

The Daily

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Releases

Building permits, August 2009

2

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Study: Measuring user innovation in Canadian manufacturing, 2007

6

New products

7



Statistics
Canada

Statistique
Canada

Canada

Releases

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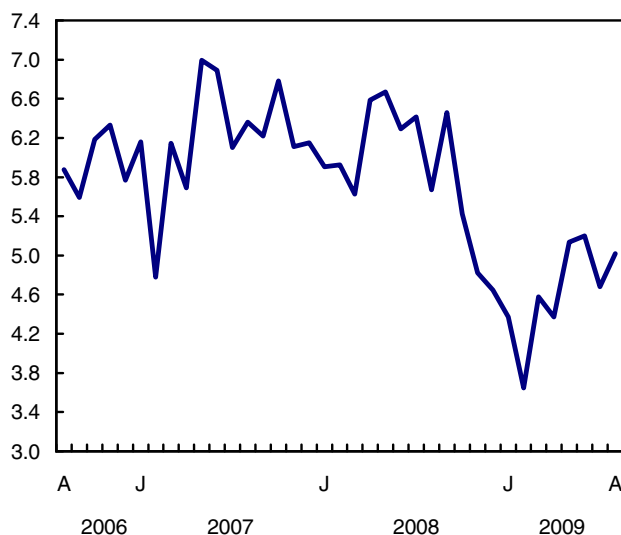
In August, municipalities issued \$2.9 billion worth of building permits in the residential sector, an 11.2% increase, and \$2.1 billion in the non-residential sector, a 2.2% advance.

Excluding the municipality of Toronto, the total value of building permits was up 6.3% in the residential sector and down 6.2% in the non-residential sector.

Total value of permits

\$ billions

seasonally adjusted



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

At the provincial level, the value of building permits increased in three provinces in August: Ontario, British Columbia and Alberta. The largest declines were in Saskatchewan, Quebec, New Brunswick, Manitoba and Nova Scotia.

Residential sector: Higher intentions for single-family and multi-family permits

Municipalities issued \$2.1 billion worth of building permits for single-family dwellings in August, 15.1% more than in July. This was the sixth consecutive monthly increase, fuelled by higher construction intentions in Ontario, Alberta and British Columbia.

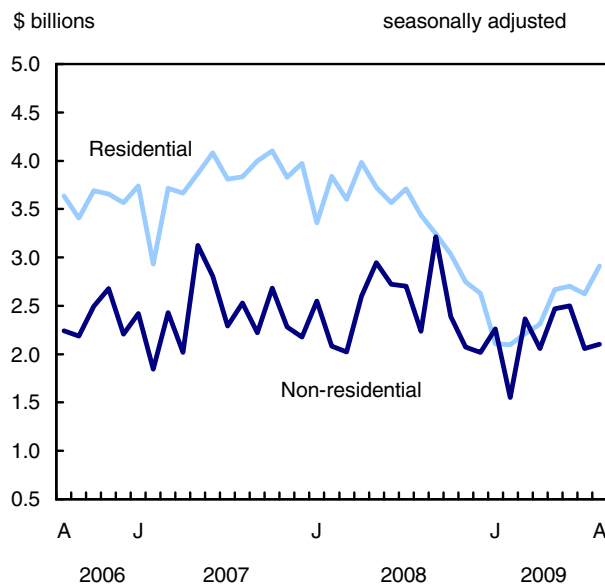
The value of building permits for multi-family dwellings rose 2.6% to \$841.7 million in August.

British Columbia registered the largest decline in dollar terms, while Ontario, Alberta and Quebec posted gains in construction intentions for multi-family dwellings.

Municipalities approved the construction of 13,432 new dwellings in August, up 7.6%. The increase was largely attributable to single-family dwellings, which increased 12.1% to 7,315 units.

The number of multi-family dwellings approved rose 2.8% to 6,117 units.

Residential and non-residential sectors



Non-residential sector: Increases in the commercial and industrial components

The value of building permits in the non-residential sector increased 2.2% to \$2.1 billion in August, as a result of gains in the commercial and industrial components. Increases in British Columbia and Ontario more than offset declines in the non-residential sector in seven provinces.

In the commercial component, the value of building permits rose 3.0% to \$1.1 billion. In Ontario, the advance was due primarily to construction intentions for office buildings. In British Columbia, the construction of laboratories and recreational buildings accounted for most of the increase.

The value of building permits in the institutional component fell 1.1% to \$737 million. While decreases were observed in seven provinces, the component's value tripled in British Columbia to \$319 million, mainly as a result of higher construction intentions for medical buildings. It was the highest value for this component on record.

In the industrial component, the value of building permits rose 8.2% to \$292 million. The increase was largely attributable to Ontario and Alberta. Construction intentions were down in Manitoba, Saskatchewan and Quebec.

Provinces: Increases in Ontario and British Columbia

Ontario and British Columbia posted the largest gains among the provinces. The August increase in Ontario came in the wake of a strike by Toronto's municipal employees a month earlier. If Toronto is excluded, the value of building permits in Ontario remained unchanged.

In British Columbia, the total value of building permits increased 47.5% to \$912.7 million, mostly as a result of increases in the institutional and commercial components.

In August, seven provinces experienced declines in the value of building permits. Saskatchewan had the largest drop (-35.4%), as every component posted declines. Quebec followed with decreases in the non-residential sector.

Metropolitan areas: Gains in Toronto and Kelowna

The total value of permits was down in 20 of the 34 census metropolitan areas (CMAs).

The Toronto CMA had the largest increase (+83.7%), as only the institutional component was weaker.

Excluding the municipality of Toronto, the value of building permits in the remaining part of the CMA would have risen 16.1%, as a result of higher intentions for single-family dwellings.

The Kelowna CMA posted gains in both residential and non-residential sectors.

The total value of permits issued in the Hamilton CMA fell because of decreases in all components. Montréal experienced a decline due to lower demand for single-family and institutional permits.

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

Definitions, data sources and methods: survey number 2802.

The August 2009 issue of *Building Permits* (64-001-X, free) will be available soon.

The September building permit release will be on November 5.

To order data, contact Joanne Bureau (toll-free 1-800-579-8533; 613-951-9689; 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.

□

Value of building permits, by census metropolitan area¹

	April 2009	May 2009	June 2009	July 2009 ^r	August 2009 ^p	July to August 2009
Seasonally adjusted						
	\$ millions					% change
Total	3,031.7	3,741.6	3,841.2	3,258.9	3,589.2	10.1
St. John's	37.1	34.4	37.6	51.6	40.6	-21.4
Halifax	90.5	80.4	65.9	63.6	43.3	-31.9
Moncton	16.4	17.7	18.9	29.4	17.3	-41.1
Saint John	39.7	16.3	21.5	27.8	15.8	-43.4
Saguenay	31.5	22.1	27.2	29.0	22.9	-21.2
Québec	205.6	155.9	141.7	123.4	144.3	16.9
Sherbrooke	32.0	23.1	43.2	46.6	35.5	-23.8
Trois-Rivières	10.8	35.8	34.0	24.8	20.6	-17.0
Montréal	391.8	413.6	558.1	534.2	477.7	-10.6
Ottawa-Gatineau, Ontario/Quebec	182.9	203.0	183.0	193.7	195.2	0.8
Gatineau part	42.5	43.5	33.4	30.1	35.6	18.2
Ottawa part	140.4	159.6	149.6	163.7	159.6	-2.4
Kingston	34.2	26.5	13.6	14.3	15.0	4.9
Peterborough	22.5	8.7	7.3	13.3	32.3	142.4
Oshawa	47.5	35.8	14.8	37.8	37.1	-1.9
Toronto	721.1	921.0	928.1	434.4	798.0	83.7
Hamilton	40.4	41.2	157.8	117.1	42.1	-64.0
St. Catharines-Niagara	33.5	35.7	25.5	25.4	36.1	42.0
Kitchener	65.6	44.1	94.4	90.6	56.3	-37.9
Brantford	8.9	5.2	5.7	27.9	16.8	-39.8
Guelph	8.3	6.8	41.4	31.3	12.3	-60.9
London	37.9	76.6	35.7	69.5	79.0	13.8
Windsor	11.6	103.5	39.1	14.4	12.4	-14.0
Barrie	8.0	16.3	24.0	13.1	30.2	130.5
Greater Sudbury	27.6	38.5	33.7	21.1	28.8	36.1
Thunder Bay	8.3	9.9	8.9	10.0	4.7	-52.8
Winnipeg	81.3	71.6	79.6	105.8	77.0	-27.2
Regina	28.7	51.7	44.7	42.0	37.7	-10.1
Saskatoon	41.8	43.9	38.9	75.3	47.3	-37.1
Calgary	310.2	628.1	424.1	266.0	246.5	-7.3
Edmonton	232.2	236.4	231.0	295.1	358.0	21.3
Kelowna	16.5	38.2	163.2	30.1	144.6	380.8
Abbotsford-Mission	5.7	6.6	13.3	9.1	13.7	49.5
Vancouver	173.6	247.8	245.5	348.3	378.4	8.7
Victoria	28.1	44.7	39.6	42.7	71.9	68.5

^r revised

^p preliminary

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

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

Value of building permits, by province and territory

	April 2009	May 2009	June 2009	July 2009 ^r	August 2009 ^p	July to August 2009
Seasonally adjusted						
	\$ millions					% change
Canada	4,372.3	5,138.1	5,201.5	4,679.7	5,016.5	7.2
Residential	2,313.4	2,669.3	2,704.3	2,621.3	2,913.6	11.2
Non-residential	2,058.9	2,468.8	2,497.1	2,058.4	2,102.9	2.2
Newfoundland and Labrador	57.8	56.7	63.5	75.9	64.8	-14.6
Residential	46.2	47.3	52.2	48.2	44.5	-7.7
Non-residential	11.6	9.4	11.4	27.7	20.4	-26.6
Prince Edward Island	17.2	13.9	11.5	19.8	19.5	-1.1
Residential	10.0	9.1	7.5	14.8	12.6	-14.7
Non-residential	7.2	4.9	4.0	5.0	6.9	39.4
Nova Scotia	146.8	126.9	135.6	138.6	104.0	-25.0
Residential	62.1	61.9	61.9	78.8	70.7	-10.2
Non-residential	84.8	65.0	73.7	59.9	33.3	-44.3
New Brunswick	100.9	73.9	93.6	124.4	82.2	-34.0
Residential	42.2	48.5	51.7	53.0	50.6	-4.4
Non-residential	58.7	25.3	41.9	71.5	31.5	-55.9
Quebec	1,021.6	1,067.9	1,178.4	1,102.0	1,045.3	-5.1
Residential	621.6	658.4	733.7	690.7	699.3	1.2
Non-residential	400.1	409.6	444.7	411.3	346.0	-15.9
Ontario	1,547.1	1,813.6	1,897.2	1,397.7	1,694.9	21.3
Residential	802.9	1,093.6	969.1	780.7	1,008.6	29.2
Non-residential	744.1	720.0	928.1	617.0	686.3	11.2
Manitoba	125.6	135.4	161.1	169.5	127.6	-24.7
Residential	68.0	87.1	77.6	74.7	68.2	-8.6
Non-residential	57.6	48.3	83.5	94.8	59.4	-37.3
Saskatchewan	121.6	189.0	136.8	216.0	139.6	-35.4
Residential	50.7	65.5	57.2	70.7	62.1	-12.2
Non-residential	70.9	123.4	79.7	145.3	77.5	-46.7
Alberta	743.7	1,109.0	846.0	771.6	796.1	3.2
Residential	349.2	328.4	368.2	426.1	542.6	27.4
Non-residential	394.6	780.6	477.8	345.6	253.5	-26.6
British Columbia	377.4	484.9	634.2	619.0	912.7	47.5
Residential	248.6	261.8	312.0	373.7	346.1	-7.4
Non-residential	128.8	223.1	322.1	245.3	566.7	131.0
Yukon	8.7	59.8	5.7	6.6	11.4	72.9
Residential	4.2	3.2	3.3	6.3	1.8	-71.1
Non-residential	4.4	56.7	2.4	0.4	9.6	2,633.0
Northwest Territories	98.3	5.8	19.0	3.8	2.6	-32.4
Residential	2.2	3.6	1.2	2.0	1.1	-45.2
Non-residential	96.1	2.3	17.8	1.8	1.5	-17.8
Nunavut	5.5	1.2	18.9	34.8	15.8	-54.6
Residential	5.5	1.0	8.8	1.7	5.5	215.0
Non-residential	0.0	0.2	10.1	33.1	10.3	-68.8

^r revised

^p preliminary

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

Study: Measuring user innovation in Canadian manufacturing

2007

In 2007, although the majority (57%) of manufacturing plants in Canada using advanced technologies indicated they had bought them from other companies, 4 out of every 10 (42%) developed these technologies themselves or modified existing ones rather than buying them off the shelf.

These plants are the so-called "user innovators." They did not rely on manufacturers to simply supply them with technologies that they required. Rather, they were active participants in innovation. In fact, half of user innovators modified existing technologies, while the other half developed new ones.

This is important because the way in which firms acquire new technology has implications for the innovation system and the economy.

User innovations are being shared, most commonly at no charge. About 18% of these user innovators shared their innovations with other firms or institutions. More than half (54%) of these plants made the choice to share to allow a supplier to build a more suitable final product, indicating a symbiotic relationship.

User innovations are being diffused in the Canadian economy. About 26% of user innovators indicated that their innovations were adopted by another manufacturing firm to produce and supply the new or modified technology. Another 25% indicated their user innovations were adopted by other firms.

This evidence of innovation diffusion makes user innovators an important actor in the innovation system.

Use of intellectual property protection appears to increase the likelihood of sharing. More than half (53%) of user innovators used some method to protect the intellectual property resulting from their user innovations. Technology developers were far more likely than technology modifiers to protect the intellectual property.

Note: This report is based on data from a follow-up to the 2007 Survey of Advanced Technology that targeted manufacturing plants with at least 20 employees and \$250,000 in revenues. Only manufacturing plants that indicated they had acquired or integrated advanced technologies by customizing or significantly modifying existing advanced technology, or by developing new advanced technologies, received a questionnaire. This survey is part of a program in Statistics Canada's Business Special Surveys and Technology Statistics Division to provide information on innovation and related activities.

Definitions, data sources and methods: survey number 4223.

The study "Measuring user innovation in Canadian manufacturing, 2007" is now available as part of the *Business Special Surveys and Technology Statistics Division Working Papers* series (88F0006X2009003, free), from the *Publications* module of our website.

For more information or to enquire about the concepts, methods or data quality of this release, contact Susan Schaan, (613-951-1953; fax: 613-951-9920; susan.schaan@statcan.gc.ca), Business Special Surveys and Technology Statistics Division. ■

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