

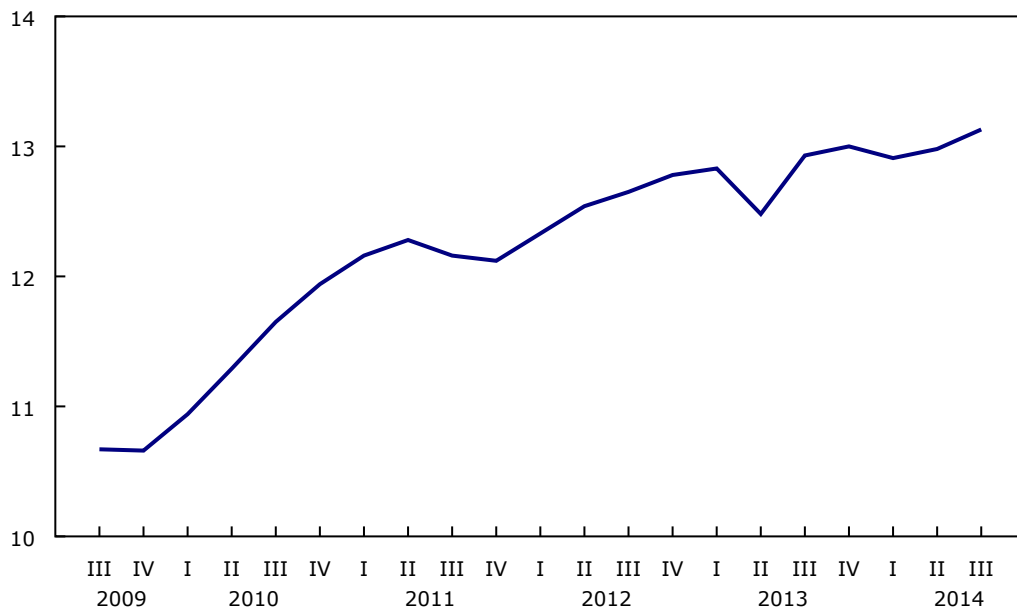
# Investment in non-residential building construction, third quarter 2014

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Investment in non-residential building construction increased 1.2% from the second quarter to \$13.1 billion in the third quarter. This was the second consecutive quarterly increase and largely resulted from higher spending for commercial building construction.

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

billions of dollars



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

Total non-residential investment rose in five provinces in the third quarter, with the largest gains occurring in Alberta and Ontario. In Alberta, the gains were led by higher investment in the commercial and institutional components, while in Ontario, they occurred in the industrial, commercial and institutional components.

All four of the Atlantic provinces and Quebec posted declines in the third quarter. Quebec recorded the largest drop, mostly as a result of lower spending on commercial and industrial projects.

## Census metropolitan areas

Non-residential investment rose in 19 of 34 census metropolitan areas. The largest increases were in Calgary and Kitchener–Cambridge–Waterloo.

In Calgary, the gain was mostly attributable to commercial and institutional investment, while in Kitchener–Cambridge–Waterloo, it came from higher spending on institutional and industrial projects.

Hamilton and Ottawa posted the largest declines, as a result of decreases in all three components.



## Commercial component

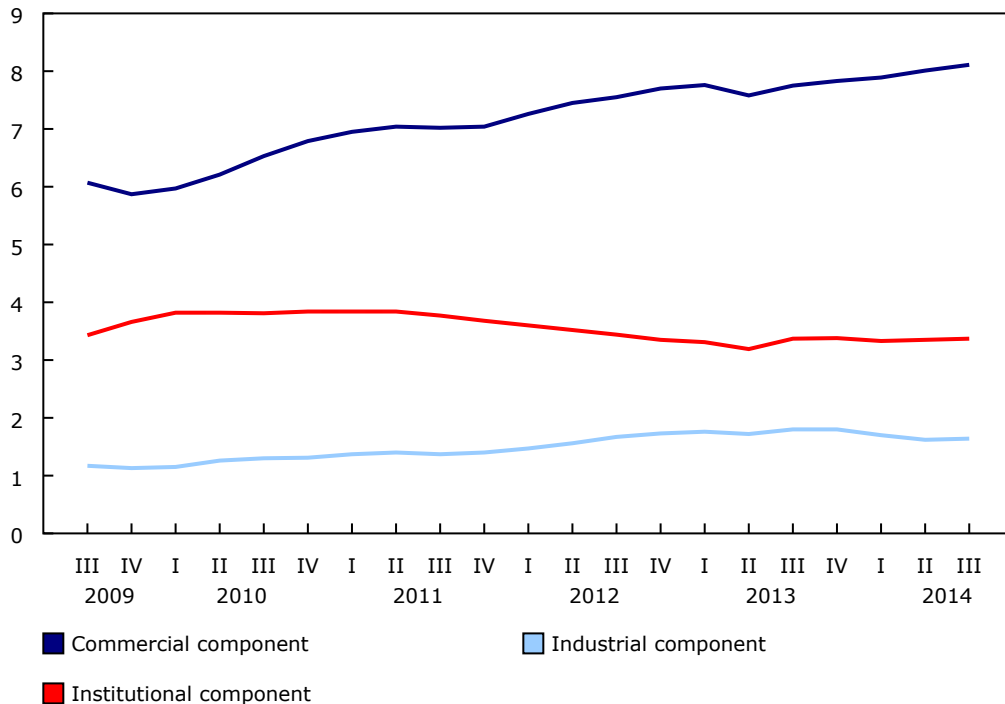
Investment in commercial building construction increased 1.3% from the second quarter to \$8.1 billion in the third quarter. This was the fifth consecutive quarter of growth and resulted from gains spread among several categories of commercial buildings in six provinces.

Alberta was by far the main contributor to the increase in commercial investment, followed by British Columbia. In Alberta, commercial investment rose 3.6% to \$2.0 billion. This was the fourth consecutive quarterly gain and came mainly from higher spending in several commercial building categories. In British Columbia, investment increased 5.7% to \$880 million, the second straight quarterly gain. The increase resulted from rising investment for most types of commercial buildings.

The largest drop occurred in Quebec, where investment fell 3.3% to \$1.3 billion, mainly because of lower spending for office buildings.

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

billions of dollars



Note(s): Data are seasonally adjusted.

## Industrial component

Investment in industrial projects increased in six provinces, rising 1.3% nationally to \$1.6 billion in the third quarter. This was mainly the result of higher spending on the construction of primary industry, utility and maintenance buildings.

The biggest gain was in Ontario, where investment rose 9.5% to \$663 million as a result of higher spending recorded in every industrial category except manufacturing plants.

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Conversely, the largest decrease occurred in Quebec where investment fell 9.2% to \$304 million, mainly as a result of lower spending on the construction of manufacturing plants.

## Institutional component

Investment in institutional construction increased 0.7% in the third quarter to \$3.4 billion, the second consecutive quarterly increase. The gain was mostly attributable to higher investment for educational facilities.

Quebec and Alberta were the major contributors to the increase in institutional investment. The advance in Quebec resulted mainly from higher spending on the construction of educational buildings, while the increase in Alberta was the result of higher spending spread among several institutional building categories.

New Brunswick had the largest decline, as lower spending was recorded in the construction of educational buildings and health care facilities.

### 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 [Seasonally adjusted data – Frequently asked questions](#).*

*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**

	Third quarter 2013	Second quarter 2014	Third quarter 2014	Second quarter to third quarter 2014	Third quarter 2013 to third quarter 2014
	millions of dollars			% change	
<b>Canada</b>	<b>12,928</b>	<b>12,979</b>	<b>13,131</b>	<b>1.2</b>	<b>1.6</b>
<b>Industrial</b>	<b>1,802</b>	<b>1,620</b>	<b>1,642</b>	<b>1.3</b>	<b>-8.9</b>
<b>Commercial</b>	<b>7,755</b>	<b>8,007</b>	<b>8,115</b>	<b>1.3</b>	<b>4.6</b>
<b>Institutional</b>	<b>3,371</b>	<b>3,352</b>	<b>3,375</b>	<b>0.7</b>	<b>0.1</b>
Newfoundland and Labrador	147	129	127	-1.7	-13.2
Industrial	12	21	23	8.7	87.4
Commercial	110	88	86	-1.9	-21.2
Institutional	25	21	18	-11.5	-26.5
Prince Edward Island	37	37	37	-0.2	1.8
Industrial	5	7	8	22.4	57.9
Commercial	17	18	19	6.3	9.3
Institutional	14	13	10	-21.2	-28.4
Nova Scotia	202	175	170	-2.7	-15.9
Industrial	16	24	31	32.0	95.5
Commercial	141	107	97	-9.0	-30.9
Institutional	45	44	41	-6.3	-8.4
New Brunswick	181	187	171	-8.6	-5.8
Industrial	11	10	12	16.6	4.4
Commercial	71	68	66	-2.7	-6.7
Institutional	99	109	93	-14.7	-6.4
Quebec	2,649	2,566	2,516	-1.9	-5.0
Industrial	416	334	304	-9.2	-27.0
Commercial	1,506	1,378	1,332	-3.3	-11.5
Institutional	728	853	880	3.2	21.0
Ontario	4,875	4,980	5,064	1.7	3.9
Industrial	619	606	663	9.5	7.2
Commercial	2,837	3,110	3,126	0.5	10.2
Institutional	1,419	1,265	1,274	0.7	-10.2
Manitoba	384	403	433	7.4	12.6
Industrial	61	60	61	1.0	-0.5
Commercial	203	215	245	13.9	20.6
Institutional	120	128	127	-0.5	5.7
Saskatchewan	443	470	475	1.1	7.3
Industrial	63	62	59	-3.9	-5.3
Commercial	229	268	282	5.0	23.1
Institutional	152	140	134	-4.1	-11.4
Alberta	2,529	2,635	2,726	3.4	7.8
Industrial	401	352	348	-1.3	-13.4
Commercial	1,736	1,884	1,953	3.6	12.5
Institutional	392	399	426	6.7	8.6
British Columbia	1,417	1,333	1,360	2.0	-4.1
Industrial	195	138	127	-8.0	-34.9
Commercial	861	833	880	5.7	2.3
Institutional	362	362	353	-2.6	-2.6
Yukon	9	12	13	10.8	53.2
Industrial	1	2	3	8.3	163.3
Commercial	5	7	7	-3.0	39.1
Institutional	3	2	4	51.9	39.0
Northwest Territories	20	17	14	-19.0	-31.8
Industrial	1	3	3	14.1	507.2
Commercial	12	7	5	-31.4	-58.9
Institutional	8	7	6	-19.7	-27.6
Nunavut	35	35	26	-25.5	-25.2
Industrial	1	1	0	-78.6	-77.1
Commercial	29	24	17	-29.0	-41.2
Institutional	4	9	8	-8.1	103.7

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**

	Third quarter 2013	Second quarter 2014	Third quarter 2014	Second quarter to third quarter 2014	Third quarter 2013 to third quarter 2014
	millions of dollars			% change	
<b>Total, census metropolitan areas</b>	<b>9,774</b>	<b>9,865</b>	<b>10,011</b>	<b>1.5</b>	<b>2.4</b>
St. John's	90	95	95	0.9	6.4
Halifax	136	107	103	-3.6	-24.2
Moncton	67	66	55	-16.2	-18.4
Saint John	19	23	27	15.6	40.2
Saguenay	38	42	39	-7.8	0.8
Québec	318	291	277	-4.7	-12.7
Sherbrooke	102	56	56	-1.2	-45.5
Trois-Rivières	44	43	40	-7.4	-9.3
Montréal	1,461	1,445	1,439	-0.5	-1.6
Ottawa–Gatineau, Ontario/Quebec	562	640	606	-5.4	7.8
Gatineau part	86	94	94	0.3	9.2
Ottawa part	476	546	512	-6.4	7.5
Kingston	57	116	151	29.9	165.4
Peterborough	25	17	26	51.0	3.7
Oshawa	116	99	112	13.5	-3.5
Toronto	2,418	2,528	2,549	0.8	5.4
Hamilton	347	303	255	-15.8	-26.6
St. Catharines–Niagara	106	145	123	-14.8	16.4
Kitchener–Cambridge–Waterloo	187	167	210	25.9	12.1
Brantford	38	27	23	-15.7	-39.7
Guelph	62	62	65	4.7	5.0
London	173	100	107	7.1	-38.0
Windsor	97	78	73	-5.9	-24.6
Barrie	36	58	72	24.6	102.3
Greater Sudbury	55	56	63	12.5	15.4
Thunder Bay	38	43	46	4.7	20.9
Winnipeg	285	298	311	4.5	9.2
Regina	118	119	131	9.9	10.9
Saskatoon	176	191	186	-2.6	5.9
Calgary	990	981	1,059	8.0	7.0
Edmonton	569	667	702	5.2	23.5
Kelowna	50	69	68	-1.5	35.6
Abbotsford–Mission	42	29	35	22.0	-15.8
Vancouver	863	798	811	1.6	-6.0
Victoria	91	106	97	-8.2	6.7

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)).

To enquire about the concepts, methods or data quality of this release, contact Mahamat Hamit-Haggar ([mahamat.hamit-haggar@statcan.gc.ca](mailto:mahamat.hamit-haggar@statcan.gc.ca); 613-951-0862), Investment, Science and Technology Division.