

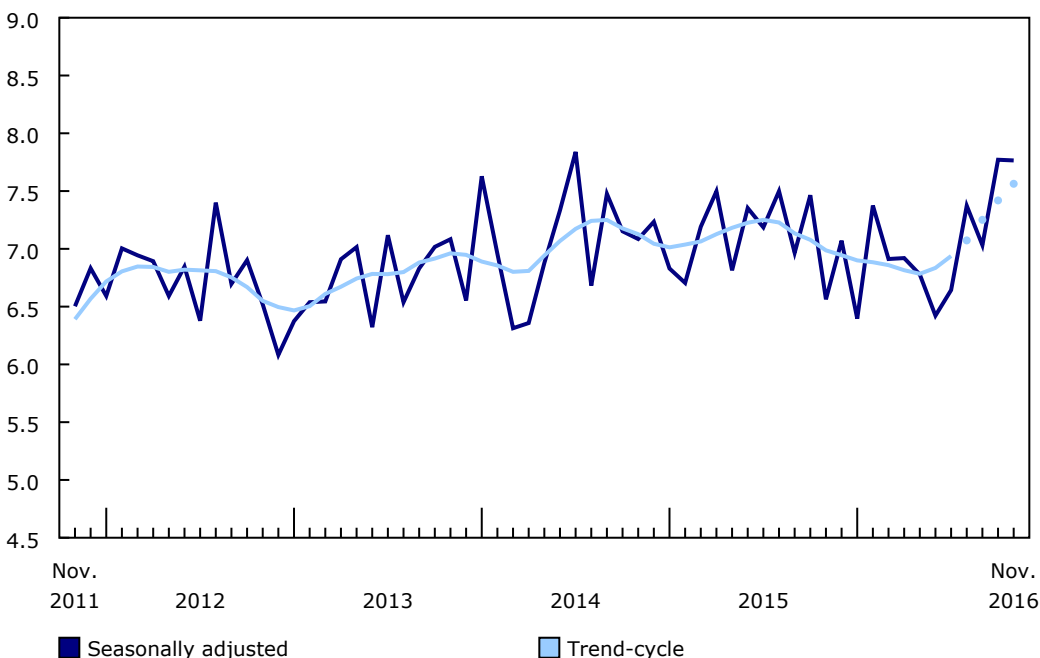
Building permits, November 2016

Released at 8:30 a.m. Eastern time in *The Daily*, Tuesday, January 10, 2017

Municipalities issued \$7.8 billion worth of building permits in November, down 0.1% from the previous month. The decline was largely the result of lower construction intentions in Alberta, following a spike the previous month due to impending changes to the Alberta Building Code.

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. For more information, see note to readers.

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

In the residential sector, the value of building permits fell 1.6% to \$5.1 billion in November, following three consecutive monthly increases. Declines were posted in four provinces, led by Alberta. The largest gains were posted in British Columbia and Quebec.

The value of non-residential building permits rose 3.0% to \$2.6 billion in November, the fourth increase in five months. Higher construction intentions were registered in five provinces, led by Quebec and Ontario. The largest decline was reported in Alberta.

Residential sector: Single-family dwellings record the largest decrease

In the single-family dwelling component, municipalities issued \$2.8 billion worth of permits in November, down 2.0% from October. The decline in Alberta was large enough to offset gains in seven provinces.

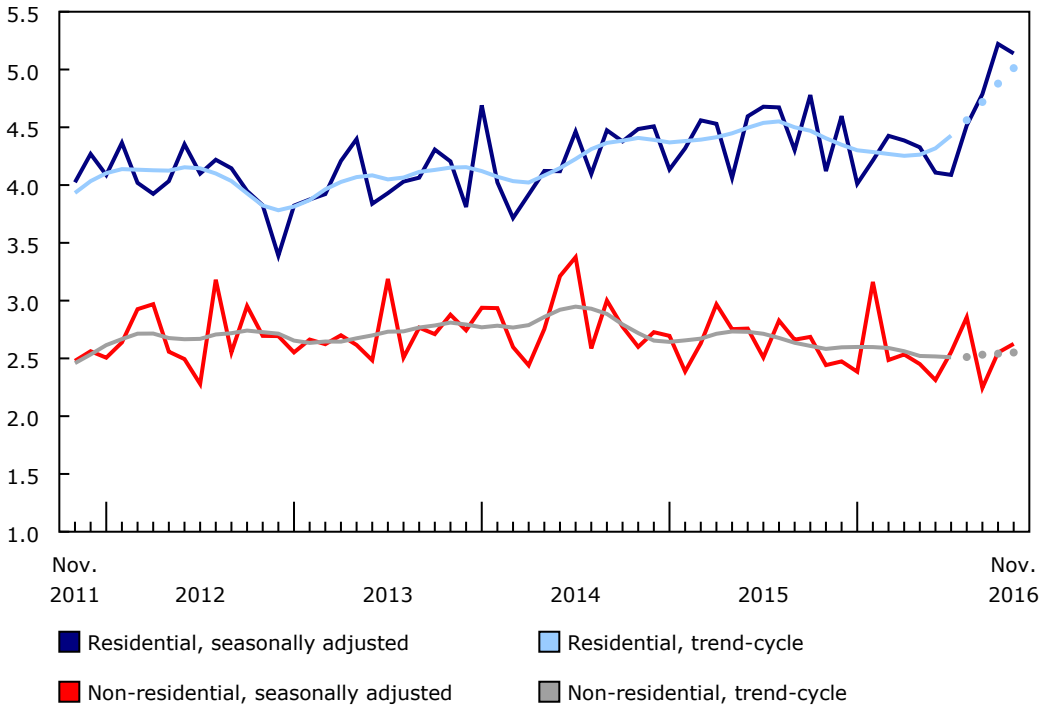
The value of permits for multi-family dwellings fell 1.0% to \$2.4 billion in November, following four consecutive monthly increases. Declines were reported in six provinces. Lower construction intentions in Alberta and Ontario were mainly responsible for the decrease.



Municipalities approved the construction of 19,498 new dwellings in November, up 0.5% from the previous month. The increase was attributable to multi-family dwellings, which rose 3.3% to 13,035 new units. Conversely, single-family homes fell 4.8% to 6,463 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. For more information, see note to readers.
Source(s): CANSIM table 026-0010.

Non-residential: Higher construction intentions for institutional and industrial buildings

Construction intentions for institutional buildings were up 25.2% to \$686 million in November, following two consecutive monthly declines. The gain was largely the result of higher construction intentions for educational facilities and nursing homes. Increases were reported in four provinces, led by Ontario and Quebec.

The value of industrial permits rose 10.1% to \$404 million in November, a second consecutive monthly increase. The advance was mainly attributable to higher construction intentions for primary industry buildings, manufacturing plants and maintenance facilities. Gains were posted in six provinces, most notably Quebec.

In the commercial component, the value of building permits was down 6.1% to \$1.5 billion in November. Lower construction intentions for hotels, office buildings and retail complexes contributed to the drop. Declines were reported in five provinces, led by Alberta.

Provinces: Alberta records the largest decline

The total value of building permits was down in four provinces in November, with Alberta posting the largest decrease. Significant advances in Quebec, Ontario and British Columbia were not enough to offset the decrease in Alberta.

Following a notable gain in October—largely the result of an impending change in the provincial Building Code—the value of permits in Alberta dropped 36.9% to \$1.1 billion. Residential dwellings, down 36.2% from the previous month, accounted for over half of the provincial decrease. Every building permit component declined, led by commercial buildings, specifically retail complexes and hotels.

Conversely, Quebec, Ontario and British Columbia recorded the largest gains in November. In Quebec, higher construction intentions were posted for every component, led by multi-family dwellings. The advance in Ontario was mainly attributable to higher construction intentions for institutional and commercial buildings, while in British Columbia the increase was led by multi-family dwellings.

Census metropolitan areas: Calgary registers the largest decrease

In November, the value of building permits was down in 16 of 34 census metropolitan areas. The largest decline was posted in Calgary, followed distantly by Toronto.

In Calgary, following a 66.2% increase in October, the value of building permits fell 77.0% in November. Lower construction intentions in every component contributed to the decline, led by multi-family dwellings, commercial buildings, and single-family homes.

In Toronto, the value of permits was down 11.0% to \$1.6 billion in November, following a 25.7% increase in October. The decrease was mainly attributable to lower construction intentions for residential buildings.

In contrast, Vancouver recorded the largest gain, largely as a result of higher construction intentions in all components, most notably multi-family dwellings.

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which facilitate 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 presented in this release excludes engineering projects (such as waterworks, sewers or culverts) and land.

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

Unless otherwise specified, the highlights refer to seasonally adjusted current dollars and are ranked in terms of dollar change rather than percentage change.

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.

For information on trend-cycle data, see the [StatCan Blog](#) and [Trend-cycle estimates – Frequently asked questions](#).

Next release

Data for December 2016 on building permits will be released on February 7, 2017.

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

	November 2015	September 2016	October 2016 ^r	November 2016 ^p	October to November 2016	November 2015 to November 2016
	millions of dollars				% change	
Total	6,562.6	7,031.9	7,770.6	7,764.6	-0.1	18.3
Residential	4,121.0	4,787.2	5,220.9	5,139.1	-1.6	24.7
Single ¹	2,321.7	2,636.6	2,829.8	2,772.7	-2.0	19.4
Multiple	1,799.2	2,150.6	2,391.1	2,366.3	-1.0	31.5
Non-residential	2,441.6	2,244.7	2,549.7	2,625.5	3.0	7.5
Industrial	458.5	360.9	366.5	403.7	10.1	-12.0
Commercial	1,205.6	1,245.1	1,635.0	1,535.6	-6.1	27.4
Institutional	777.5	638.7	548.2	686.2	25.2	-11.7
	number of units				% change	
Total dwellings	15,782	17,716	19,406	19,498	0.5	23.5
Single ¹	5,557	6,100	6,789	6,463	-4.8	16.3
Multiple	10,225	11,616	12,617	13,035	3.3	27.5

^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.

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

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

	November 2015	September 2016	October 2016 ^r	November 2016 ^p	October to November 2016	November 2015 to November 2016
	millions of dollars				% change	
Canada	6,562.6	7,031.9	7,770.6	7,764.6	-0.1	18.3
Residential	4,121.0	4,787.2	5,220.9	5,139.1	-1.6	24.7
Non-residential	2,441.6	2,244.7	2,549.7	2,625.5	3.0	7.5
Newfoundland and Labrador	48.3	44.0	45.4	53.3	17.5	10.5
Residential	35.7	35.4	34.2	35.6	4.0	-0.4
Non-residential	12.5	8.7	11.2	17.7	58.8	41.4
Prince Edward Island	12.5	17.1	20.7	14.8	-28.4	19.0
Residential	7.1	9.9	12.1	10.8	-10.9	51.6
Non-residential	5.4	7.2	8.6	4.1	-52.9	-24.1
Nova Scotia	85.7	83.0	103.5	121.9	17.8	42.3
Residential	59.5	56.1	73.2	78.4	7.2	31.8
Non-residential	26.2	26.8	30.3	43.5	43.3	66.1
New Brunswick	53.9	67.2	83.0	101.8	22.7	88.9
Residential	29.1	36.6	40.2	49.5	23.2	70.1
Non-residential	24.8	30.6	42.8	52.3	22.2	111.0
Quebec	1,099.0	1,170.8	1,092.4	1,384.1	26.7	25.9
Residential	611.3	709.3	723.0	864.6	19.6	41.5
Non-residential	487.7	461.5	369.5	519.4	40.6	6.5
Ontario	2,612.4	3,021.9	3,099.0	3,296.8	6.4	26.2
Residential	1,730.9	2,181.5	2,211.6	2,176.2	-1.6	25.7
Non-residential	881.5	840.5	887.3	1,120.6	26.3	27.1
Manitoba	161.7	198.9	199.5	187.7	-5.9	16.1
Residential	98.0	106.1	129.4	121.0	-6.4	23.5
Non-residential	63.6	92.8	70.1	66.7	-4.8	4.8
Saskatchewan	186.6	151.2	171.1	157.1	-8.2	-15.8
Residential	86.9	87.2	86.2	92.2	7.0	6.2
Non-residential	99.7	64.1	84.9	64.8	-23.6	-35.0
Alberta	1,115.1	1,260.5	1,822.0	1,148.9	-36.9	3.0
Residential	614.4	797.3	1,060.5	676.5	-36.2	10.1
Non-residential	500.7	463.2	761.5	472.4	-38.0	-5.7
British Columbia	1,172.9	995.7	1,120.1	1,284.5	14.7	9.5
Residential	842.9	758.8	844.3	1,022.3	21.1	21.3
Non-residential	330.0	236.9	275.8	262.1	-5.0	-20.6
Yukon	11.2	8.6	7.6	4.7	-37.7	-57.6
Residential	2.5	5.4	4.1	3.8	-6.7	48.5
Non-residential	8.6	3.2	3.5	0.9	-73.2	-89.0
Northwest Territories	3.2	11.0	5.0	8.6	73.2	164.8
Residential	2.6	1.6	1.3	7.8	497.2	202.9
Non-residential	0.7	9.3	3.6	0.8	-79.3	14.9
Nunavut	0.2	2.0	1.4	0.3	-76.3	74.7
Residential	0.0	2.0	1.0	0.3	-71.3	...
Non-residential	0.2	0.0	0.4	0.0	-88.8	-72.0

^r revised

^p 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 adjusted¹

	November 2015	September 2016	October 2016 ^r	November 2016 ^p	October to November 2016	November 2015 to November 2016
	millions of dollars				% change	
Total, census metropolitan areas	5,069.1	5,411.4	6,222.1	6,147.6	-1.2	21.3
St. John's	28.1	23.3	25.9	38.5	48.5	37.0
Halifax	36.4	35.5	60.9	69.5	14.1	90.9
Moncton	15.7	19.4	22.3	51.2	128.9	226.8
Saint John	6.5	9.3	9.3	8.4	-9.1	28.9
Saguenay	9.0	24.5	14.2	13.6	-4.3	51.2
Québec	171.3	113.3	142.4	151.0	6.0	-11.9
Sherbrooke	33.5	33.5	29.0	66.2	128.3	97.9
Trois-Rivières	47.3	26.2	45.4	40.0	-12.0	-15.5
Montréal	442.5	545.1	535.2	697.4	30.3	57.6
Ottawa–Gatineau, Ontario/Quebec	230.2	282.6	205.0	311.1	51.7	35.1
Gatineau part	29.4	87.7	25.2	51.5	104.2	75.4
Ottawa part	200.8	194.9	179.8	259.5	44.4	29.2
Kingston	10.9	49.0	41.5	21.4	-48.4	95.8
Peterborough	14.1	18.3	34.9	12.1	-65.2	-13.9
Oshawa	82.3	40.2	36.9	111.9	203.2	35.9
Toronto	1,345.8	1,474.1	1,852.4	1,647.9	-11.0	22.5
Hamilton	133.6	255.8	110.6	163.3	47.6	22.2
St. Catharines–Niagara	76.8	93.8	87.6	118.9	35.8	54.9
Kitchener–Cambridge–Waterloo	100.5	100.5	116.0	110.3	-4.9	9.7
Brantford	23.9	8.7	11.8	11.7	-1.3	-51.1
Guelph	51.5	61.1	20.3	38.6	90.3	-25.0
London	75.0	99.0	108.2	209.0	93.2	178.6
Windsor	39.1	41.0	63.3	52.1	-17.7	33.3
Barrie	52.1	27.5	25.1	30.0	19.4	-42.4
Greater Sudbury	16.9	16.4	14.5	13.6	-5.9	-19.3
Thunder Bay	9.1	19.6	12.1	4.6	-61.6	-49.0
Winnipeg	115.6	141.0	153.9	144.6	-6.1	25.0
Regina	35.3	52.0	56.5	53.9	-4.6	52.7
Saskatoon	81.0	68.3	75.8	79.8	5.2	-1.5
Calgary	344.9	573.6	953.2	218.9	-77.0	-36.5
Edmonton	496.6	415.5	520.1	627.0	20.6	26.3
Kelowna	53.0	102.2	60.3	62.0	2.7	17.0
Abbotsford–Mission	16.0	29.0	20.4	10.4	-49.1	-35.0
Vancouver	810.5	520.6	688.2	899.2	30.7	10.9
Victoria	63.9	91.6	68.7	59.5	-13.4	-6.9

^r revised

^p preliminary

1. Go online to view the census subdivisions that make up 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 November 2016 issue of *Building Permits* ([64-001-X](#)) will soon be available.

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