

# The Daily

Statistics Canada

**Monday, October 6, 2008**

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## Releases

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### **Building permits, August 2008**

2

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## **New products**

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6



## Releases

### Building permits

August 2008

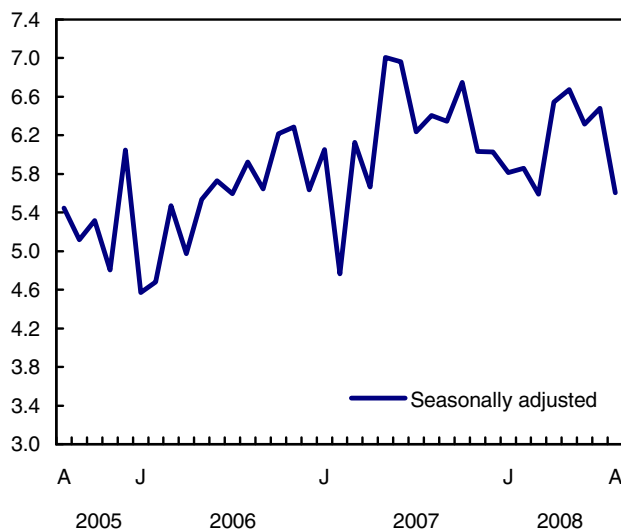
As a result of declines in both the residential and non-residential sectors, the value of building permits fell 13.5% to \$5.6 billion in August, a level similar to the one observed in March 2008. On a year-to-date basis, permits were down 0.7% from the same period last year.

In the residential sector, the value of building permits declined by 9.3% to \$3.4 billion. This decline was mainly due to a 17.5% drop in multi-family dwellings, coupled with a 3.8% decline in single-family dwellings. New Brunswick (+42.5%), Saskatchewan (+2.6%) and Prince Edward Island (+1.5%) were the only provinces with increases in the residential sector.

After double-digit increases in April and May, the value of non-residential permits declined for the second time in three months. In August, the value in the non-residential sector fell 19.3% to \$2.2 billion as a result of declines in all three components (industrial, commercial, institutional).

#### The total value of permits declines in August

\$ billions



#### Residential: Decline in single and multiple dwelling permits

After increasing 4.0% in July, the value of residential permits declined by 9.3% in August. Together, Quebec

#### Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which eases comparisons by removing the effects of seasonal variations.

The Building Permits Survey covers 2,400 municipalities representing 95% of the population. It provides an early indication of building activity. The communities representing the other 5% of the population are very small, and their levels of building activity have little impact on the total.

The value of planned construction activities shown in this release excludes engineering projects (e.g., waterworks, sewers or culverts) and land.

For the purpose of the Building Permits release, the census metropolitan area of Ottawa-Gatineau (Ontario/Quebec) is divided into two areas: Gatineau part and Ottawa part.

and Ontario accounted for almost two-thirds of the decline in the residential sector. Both provinces experienced significant drops in multi-family dwellings, after reporting double-digit increases in July. The 3.8% decline in single-family dwellings came mainly from a decrease in Quebec.

Municipalities approved 16,334 new dwellings in August, down 16.2%. The number of multiple-family dwelling units approved decreased by 26.1% to 8,269. The number of single-family dwelling units declined to 8,065, the fifth decrease in six months.

#### Non-residential: Decrease in all components

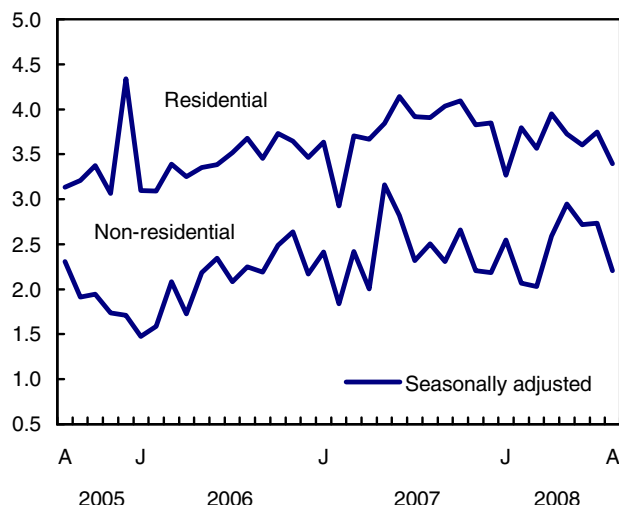
In August, the largest drop in the non-residential sector occurred in the institutional component. After double-digit increases from April to June, the value of institutional permits declined for a second consecutive month. A decline in educational buildings permits in Ontario was the main factor behind the 39.1% decrease in institutional permits in August.

Construction intentions for commercial buildings declined 9.6% to \$1.3 billion, a third consecutive decline. Three-quarters of the decrease originated in Alberta, where the decline was principally a result of lower intentions for office buildings. Quebec also posted declines in several commercial categories.

Continuing its volatile pattern, the value of industrial permits decreased 16.6% to \$414 million, after a 24.8% increase in July. The decline was the result of a lower value of permits for utility and transportation buildings in Quebec and mining buildings in Saskatchewan.

## The value of both residential and non-residential permits decrease

\$ billions



### Permits down in most provinces

The value of building permits decreased in seven provinces in August. The most significant drops occurred in Ontario (-11.5% to \$2.1 billion) and Alberta (-19.1% to \$916 million). Both provinces experienced drops in multi-family dwellings, in addition to decreases in the non-residential sector. The values of dwellings also decreased in Quebec (-12.6% to \$1.2 billion) and Saskatchewan (-45.9% to \$153 million).

New Brunswick and Prince Edward Island saw increases in both the residential and non-residential

sectors. Newfoundland and Labrador also reported an overall increase as a result of gains in the non-residential sector.

### Metropolitan areas: Declines in Toronto and Calgary

Of the 34 census metropolitan areas, 20 recorded declines in the value of building permits in August.

The largest decreases occurred in Toronto and Calgary, with drops mainly in multi-family dwellings and non-residential buildings. Ottawa–Gatineau and Kitchener experienced declines in both sectors.

In contrast, Vancouver and Hamilton recorded increases as a result of advances for both single and multiple-family dwellings.

**Available on CANSIM: tables 026-0001 to 026-0008 and 026-0010.**

**Definitions, data sources and methods: survey number 2802.**

The August 2008 issue of *Building Permits* (64-001-XWE, free) will be available soon.

The September building permit estimate will be released on November 6.

To order data, contact Jasmine Gaudreault (toll-free 1-800-579-8533; 613-951-6321; [bdp\\_information@statcan.gc.ca](mailto:bdp_information@statcan.gc.ca)). For more information, or to enquire about the concepts, methods or data quality of this release, contact Nicole Charron (613-951-0087), Investment and Capital Stock Division.

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Value of building permits, by census metropolitan area<sup>1</sup>

	April 2008	May 2008	June 2008	July 2008 <sup>r</sup>	August 2008 <sup>p</sup>	July to August 2008
Seasonally adjusted						
	\$ millions					% change
<b>Total</b>	<b>4,641.2</b>	<b>4,951.4</b>	<b>4,619.4</b>	<b>4,697.4</b>	<b>4,028.1</b>	<b>-14.2</b>
St. John's	45.9	37.6	43.2	60.6	71.0	17.0
Halifax	80.1	85.3	59.9	74.8	39.5	-47.2
Moncton	22.8	23.5	25.6	25.6	40.6	58.8
Saint John	16.6	55.2	24.5	19.5	22.5	15.4
Saguenay	20.6	28.5	28.4	23.7	32.3	36.3
Québec	151.2	115.7	168.7	174.4	120.3	-31.0
Sherbrooke	33.6	36.3	27.8	27.0	48.9	81.1
Trois-Rivières	31.4	17.0	27.2	29.6	19.8	-33.2
Montréal	539.3	549.6	483.7	573.0	548.6	-4.3
Ottawa-Gatineau, Ontario/Quebec	199.3	188.0	195.6	262.1	167.4	-36.1
Gatineau part	42.2	38.7	40.5	116.8	28.9	-75.2
Ottawa part	157.1	149.3	155.1	145.3	138.5	-4.7
Kingston	32.4	123.8	23.0	16.1	19.2	19.7
Peterborough	17.7	15.6	13.3	11.2	43.3	285.8
Oshawa	84.0	56.5	103.7	93.3	51.4	-44.9
Toronto	1,227.7	1,048.1	1,062.4	1,130.9	1,006.9	-11.0
Hamilton	120.1	92.0	68.7	69.4	101.1	45.8
St. Catharines-Niagara	31.6	33.3	40.6	37.7	41.2	9.3
Kitchener	105.5	66.8	75.0	178.3	88.1	-50.6
Brantford	7.2	11.5	16.7	15.0	10.5	-29.6
Guelph	18.3	25.0	15.5	12.3	32.4	164.6
London	68.8	183.9	72.9	83.4	72.4	-13.1
Windsor	29.3	16.9	18.1	37.4	20.7	-44.7
Barrie	53.9	194.8	178.9	18.0	32.2	78.5
Greater Sudbury	30.0	26.1	20.6	22.3	40.8	82.7
Thunder Bay	25.7	11.9	10.0	41.0	9.8	-76.0
Winnipeg	87.7	78.8	68.4	146.7	87.8	-40.2
Regina	27.4	36.1	74.9	38.2	28.1	-26.4
Saskatoon	108.8	69.4	57.7	148.6	79.6	-46.4
Calgary	428.7	499.0	422.8	435.0	316.5	-27.2
Edmonton	255.1	365.5	400.6	289.8	237.8	-18.0
Kelowna	65.5	62.6	75.6	49.8	44.4	-10.8
Abbotsford	70.0	34.6	28.9	44.1	12.5	-71.6
Vancouver	547.7	696.3	601.8	425.3	481.8	13.3
Victoria	57.2	66.1	85.0	83.4	58.5	-29.8

<sup>r</sup> revised

<sup>p</sup> preliminary

1. Go online to view the census subdivisions that comprise the census metropolitan areas.

**Note:** Data may not add to totals as a result of rounding.

# Value of building permits, by province and territory

	April 2008	May 2008	June 2008	July 2008 <sup>r</sup>	August 2008 <sup>p</sup>	July to August 2008
Seasonally adjusted						
	\$ millions					% change
<b>Canada</b>	<b>6,542.7</b>	<b>6,675.4</b>	<b>6,318.5</b>	<b>6,479.8</b>	<b>5,605.0</b>	<b>-13.5</b>
<b>Residential</b>	<b>3,952.2</b>	<b>3,727.2</b>	<b>3,600.5</b>	<b>3,745.8</b>	<b>3,397.7</b>	<b>-9.3</b>
<b>Non-residential</b>	<b>2,590.5</b>	<b>2,948.2</b>	<b>2,718.1</b>	<b>2,733.9</b>	<b>2,207.3</b>	<b>-19.3</b>
Newfoundland and Labrador	67.2	59.1	71.1	81.1	96.1	18.5
Residential	41.8	42.1	44.6	66.1	50.7	-23.4
Non-residential	25.4	17.0	26.5	15.0	45.4	203.0
Prince Edward Island	20.9	41.9	12.9	15.3	15.7	3.1
Residential	18.8	6.9	10.2	8.9	9.0	1.5
Non-residential	2.1	35.0	2.7	6.4	6.7	5.3
Nova Scotia	131.6	132.6	135.5	121.4	98.0	-19.3
Residential	60.8	95.7	82.9	74.4	62.4	-16.1
Non-residential	70.8	36.9	52.6	47.0	35.6	-24.4
New Brunswick	73.3	129.6	108.7	85.0	130.2	53.1
Residential	54.4	61.3	53.0	41.9	59.7	42.5
Non-residential	18.9	68.3	55.7	43.1	70.5	63.5
Quebec	1,135.7	1,108.6	1,158.9	1,325.1	1,158.7	-12.6
Residential	744.2	692.7	728.6	847.3	742.5	-12.4
Non-residential	391.4	415.9	430.3	477.8	416.3	-12.9
Ontario	2,384.8	2,448.0	2,248.9	2,326.4	2,059.1	-11.5
Residential	1,508.8	1,365.1	1,336.9	1,377.7	1,262.3	-8.4
Non-residential	875.9	1,082.9	912.1	948.7	796.9	-16.0
Manitoba	143.6	137.1	122.5	200.5	139.7	-30.3
Residential	90.5	94.6	77.5	124.4	90.4	-27.3
Non-residential	53.1	42.5	45.0	76.2	49.2	-35.3
Saskatchewan	228.5	183.1	194.0	283.5	153.4	-45.9
Residential	111.3	105.9	114.2	95.8	98.2	2.6
Non-residential	117.3	77.1	79.8	187.8	55.1	-70.6
Alberta	1,269.7	1,290.2	1,186.7	1,131.5	915.9	-19.1
Residential	615.6	615.7	493.8	475.3	430.9	-9.3
Non-residential	654.1	674.5	693.0	656.1	485.0	-26.1
British Columbia	1,076.5	1,134.7	1,063.0	890.2	828.7	-6.9
Residential	697.9	640.9	647.2	623.2	585.7	-6.0
Non-residential	378.6	493.9	415.8	267.0	243.0	-9.0
Yukon	5.2	5.0	3.7	8.4	4.4	-48.1
Residential	2.7	3.5	3.0	6.0	2.0	-65.7
Non-residential	2.5	1.4	0.7	2.5	2.3	-5.5
Northwest Territories	0.6	0.7	2.5	3.1	2.3	-26.3
Residential	0.6	0.4	1.2	2.7	1.8	-34.1
Non-residential	0.0	0.3	1.3	0.4	0.5	28.2
Nunavut	5.1	4.9	10.0	8.3	2.9	-65.1
Residential	4.8	2.4	7.6	2.3	2.1	-8.6
Non-residential	0.4	2.5	2.5	6.0	0.8	-86.7

<sup>r</sup> revised

<sup>p</sup> preliminary

**Note:** Data may not add to totals as a result of rounding.

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