

Spring 2024 (For February 2024 Release)

Construction Starts Forecast: Canada

Contents

- Drivers of headline sectors (table).....1
- Summary forecasts (table) and Overview2
- Canada type-of-structure forecasts (table)3
- Canada type-of-structure forecasts - **INSIGHT** (table)4
- Canada four largest provinces: type-of-structure forecasts (table).....5
- Canadian provinces, total construction starts (table) ..5
- Canada type-of-structure forecasts (charts)6
- Appendix A: Square footage forecasts (tables and charts)9

Highlights

- Total Canadian construction starts fell 36.1% y/y in Q4 2023 with declines in the three headline sectors of residential building, non-residential building, and civil engineering. However, in 2023 as a whole, Canadian starts grew 5.8% on rises in non-residential building and civil engineering construction, but a decline in new homebuilding.
- We expect modest growth in Canadian construction starts in 2024, before accelerating in 2025 on a stronger outturn in the residential and commercial segments. Civil engineering projects will drive new construction again in 2024. Residential starts are expected to return to modest growth this year, but a small decline is forecast for non-residential building.



Link to podcast here: <http://tinyurl.com/3m49xcd3>

Table 1: Drivers of headline sectors

Sector	Short-term drivers	Long-term drivers
Residential	Unemployment rate; Household liabilities; Mortgage interest rates; House prices; Population trends	House prices; Incomes
Non-residential building	Output trends in relevant sector; Population trends; Capacity utilization; Borrowing costs; Employment in relevant sector; Disposable income	Output trends in relevant sector; Employment in relevant sector
Civil engineering	Provincial spending; Government borrowing costs; Employment in government sector; Output trends in relevant sector	Provincial spending; Output trends in relevant sector

Sources: ConstructConnect*/Oxford Economics. Forecast reflects actual starts through Q1 2024.

For more information or media inquiries please contact: PR@ConstructConnect.com

To subscribe on a complimentary basis, visit: www.constructconnect.com/subscribe-constructconnects-economic-reports

3825 Edwards Road, Ste. 800, Cincinnati, OH 45209 P. 1-800-364-2059 www.constructconnect.com/blog

Overview

Modest acceleration in Canadian construction starts in 2024

Total Canadian construction starts fell 36.1% y/y in Q4 2023 with y/y declines in the three headline sectors of residential building, non-residential building, and civil engineering. Unlike in the US, there were no mega-projects valued above C\$1 billion compared to three such projects in the same period in the previous year. In 2023 as a whole, total construction starts increased 5.8%, driven by a 15.4% rise in new non-residential building and a 16.2% increase in civil engineering starts, but countered by a 12.7% fall in residential starts.

Non-residential building starts fell 56% y/y in Q4 2023. Six sectors declined by more than 50% y/y: transportation terminals, government offices, manufacturing, miscellaneous medical, private offices, and parking garages. In government offices and transportation terminals, starts are coming off high growth in Q4 2022. In the manufacturing sector, a C\$5 billion battery factory in Windsor, Ontario fell out of the annual calculation. Commercial office building has been structurally weak since the pandemic and declined for the fourth consecutive year in 2023. By contrast, hotels, warehouses, and police and fire all posted y/y growth above 50% (and in the triple digits in the former two).

New engineering construction fell 21.6% y/y with widespread weakness across most subsectors. Only bridge building grew in Q4 2023, up 114% y/y although this followed a weak reading in the previous year rather than resulting from a large project. Bridge construction rose 61.7% in 2023 thanks to a C\$2 billion project in Quebec in Q2. Dams, canals, and marine work fell 61% y/y in Q4 2023 and 42.8% for the year overall. Miscellaneous civil engineering declined 80.4% y/y, but after a C\$6.8 billion pipeline project in Q3, it grew 62.5% in 2023 as a whole.

Residential starts posted the smallest y/y decline in Q4, down 6.5% y/y. This was the result of a 15.2% y/y decline in single-family starts, but a 1% y/y rise in new apartment building. Both sub-sectors declined in 2023 as a whole, by 23.9% in single-family building and 3.3% in apartment building.

The Canadian economy has been weak moving into the new year after shrinking by 0.3% quarter-on-quarter in Q3, and we estimate there was a further small decline in Q4. A peak-to-trough decline in GDP of 1.1% from Q3 2023 to Q2 2024 is a slightly deeper recession than previously thought with H1 2024 expected to be tough for

	2022	2023	2024	2025	2026	2027	2028
Canada							
Macro variables							
GDP	3.8	1.0	-0.6	2.2	3.5	3.0	2.5
Population growth	1.7	2.8	3.0	2.0	1.6	1.2	1.1
Unemployment rate (%)	5.3	5.4	7.2	7.1	6.5	6.1	6.0
Real disposable income	-0.2	1.1	1.1	2.5	3.1	3.2	2.5
Central bank rate (%)	1.9	4.7	4.7	3.8	2.8	2.3	2.3
10-year government yield (%)	2.8	3.4	3.4	3.5	3.5	3.5	3.5
Exchange rate C\$ per US\$	1.30	1.35	1.33	1.27	1.20	1.18	1.17
Construction starts (% growth in C\$)							
Total starts	-4.1	5.8	7.9	18.5	9.8	4.3	1.4
Residential	-7.0	-12.7	4.1	12.0	11.6	8.6	5.3
Non-res bldg	-7.7	15.4	-0.8	22.6	7.9	0.0	-4.4
Civil engineering	4.1	16.2	21.2	19.6	10.3	5.3	3.6

households. Slightly deeper declines are pencilled in for consumption due to higher debt service costs via mortgage renewals while slowing wage growth, job losses, and employer led reductions to working hours will weigh on real disposable incomes.

Employment flatlined in December, but we expect to see modest declines in H1 2024 as the recession grinds on. A slight decline in the participation rate offset weaker labor supply growth leaving the unemployment rate at 5.8%. Strong immigration-led population growth and falling employment will see the unemployment rate rise to an expected 7.5% by mid-year. H2 2024 should see consumers regain some willingness to spend as interest rates come down and job growth resumes.

CPI inflation rose to 3.4% year on year in December largely due to unfavourable base effects for gasoline prices in the previous year. Mortgage interest costs and rent inflation have remained high in recent months and these components will continue to place upward pressure on core inflation this year. Nonetheless, growing economic slack from the downturn in H1 2024 will help return CPI to the 2% target by late 2024. The Bank of Canada held the target for the overnight rate at 5% in January 2024 citing potential sticky inflation. We believe the ongoing recession will bring CPI inflation down to the 2% target one year earlier than the BoC predicts, and we therefore expect the easing cycle to begin at the June meeting.

We expect modest growth in Canadian construction starts in 2024 of 7.9%, accelerating to 18.5% in 2025 as residential and commercial building pick up again as recessionary pressures subside.

After falling in 2023, we expect only a modest return to growth in residential starts in 2024 due to the household-led recession in H1 2024. Both single and multi-family starts will grow at around 4%, revised down from a previous forecast of 7.6% for total residential construction. Looking further out, we see strong rebounds in residential building, especially in the single family starts subsector, which sees double-digit growth from 2025 onwards.

Non-residential building starts will fall slightly in 2024 after a strong year in 2023. A large decline in hospital construction and police and fire buildings will put strong downward pressure on total non-residential. But a slew of new transportation projects, to the tune of a 570% increase in 2024, will offset this. We expect increases above 100% in private office building and shopping and retail construction, but this does not stop commercial building starts from falling in 2024. This is accounted for by the sharp decline in hotels and motels, amusement, and warehouses after a bumper 2023.

Another strong year is expected in civil engineering starts with growth sitting at 21.2% in 2024, up from 16.2% in 2023. Large growth in power infrastructure and miscellaneous civil of 75.9% and 58.8% respectively are the main drivers of the performance. Modest growth is expected in all other subsectors bar bridges. Infrastructure spending remains a priority for the government as green investment grows with decarbonisation plans. Bridge construction sees a 32.8% decline after robust growth in 2023 as projects fall out of the pipeline and government spending moves elsewhere.

Table 3: Canada Type-of-Structure Forecasts
(\$ Billions CAD)

	Actuals		Forecasts				
	2022	2023	2024	2025	2026	2027	2028
Single-family	15.707	11.953	12.422	14.269	16.281	18.089	19.282
Multi-family	18.780	18.154	18.905	20.825	22.882	24.450	25.491
TOTAL RESIDENTIAL	34.486	30.108	31.327	35.094	39.163	42.539	44.773
<i>(Yr/yr % change)</i>	<i>-7.0%</i>	<i>-12.7%</i>	<i>4.1%</i>	<i>12.0%</i>	<i>11.6%</i>	<i>8.6%</i>	<i>5.3%</i>
Hotels/Motels	0.131	0.627	0.500	0.577	0.663	0.720	0.757
Private Offices	0.765	0.235	0.535	0.908	1.307	1.639	1.794
Governmental Offices	5.153	2.024	2.185	2.297	2.395	2.491	2.556
Shopping/Retail	0.708	0.251	0.617	0.872	1.087	1.272	1.353
Retail Miscellaneous	0.209	0.089	0.156	0.204	0.248	0.298	0.331
Parking Garages	0.103	0.211	0.210	0.215	0.225	0.240	0.255
Amusement	2.361	3.124	2.486	2.793	3.150	3.423	3.627
Warehouses	2.290	2.854	2.568	2.763	2.886	2.994	3.071
TOTAL COMMERCIAL	11.720	9.414	9.256	10.629	11.961	13.077	13.743
<i>(Yr/yr % change)</i>	<i>44.5%</i>	<i>-19.7%</i>	<i>-1.7%</i>	<i>14.8%</i>	<i>12.5%</i>	<i>9.3%</i>	<i>5.1%</i>
TOTAL INDUSTRIAL (manufacturing)	8.507	5.673	10.861	15.680	16.469	14.545	10.930
<i>(Yr/yr % change)</i>	<i>-27.3%</i>	<i>-33.3%</i>	<i>91.5%</i>	<i>44.4%</i>	<i>5.0%</i>	<i>-11.7%</i>	<i>-24.9%</i>
Religious	0.043	0.078	0.046	0.054	0.061	0.065	0.069
Hospitals/Clinics	3.699	14.574	7.203	8.506	9.656	10.445	11.014
MED misc	0.556	0.277	0.337	0.382	0.436	0.476	0.502
Transportation Terminals*	1.629	0.379	2.547	3.276	3.193	2.769	2.555
Police/Fire	1.268	2.111	1.701	1.894	2.113	2.271	2.415
Educational Facilities	6.749	6.915	7.146	7.494	7.819	8.058	8.231
TOTAL INSTITUTIONAL	13.945	24.333	18.980	21.605	23.277	24.086	24.786
<i>(Yr/yr % change)</i>	<i>-19.0%</i>	<i>74.5%</i>	<i>-22.0%</i>	<i>13.8%</i>	<i>7.7%</i>	<i>3.5%</i>	<i>2.9%</i>
TOTAL NON-RES BUILDING	34.172	39.420	39.098	47.915	51.707	51.708	49.459
<i>(Yr/yr % change)</i>	<i>-7.7%</i>	<i>15.4%</i>	<i>-0.8%</i>	<i>22.6%</i>	<i>7.9%</i>	<i>0.0%</i>	<i>-4.4%</i>
Bridges	3.076	4.974	3.343	3.531	3.710	3.870	4.009
Dams/Canal/Marine	1.097	0.627	0.643	0.727	0.789	0.826	0.851
Water & Sewage Treatment	5.418	5.075	5.477	6.098	6.745	7.216	7.570
Roads	11.880	11.963	12.781	13.492	14.235	14.987	15.620
Power Infrastructure	3.217	3.590	6.315	8.282	9.419	10.086	10.597
All Other Civil (Oil & Gas etc.)	5.302	8.618	13.685	18.397	20.838	21.704	22.169
TOTAL ENGINEERING	29.990	34.846	42.245	50.527	55.737	58.689	60.815
<i>(Yr/yr % change)</i>	<i>4.1%</i>	<i>16.2%</i>	<i>21.2%</i>	<i>19.6%</i>	<i>10.3%</i>	<i>5.3%</i>	<i>3.6%</i>
TOTAL NON-RESIDENTIAL	64.162	74.266	81.342	98.442	107.444	110.397	110.274
<i>(Yr/yr % change)</i>	<i>-2.6%</i>	<i>15.7%</i>	<i>9.5%</i>	<i>21.0%</i>	<i>9.1%</i>	<i>2.7%</i>	<i>-0.1%</i>
GRAND TOTAL	98.649	104.374	112.669	133.536	146.606	152.937	155.047
<i>(Yr/yr % change)</i>	<i>-4.1%</i>	<i>5.8%</i>	<i>7.9%</i>	<i>18.5%</i>	<i>9.8%</i>	<i>4.3%</i>	<i>1.4%</i>

EXPLANATION: Table 3 conforms to the type-of-structure ordering adopted by many firms and organizations in the industry. Specifically, it breaks non-residential building into ICI work (i.e., industrial, commercial and institutional), since each has its own set of economic and demographic drivers.

Table 4 presents an alternative, perhaps more user-friendly and intuitive, type-of-structure ordering that matches how the data appears in ConstructConnect's on-line product 'Insight'.

Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect.
Table: ConstructConnect.

Table 4: Canada Type-of-Structure Forecasts

Arranged to match the alphabetical category drop-down menus in INSIGHT (\$ Billions CAD)

	Actuals		Forecasts				
	2022	2023	2024	2025	2026	2027	2028
Summary							
CIVIL	29.99	34.846	42.245	50.527	55.737	58.689	60.815
NON-RESIDENTIAL BUILDING	34.172	39.420	39.098	47.915	51.707	51.708	49.459
RESIDENTIAL	34.486	30.108	31.327	35.094	39.163	42.539	44.773
GRAND TOTAL	98.649	104.374	112.669	133.536	146.606	152.937	155.047
Verticals							
All Other Civil	5.302	8.618	13.685	18.397	20.838	21.704	22.169
Bridges	3.076	4.974	3.343	3.531	3.710	3.870	4.009
Dams / Canals / Marine Work	1.097	0.627	0.643	0.727	0.789	0.826	0.851
Power Infrastructure	3.217	3.590	6.315	8.282	9.419	10.086	10.597
Roads	11.88	11.963	12.781	13.492	14.235	14.987	15.620
Water and Sewage Treatment	5.418	5.075	5.477	6.098	6.745	7.216	7.570
CIVIL	29.99	34.846	42.245	50.527	55.737	58.689	60.815
(Yr/yr % change)	4.1%	16.2%	21.2%	19.6%	10.3%	5.3%	3.6%
Offices (private)	0.765	0.235	0.535	0.908	1.307	1.639	1.794
Parking Garages	0.103	0.211	0.210	0.215	0.225	0.240	0.255
Transportation Terminals	1.629	0.379	2.547	3.276	3.193	2.769	2.555
Commercial	2.498	0.824	3.293	4.399	4.725	4.648	4.604
(Yr/yr % change)	42.4%	-67.0%	299.4%	33.6%	7.4%	-1.6%	-1.0%
Amusement	2.361	3.124	2.486	2.793	3.150	3.423	3.627
Religious	0.043	0.078	0.046	0.054	0.061	0.065	0.069
Community	2.404	3.202	2.532	2.847	3.211	3.489	3.696
(Yr/yr % change)	-10.0%	33.2%	-20.9%	12.5%	12.8%	8.6%	5.9%
Educational	6.749	6.915	7.146	7.494	7.819	8.058	8.231
(Yr/yr % change)	-4.8%	2.5%	3.3%	4.9%	4.3%	3.1%	2.1%
Fire and Police Stations	1.268	2.111	1.701	1.894	2.113	2.271	2.415
Government Offices	5.153	2.024	2.185	2.297	2.395	2.491	2.556
Government	6.421	4.135	3.886	4.191	4.508	4.762	4.971
(Yr/yr % change)	133.2%	-35.6%	-6.0%	7.9%	7.6%	5.6%	4.4%
Manufacturing	8.507	5.673	10.861	15.680	16.469	14.545	10.930
Warehouses	2.29	2.854	2.568	2.763	2.886	2.994	3.071
Industrial	10.798	8.528	13.429	18.443	19.355	17.540	14.001
(Yr/yr % change)	-23.4%	-21.0%	57.5%	37.3%	4.9%	-9.4%	-20.2%
Hospitals / Clinics	3.699	14.574	7.203	8.506	9.656	10.445	11.014
Medical Misc.	0.556	0.277	0.337	0.382	0.436	0.476	0.502
Medical	4.255	14.851	7.539	8.888	10.092	10.922	11.517
(Yr/yr % change)	-47.5%	249.0%	-49.2%	17.9%	13.5%	8.2%	5.4%
Hotels	0.131	0.627	0.500	0.577	0.663	0.720	0.757
Retail Misc.	0.209	0.089	0.156	0.204	0.248	0.298	0.331
Shopping	0.708	0.251	0.617	0.872	1.087	1.272	1.353
Retail	1.048	0.966	1.273	1.653	1.998	2.290	2.440
(Yr/yr % change)	80.6%	-7.8%	31.7%	29.9%	20.9%	14.6%	6.6%
NON-RESIDENTIAL BUILDING	34.172	39.420	39.098	47.915	51.707	51.708	49.459
(Yr/yr % change)	-7.7%	15.4%	-0.8%	22.6%	7.9%	0.0%	-4.4%
Multi-Family	18.780	18.154	18.905	20.825	22.882	24.450	25.491
Single-Family	15.707	11.953	12.422	14.269	16.281	18.089	19.282
RESIDENTIAL	34.486	30.108	31.327	35.094	39.163	42.539	44.773
(Yr/yr % change)	-7.0%	-12.7%	4.1%	12.0%	11.6%	8.6%	5.3%
TOTAL NON-RESIDENTIAL	64.162	74.266	81.342	98.442	107.444	110.397	110.274
(Yr/yr % change)	-2.6%	15.7%	9.5%	21.0%	9.1%	2.7%	-0.1%
GRAND TOTAL	98.649	104.374	112.669	133.536	146.606	152.937	155.047
(Yr/yr % change)	-4.1%	5.8%	7.9%	18.5%	9.8%	4.3%	1.4%

EXPLANATION: Table 3 conforms to the type-of-structure ordering adopted by many firms and organizations in the industry. Specifically, it breaks non-residential building into ICI work (i.e., industrial, commercial and institutional), since each has its own set of economic and demographic drivers.

Table 4 presents an alternative, perhaps more user-friendly and intuitive, type-of-structure ordering that matches how the data appears in ConstructConnect's on-line product 'Insight'.

Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect / Table: ConstructConnect.

Table 5: Canada Four Largest Provinces: Type-of-Structure Forecasts

(\$ Billions CAD)

		Actuals		Forecasts				
		2022	2023	2024	2025	2026	2027	2028
Quebec	Residential	4.847	2.884	4.406	4.579	5.318	6.164	6.572
	Non-res Building	7.225	8.398	8.676	9.697	10.005	10.446	10.437
	Engineering/Civil	7.679	9.827	9.160	9.594	9.655	10.158	10.534
	Total	19.751	21.110	22.242	23.870	24.978	26.768	27.544
	(Yr vs previous yr % Change)	-10.5%	6.9%	5.4%	7.3%	4.6%	7.2%	2.9%
Ontario	Residential	13.861	13.086	12.509	14.300	15.925	16.711	17.392
	Non-res Building	16.797	14.928	12.353	14.443	15.515	15.315	14.574
	Engineering/Civil	8.442	7.170	11.122	12.305	13.086	13.748	14.314
	Total	39.100	35.184	35.983	41.048	44.526	45.774	46.280
	(Yr vs previous yr % Change)	21.9%	-10.0%	2.3%	14.1%	8.5%	2.8%	1.1%
Alberta	Residential	4.601	4.891	5.139	6.105	7.047	7.710	8.233
	Non-res Building	3.740	3.706	4.666	5.950	6.417	6.616	6.543
	Engineering/Civil	7.645	5.716	8.619	11.275	14.001	14.788	15.323
	Total	15.986	14.314	18.424	23.330	27.465	29.114	30.099
	(Yr vs previous yr % Change)	-0.8%	-10.5%	28.7%	26.6%	17.7%	6.0%	3.4%
British Columbia	Residential	8.173	6.857	7.823	8.342	8.796	9.558	10.003
	Non-res Building	4.141	8.932	8.228	11.172	12.334	11.681	10.476
	Engineering/Civil	2.507	8.677	7.667	11.288	12.451	13.143	13.577
	Total	14.821	24.466	23.719	30.802	33.581	34.382	34.056
	(Yr vs previous yr % Change)	-5.2%	65.1%	-3.1%	29.9%	9.0%	2.4%	-0.9%

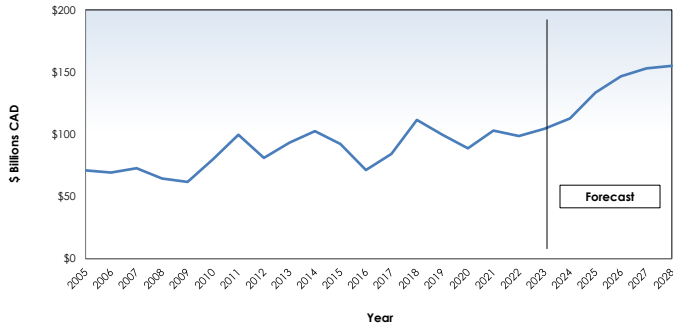
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect.
Table: ConstructConnect.

Table 6: Canadian Provinces, Total Construction Starts — ConstructConnect

Regions/Provinces (East to West)	Actuals (Level in \$ Millions CAD)	Forecasts (Year versus previous year % change)				
	2023	2024	2025	2026	2027	2028
Atlantic region	\$4,331	58.7%	7.8%	11.4%	4.1%	0.5%
Quebec	\$21,110	5.4%	7.3%	4.6%	7.2%	2.9%
Ontario	\$35,184	2.3%	14.1%	8.5%	2.8%	1.1%
Manitoba	\$2,507	6.1%	10.8%	18.7%	7.6%	3.3%
Saskatchewan	\$2,462	12.3%	49.2%	4.3%	5.5%	0.2%
Alberta	\$14,314	28.7%	26.6%	17.7%	6.0%	3.4%
British Columbia	\$24,466	-3.1%	29.9%	9.0%	2.4%	-0.9%
Canada	\$104,374	7.9%	18.5%	9.8%	4.3%	1.4%

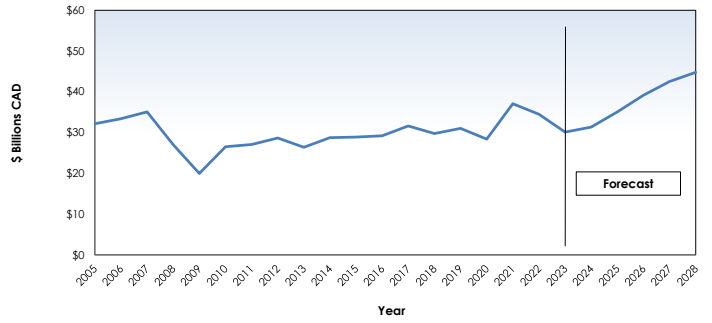
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect.
Table: ConstructConnect.

Graph 1: Canadian Grand Total Construction Starts — ConstructConnect



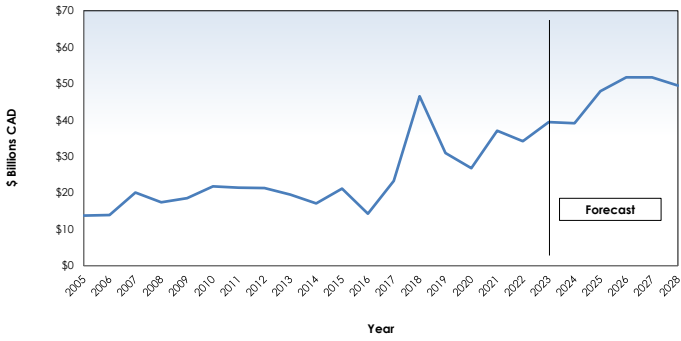
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 2: Canadian Residential Construction Starts — ConstructConnect



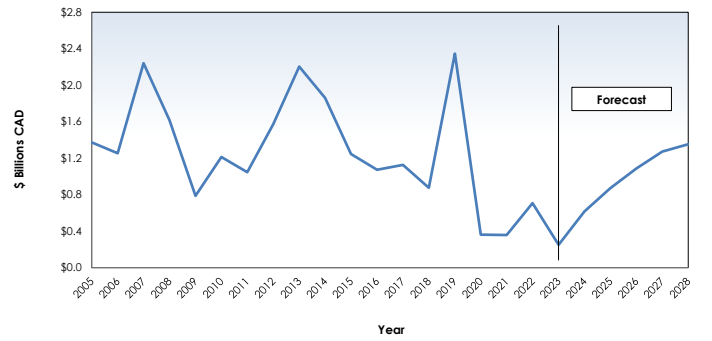
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 3: Canadian Non-Residential Building Starts — ConstructConnect



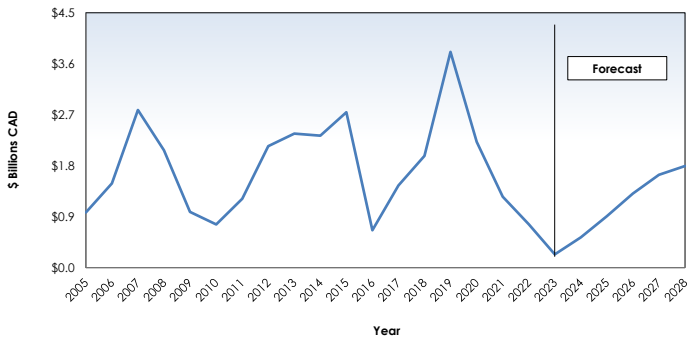
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 4: Canadian Shopping/Retail Construction Starts — ConstructConnect



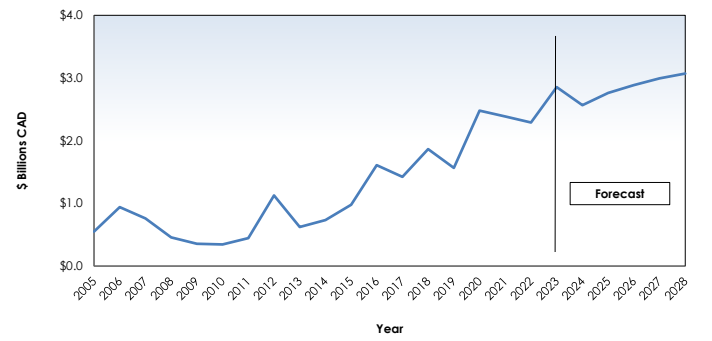
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 5: Canadian Private Offices Construction Starts — ConstructConnect



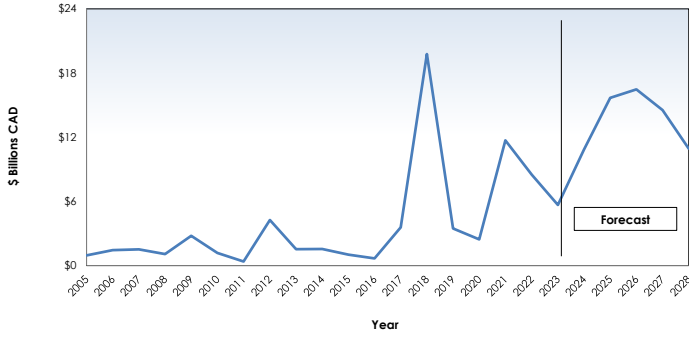
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 6: Canadian Warehouse Construction Starts — ConstructConnect



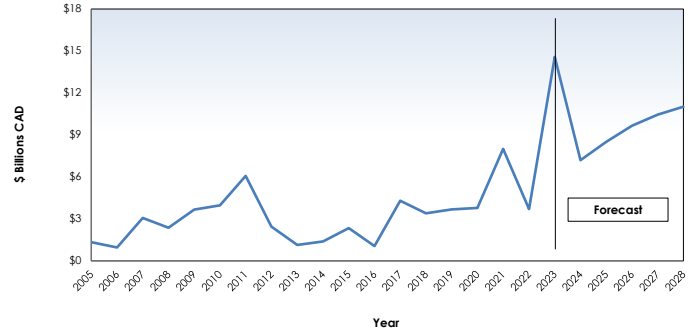
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 7: Canadian Industrial/Manufacturing Construction Starts — ConstructConnect



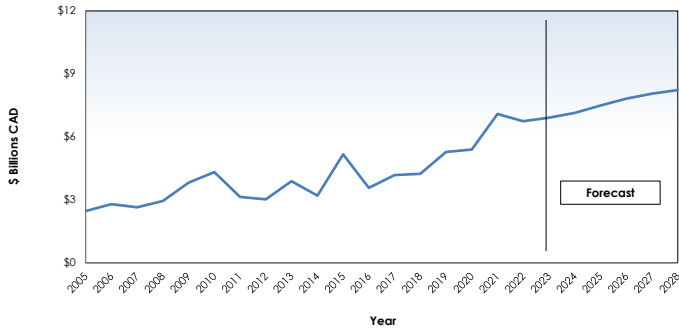
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 8: Canadian Hospital/Clinic Construction Starts — ConstructConnect



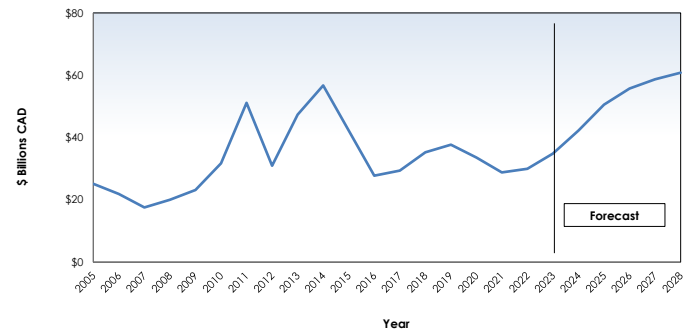
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 9: Canadian Education Construction Starts — ConstructConnect



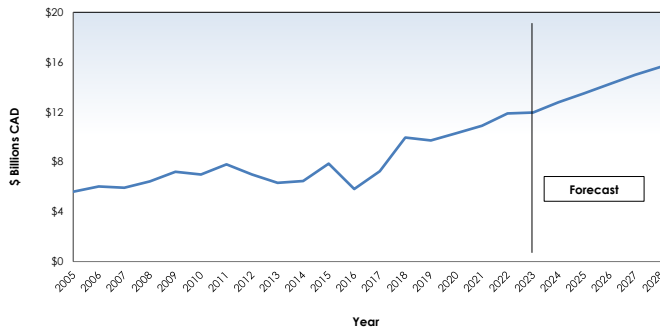
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 10: Canadian Engineering Construction Starts — ConstructConnect



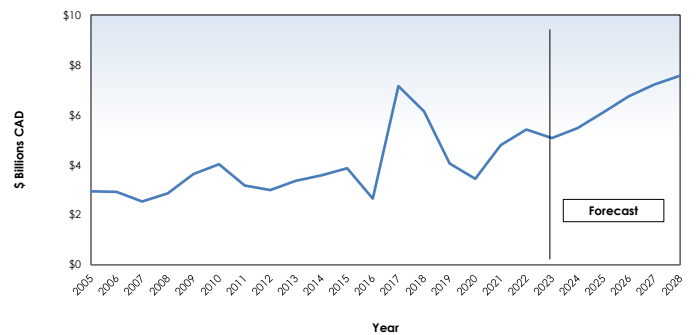
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 11: Canadian Roadwork Construction Starts — ConstructConnect



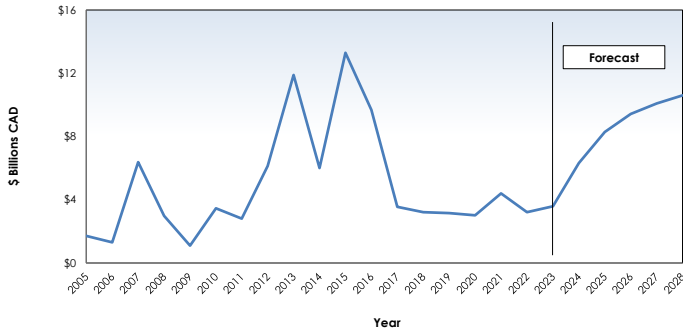
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 12: Canadian Water and Sewage Construction Starts — ConstructConnect



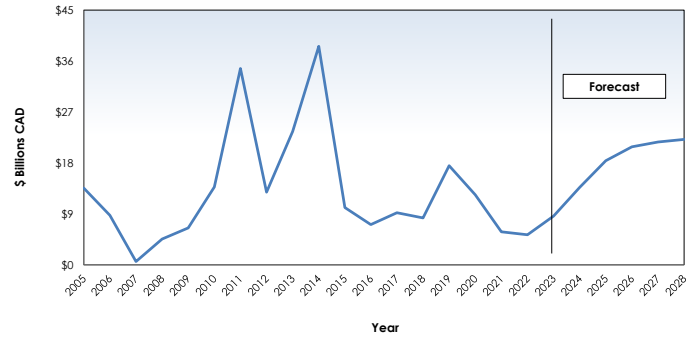
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 13: Canadian Power Infrastructure Construction Starts — ConstructConnect



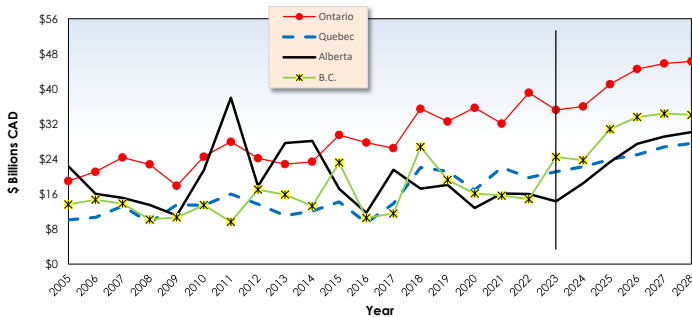
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 14: Canadian All Other Civil (Oil Sands, Pipelines, etc.) Construction Starts — ConstructConnect



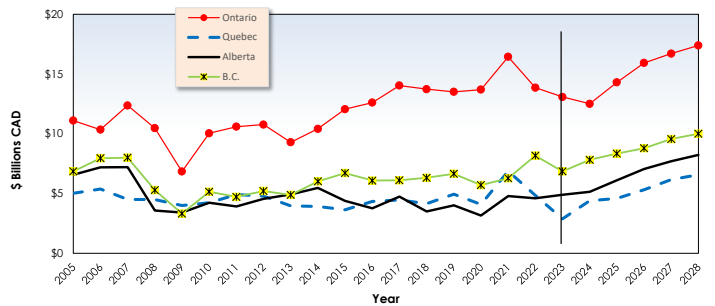
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 15: Canada Four Largest Provinces (by Population): Total Construction Starts — ConstructConnect



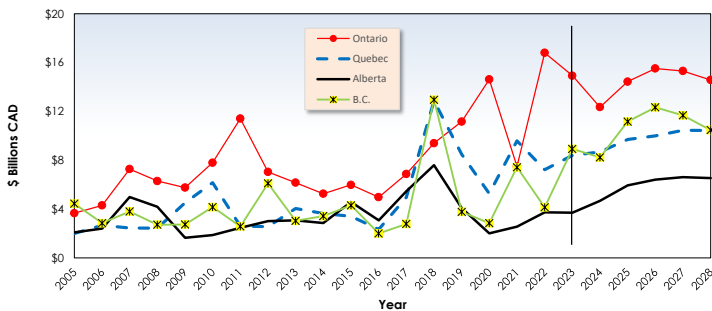
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 16: Canada Four Largest Provinces: Total Residential Construction Starts — ConstructConnect



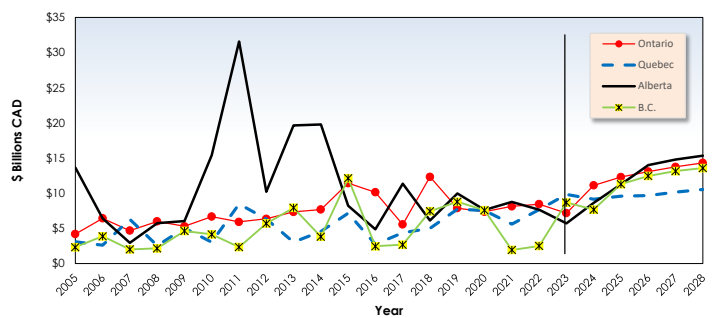
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 17: Canada Four Largest Provinces: Total Non-residential Building Starts — ConstructConnect



Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Graph 18: Canada Four Largest Provinces: Total Engineering/Civil Construction Starts — ConstructConnect



Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect. Chart: ConstructConnect.

Table 7: Canada Type-of-Structure Forecasts
(Square Feet Millions)

	Actuals		Forecasts				
	2022	2023	2024	2025	2026	2027	2028
Single-family	135.4	103.1	107.1	123.0	140.4	156.0	166.2
Multi-family	88.2	80.2	81.7	91.2	100.5	107.5	112.1
TOTAL RESIDENTIAL	223.62	183.2	188.8	214.2	240.9	263.5	278.3
<i>(Yr/yr % change)</i>	<i>-7.8%</i>	<i>-18.1%</i>	<i>3.0%</i>	<i>13.4%</i>	<i>12.4%</i>	<i>9.4%</i>	<i>5.6%</i>
Hotels/Motels	0.5	1.3	1.0	1.4	1.8	2.3	2.6
Private Offices	3.1	0.6	1.0	1.8	2.9	4.3	5.9
Governmental Offices	1.5	1.4	1.6	1.7	1.8	1.8	1.9
Shopping/Retail	3.6	1.2	3.2	4.9	6.6	7.8	9.1
Retail Miscellaneous	0.7	0.3	0.4	0.6	0.7	0.8	0.9
Parking Garages	0.2	0.8	0.8	0.8	0.8	0.9	1.0
Amusement	3.4	4.2	3.2	3.8	4.5	5.2	5.8
Warehouses	15.7	15.2	12.9	14.4	15.1	15.7	16.1
TOTAL COMMERCIAL	28.9	25.1	24.1	29.3	34.2	38.8	43.4
<i>(Yr/yr % change)</i>	<i>-0.8%</i>	<i>-13.0%</i>	<i>-4.2%</i>	<i>21.6%</i>	<i>16.8%</i>	<i>13.5%</i>	<i>11.9%</i>
TOTAL INDUSTRIAL (manufacturing)	7.5	5.9	7.6	9.0	9.2	8.3	7.3
<i>(Yr/yr % change)</i>	<i>32.7%</i>	<i>-21.2%</i>	<i>28.6%</i>	<i>18.3%</i>	<i>2.7%</i>	<i>-10.2%</i>	<i>-11.0%</i>
Religious	0.1	0.1	0.1	0.2	0.2	0.3	0.3
Hospitals/Clinics	5.8	13.5	8.7	9.5	10.6	11.4	12.0
MED misc	1.3	0.3	0.5	0.6	0.7	0.9	1.0
Transportation Terminals*	1.1	0.1	1.1	1.5	1.5	1.3	1.2
Police/Fire	1.5	2.6	2.0	2.1	2.4	2.5	2.7
Educational Facilities	10.7	10.2	11.5	12.1	12.7	13.3	13.8
TOTAL INSTITUTIONAL	20.5	27.0	23.8	26.0	28.1	29.6	30.9
<i>(Yr/yr % change)</i>	<i>-24.5%</i>	<i>31.6%</i>	<i>-11.5%</i>	<i>9.2%</i>	<i>7.9%</i>	<i>5.4%</i>	<i>4.4%</i>
TOTAL NON-RES BLDG	56.8	58.0	55.5	64.3	71.5	76.7	81.7
<i>(Yr/yr % change)</i>	<i>-8.1%</i>	<i>2.0%</i>	<i>-4.3%</i>	<i>15.8%</i>	<i>11.3%</i>	<i>7.2%</i>	<i>6.5%</i>
RESIDENTIAL + NON-RES BLDG	280.4	241.2	244.3	278.5	312.4	340.1	360.0
<i>(Yr/yr % change)</i>	<i>-7.9%</i>	<i>-14.0%</i>	<i>1.3%</i>	<i>14.0%</i>	<i>12.2%</i>	<i>8.9%</i>	<i>5.8%</i>

EXPLANATION: Table 7 conforms to the type-of-structure ordering adopted by many firms and organizations in the industry. Specifically, it breaks non-residential building into ICI work (i.e., industrial, commercial and institutional), since each has its own set of economic and demographic drivers.

Table 8 presents an alternative, perhaps more user-friendly and intuitive, type-of-structure ordering that matches how the data appears in ConstructConnect's on-line product 'Insight'.

Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect / Table: ConstructConnect.

Table 8: Canada Type-of-Structure Forecasts

Arranged to match the alphabetical category drop-down menus in INSIGHT (Square Feet Millions)

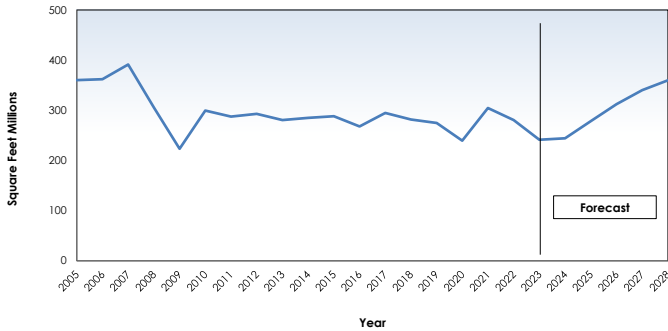
	Actuals		Forecasts				
	2022	2023	2024	2025	2026	2027	2028
Summary							
NON-RESIDENTIAL BUILDING	56.8	58.0	55.5	64.3	71.5	76.7	81.7
RESIDENTIAL	223.6	183.2	188.8	214.2	240.9	263.5	278.3
RESIDENTIAL + NON-RESIDENTIAL BUILDING	280.4	241.2	244.3	278.5	312.4	340.1	360.0
Verticals							
Offices (private)	3.1	0.6	1.0	1.8	2.9	4.3	5.9
Parking Garages	0.2	0.8	0.8	0.8	0.8	0.9	1.0
Transportation Terminals	1.1	0.1	1.1	1.5	1.5	1.3	1.2
Commercial	4.5	1.6	2.9	4.1	5.3	6.5	8.2
(Yr/Yr % change)	-25.8%	-65.7%	85.7%	41.5%	29.5%	24.0%	25.7%
Amusement	3.4	4.2	3.2	3.8	4.5	5.2	5.8
Religious	0.1	0.1	0.1	0.2	0.2	0.3	0.3
Community	3.5	4.3	3.4	4.0	4.7	5.5	6.1
(Yr/Yr % change)	-15.4%	22.7%	-21.9%	19.1%	17.7%	16.2%	11.1%
Educational	10.7	10.2	11.5	12.1	12.7	13.3	13.8
(Yr/Yr % change)	-23.3%	-4.8%	12.0%	5.7%	5.0%	4.5%	3.6%
Fire and Police Stations	1.5	2.6	2.0	2.1	2.4	2.5	2.7
Government Offices	1.5	1.4	1.6	1.7	1.8	1.8	1.9
Government	2.9	4.1	3.5	3.8	4.1	4.4	4.6
(Yr/Yr % change)	-1.1%	37.6%	-12.8%	7.8%	8.1%	5.8%	5.8%
Manufacturing	7.5	5.9	7.6	9.0	9.2	8.3	7.3
Warehouses	15.7	15.2	12.9	14.4	15.1	15.7	16.1
Industrial	23.2	21.1	20.5	23.3	24.3	24.0	23.5
(Yr/Yr % change)	15.0%	-9.0%	-3.0%	13.8%	4.3%	-1.4%	-2.1%
Hospitals / Clinics	5.8	13.5	8.7	9.5	10.6	11.4	12.0
Medical Misc.	1.3	0.3	0.5	0.6	0.7	0.9	1.0
Medical	7.1	13.9	9.2	10.1	11.3	12.3	13.0
(Yr/Yr % change)	-34.3%	96.7%	-34.1%	10.2%	12.0%	8.3%	5.9%
Hotels	0.5	1.3	1.0	1.4	1.8	2.3	2.6
Retail Misc.	0.7	0.3	0.4	0.6	0.7	0.8	0.9
Shopping	3.6	1.2	3.2	4.9	6.6	7.8	9.1
Retail	4.8	2.8	4.6	6.9	9.1	10.8	12.6
(Yr/Yr % change)	29.6%	-41.5%	62.8%	48.8%	31.9%	19.3%	16.1%
NON-RESIDENTIAL BUILDING	56.8	58.0	55.5	64.3	71.5	76.7	81.7
(Yr/Yr % change)	-8.1%	2.0%	-4.3%	15.8%	11.3%	7.2%	6.5%
Multi-Family	88.2	80.2	81.7	91.2	100.5	107.5	112.1
Single-Family	135.4	103.1	107.1	123.0	140.4	156.0	166.2
RESIDENTIAL	223.6	183.2	188.8	214.2	240.9	263.5	278.3
(Yr/Yr % change)	-7.8%	-18.1%	3.0%	13.4%	12.4%	9.4%	5.6%
RESIDENTIAL + NON-RESIDENTIAL BUILDING	280.4	241.2	244.3	278.5	312.4	340.1	360.0
(Yr/Yr % change)	-7.9%	-14.0%	1.3%	14.0%	12.2%	8.9%	5.8%

EXPLANATION: Table 7 conforms to the type-of-structure ordering adopted by many firms and organizations in the industry. Specifically, it breaks non-residential building into ICI work (i.e., industrial, commercial and institutional), since each has its own set of economic and demographic drivers.

Table 8 presents an alternative, perhaps more user-friendly and intuitive, type-of-structure ordering that matches how the data appears in ConstructConnect's on-line product 'Insight'.

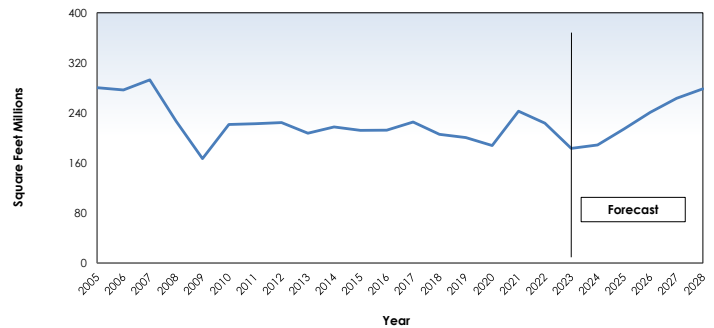
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect / Table: ConstructConnect.

Graph 19: Canada Residential + Non-Residential Building Construction Starts — ConstructConnect



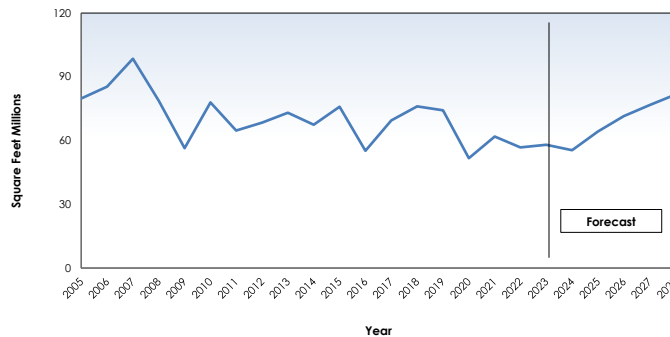
Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect.
Chart: ConstructConnect.

Graph 20: Canada Residential Construction Starts — ConstructConnect



Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect.
Chart: ConstructConnect.

Graph 21: Canada Non-Residential Building Construction Starts — ConstructConnect



Source of actuals: ConstructConnect "Insight" / Forecasts: Oxford Economics and ConstructConnect.
Chart: ConstructConnect.

In Canada, November's housing starts took a nosedive to 213,000 units annualized from 272,000 in October.

Tweeted by ConstructConnect:

@ConstructConnx

Link to article here:

<http://tinyurl.com/48ujcs4z>

Contributors:
Oxford Economics — Abby Samp, Lead Economist; Peter Colson, Economist / ConstructConnect — Alex Carrick, Chief Economist; Michael Guckes, Senior Economist; Edward Bayley; Editorial Design Team Lead