investment, Science and Technology Division.