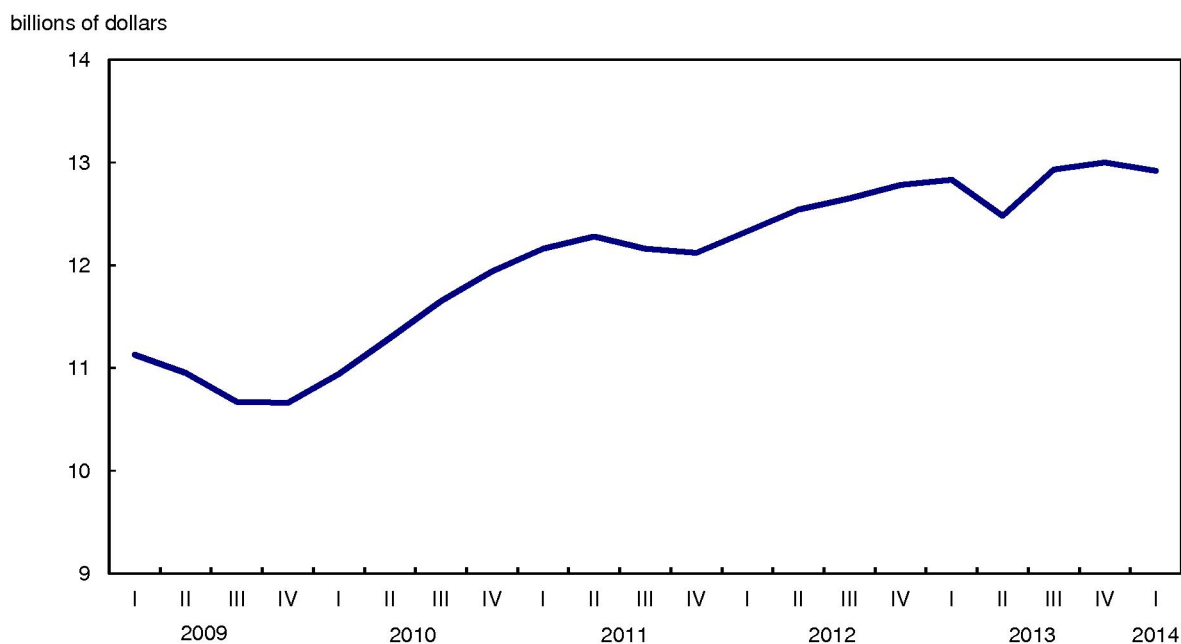


# Investment in non-residential building construction, first quarter 2014

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Investment in non-residential building construction was down 0.6% from the previous quarter to \$12.9 billion in the first quarter. This decline followed two consecutive quarterly gains and was largely attributable to lower spending in the construction of industrial and institutional buildings.

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



**Note(s):** Data are seasonally adjusted.

Investment fell in five provinces in the first quarter. The largest decreases occurred in Quebec and British Columbia. Investment in Quebec was down in the commercial and industrial components, while British Columbia's investment fell in the industrial, commercial and institutional components.

In contrast, Ontario, Alberta and Saskatchewan recorded the largest gains in the first quarter, mainly as a result of higher spending on commercial construction projects.

## Census metropolitan areas

Investment was down in 21 of 34 census metropolitan areas in the first quarter. The largest declines occurred in Montréal, London and Vancouver. In Montréal, the decrease resulted from lower commercial and industrial investments, while in London and Vancouver all three components were down.

Toronto posted the largest increase in the first quarter, as investment rose 4.3% to \$2.5 billion. The increase was due to advances in the commercial and industrial components.



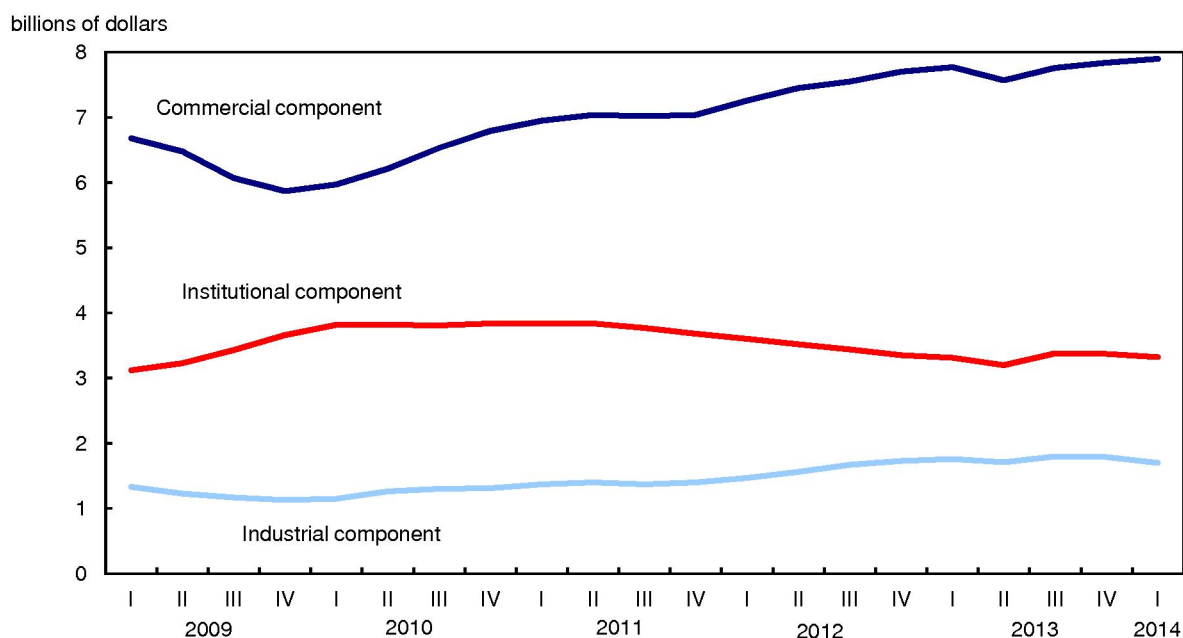
## Commercial component

Spending in commercial building construction was up in five provinces, rising 0.8% to \$7.9 billion in the first quarter. It was the third consecutive quarter of growth and was led by higher spending in the construction of office and recreational buildings.

Ontario was by far the main contributor to the increase in commercial investment, followed by Alberta. In Ontario, investment rose 5.0% to \$3.0 billion, mostly as a result of higher spending on office buildings. In Alberta, commercial investment was up 3.0% to \$1.9 billion, a second consecutive quarter of increase. Alberta's gain was mostly a result of higher spending in the construction of office buildings, retail and wholesale outlets and hotels.

Conversely, the largest declines occurred in Quebec, where investment fell 7.2% to \$1.4 billion, as a result of lower spending in several commercial building categories.

**Chart 2**  
**Commercial, institutional and industrial components**



Note(s): Data are seasonally adjusted.

## Institutional component

In the institutional component, investment declined in eight provinces, falling 1.6% to \$3.3 billion in the first quarter.

Ontario posted the largest decline, where investment fell 5.3% to \$1.3 billion, the ninth consecutive quarterly decline. The decrease was mainly attributable to lower spending in the construction of educational buildings and, to a lesser extent, government buildings and nursing homes.

In contrast, Quebec and New Brunswick registered gains in the first quarter, primarily as a result of higher spending on the construction of health care facilities.

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## Industrial component

Investment in the industrial component decreased 5.4% to \$1.7 billion in the first quarter. This was mainly the result of lower spending on the construction of maintenance buildings and primary industry buildings.

Overall, six provinces posted declines in the industrial component. The biggest declines were in Quebec and Alberta, largely as a result of lower spending on maintenance buildings.

The biggest increase occurred in Newfoundland and Labrador, followed by Saskatchewan. In Newfoundland and Labrador, investment rose 29.1% to \$22 million, mostly a result of higher spending on the construction of maintenance and utility buildings. In Saskatchewan, investment increased 6.9% to \$69 million, the fourth consecutive quarterly gain, mainly as a result of higher spending on utility buildings.

### **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 also 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**

	First quarter 2013	Fourth quarter 2013	First quarter 2014	Fourth quarter 2013 to first quarter 2014	First quarter 2013 to first quarter 2014
	millions of dollars			% change	
<b>Canada</b>	<b>12,834</b>	<b>13,001</b>	<b>12,919</b>	<b>-0.6</b>	<b>0.7</b>
<b>Industrial</b>	<b>1,758</b>	<b>1,792</b>	<b>1,696</b>	<b>-5.4</b>	<b>-3.6</b>
<b>Commercial</b>	<b>7,766</b>	<b>7,836</b>	<b>7,903</b>	<b>0.8</b>	<b>1.8</b>
<b>Institutional</b>	<b>3,309</b>	<b>3,373</b>	<b>3,321</b>	<b>-1.6</b>	<b>0.3</b>
Newfoundland and Labrador	204	123	116	-5.8	-43.3
Industrial	42	17	22	29.1	-48.1
Commercial	127	83	71	-14.3	-44.5
Institutional	35	23	23	-1.3	-33.2
Prince Edward Island	32	37	37	1.6	14.7
Industrial	4	5	6	12.1	58.1
Commercial	20	16	17	6.0	-15.9
Institutional	9	15	14	-6.6	64.8
Nova Scotia	195	196	182	-7.4	-6.6
Industrial	17	18	17	-4.6	2.9
Commercial	134	130	116	-10.5	-13.3
Institutional	44	49	49	-0.2	10.0
New Brunswick	157	187	202	7.7	28.3
Industrial	9	10	11	3.0	16.7
Commercial	81	67	71	5.6	-11.9
Institutional	68	110	120	9.4	77.7
Quebec	2,443	2,691	2,533	-5.9	3.7
Industrial	373	409	341	-16.6	-8.6
Commercial	1,384	1,527	1,417	-7.2	2.4
Institutional	686	755	775	2.6	12.9
Ontario	5,001	4,825	4,894	1.4	-2.1
Industrial	620	607	602	-0.7	-2.9
Commercial	2,873	2,875	3,019	5.0	5.1
Institutional	1,507	1,344	1,273	-5.3	-15.5
Manitoba	371	401	398	-1.0	7.1
Industrial	64	64	66	2.1	2.0
Commercial	192	209	205	-1.5	7.2
Institutional	115	129	127	-1.6	10.0
Saskatchewan	458	444	466	4.9	1.7
Industrial	51	65	69	6.9	35.2
Commercial	272	227	249	9.6	-8.6
Institutional	135	153	148	-3.0	9.8
Alberta	2,449	2,628	2,657	1.1	8.5
Industrial	371	416	395	-4.9	6.7
Commercial	1,744	1,804	1,858	3.0	6.5
Institutional	334	408	403	-1.1	20.7
British Columbia	1,478	1,399	1,361	-2.7	-7.9
Industrial	203	174	158	-9.2	-21.8
Commercial	906	855	836	-2.3	-7.7
Institutional	369	369	367	-0.6	-0.6
Yukon	12	9	12	28.8	0.6
Industrial	3	2	3	32.3	-19.2
Commercial	4	5	7	37.3	68.4
Institutional	5	2	3	8.3	-44.9
Northwest Territories	9	22	21	-2.6	132.9
Industrial	0	1	2	172.7	685.1
Commercial	6	11	8	-24.7	28.6
Institutional	2	10	10	6.3	342.8
Nunavut	24	39	41	5.0	72.6
Industrial	0	3	3	-8.1	447.9
Commercial	23	29	29	0.9	29.4
Institutional	0	7	9	27.4	...

... 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**

	First quarter 2013	Fourth quarter 2013	First quarter 2014	Fourth quarter 2013 to first quarter 2014	First quarter 2013 to first quarter 2014
	millions of dollars			% change	
<b>Total: Census metropolitan areas</b>	<b>9,808</b>	<b>9,823</b>	<b>9,793</b>	<b>-0.3</b>	<b>-0.2</b>
St. John's	115	75	74	-0.8	-35.3
Halifax	129	129	116	-10.2	-10.1
Moncton	52	76	78	3.4	49.6
Saint John	23	13	17	28.0	-25.2
Saguenay	41	49	41	-16.8	-1.2
Québec	281	320	302	-5.7	7.5
Sherbrooke	73	86	67	-22.3	-8.1
Trois-Rivières	54	40	40	-0.2	-25.8
Montréal	1,362	1,488	1,418	-4.7	4.1
Ottawa–Gatineau, Ontario/Quebec	558	590	614	4.2	10.1
Gatineau part	90	95	91	-4.3	1.2
Ottawa part	468	494	523	5.8	11.8
Kingston	51	53	66	23.9	30.2
Peterborough	26	24	20	-16.1	-21.7
Oshawa	129	108	98	-9.4	-24.0
Toronto	2,505	2,390	2,492	4.3	-0.5
Hamilton	320	340	325	-4.3	1.5
St. Catharines–Niagara	83	119	132	10.8	58.5
Kitchener–Cambridge–Waterloo	200	178	168	-5.6	-16.1
Brantford	34	38	36	-5.3	6.4
Guelph	54	68	63	-7.9	16.3
London	223	152	119	-22.0	-46.7
Windsor	121	89	81	-9.2	-32.8
Barrie	47	39	51	31.4	8.4
Greater Sudbury	43	63	57	-8.3	34.9
Thunder Bay	36	43	44	0.2	21.2
Winnipeg	253	305	297	-2.6	17.2
Regina	131	107	113	4.7	-14.3
Saskatoon	168	187	194	3.9	15.7
Calgary	925	974	973	-0.1	5.2
Edmonton	694	628	672	7.1	-3.1
Kelowna	50	60	69	16.5	39.2
Abbotsford–Mission	44	33	25	-24.4	-43.2
Vancouver	899	860	831	-3.4	-7.6
Victoria	86	98	101	2.2	16.5

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, contact us (toll-free 1-800-263-1136; 514-283-8300; [infostats@statcan.gc.ca](mailto:infostats@statcan.gc.ca)).

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