

Building Permit Reports

Capital Region April-June 2011



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Disclaimer:

This publication is for information only. This information is obtained from numerous sources and, therefore, we are not responsible for errors or omissions.

Inclusion of a project does not imply that approval of any application will be forthcoming from a jurisdiction.



About Quarterly Building Permit Reports

The Quarterly Building Permit Reports contain summary information on construction activity within the Capital Regional District (CRD), which includes thirteen municipalities and three electoral areas.

Sources

Building permit data is obtained from each municipality on a monthly basis. Please note:

Each municipality may use slightly different criteria for recording building permit data (e.g. residential permits may or may not include plumbing, etc.).

The dollar value shown for building permits refers to construction value and may differ slightly from that reported by municipalities due to rounding.

Some federal and provincial projects do not require building permits; the values of these projects are not, therefore, included in the totals.

For the purposes of this publication, “condominium” refers to a strata title apartment—if it is not known to be strata title, “apartment” is used. All row houses, whether strata title or not, are called “townhouses”. “Duplexes” may be two side-by-side units or two up-and-down units.

Demolition permits are counted under residential permits, but their values are not recorded.

Subdivision statistics have been extracted from Land Titles Office (LTO) records. The chronological timing of subdivision figures is based on a plan’s official registration in the LTO. Varying lag periods exist between a plan’s approval by a municipality and its official registration at the LTO.

Updates

Information published in previous issues may have been updated or corrected since publication and will be reflected in all future reports. Please see the amendment page for updates.



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All photos courtesy of Sophie Wood

Highlights

Regional Summary

At the close of the second quarter 2011, construction value for building permits amounted to \$228.4 million. This value is up approximately 23% from the same quarter in the previous year and also up 72% from the first quarter in 2011. Although the permit dollar values were higher this quarter in comparison to the second quarter last year, numbers of permits issued were down 11% from this quarter last year. The proportions of permit values across the four sectors changed with commercial showing an increased share, and residential a decreased share.

Core Sub-Region

Compared to the previous quarter the Core Sub-Region recorded increases in all sectors except for institutional. Overall, the Core recorded an increase of 74% from \$86.9 million in second quarter 2010 to \$151.7 million in second quarter 2011. There continues to be a gradual return to more normal levels of activity in the residential sector after the lows witnessed during late 2008 and early 2009. On a year-over-year basis all three sectors, except industrial, posted increases. The Core Sub-Region generated 66% of the permit dollars for the entire Capital Regional District, up from 47% in 2010.

Peninsula Sub-Region

Compared to the previous quarter, permits dollars were down in this sub-region by 5%. Permit dollars, at \$15.6 million were below the 5-year second quarter average of \$23.2 million. Industrial and commercial permit values declined for the sub-region but were offset slightly by increases in institutional and residential permits. Most of the Institutional activity occurred in Sidney while the residential activity was distributed across the three municipalities. The Peninsula Sub-Region generated only 7% of the permit dollars for the region, down from 20% in 2010.

West Shore Sub-Region

Permit values appear to be climbing a bit in this sub-region for the second quarter 2011, with a 4% increase compared to the first quarter this year (but down 4% compared to second quarter 2010). This quarter's values were significantly below the five-year second quarter average of \$63.0 million. Langford continues to show the largest amount of permit dollars in this sub-region (approximately \$29.7 million). All municipalities in this sub-region, with the exception of Sooke, showed increases over the previous quarter. However, overall the residential sector was the only one to experience growth in this sub-region. The West Shore Sub-Region generated 22% (down from last year's 28%) of the permit dollars of the region.

Gulf Islands Sub-Region

Permit values in the Gulf Islands climbed by 27% over the first quarter of 2011. The permit values for the second quarter, at \$10.9 million were below the average of \$12.8 million for this quarter over the last five years. The Residential sector witnessed some growth on both Salt Spring Island and the Southern Gulf Islands. Industrial sector activity in both Electoral Areas was strong but the values were down from the first quarter 2011. The Gulf Islands Sub-Region generated 5% (unchanged from 2010) of the permit dollars for the region.

Some notable highlights throughout the Capital Regional District were:

Municipality	Primary reason for change	April-June 2011
Saanich ↑ 519%	Growth in all sectors	
Highlands ↑ 235%	Growth in residential sector	
Metchosin ↑ 160%	Growth in residential sector	
Esquimalt ↑ 159%	Growth in residential sector	
Central Saanich ↓ 54%	Decrease in all sectors except industrial	
Sooke ↓ 41%	Decrease in industrial and residential sectors	
View Royal ↓ 46%	Decrease in commercial sector	

Commercial

Commercial activity accounted for 32% of building permit activity for this quarter, representing an increase of 370% over the second quarter last year. Values increased by 241% over first quarter 2011. Total permit dollars for the region were \$73.8 million. Saanich accounted for \$56.3 million (Uptown Centre), Victoria for \$14.7 million (including motor vehicle showroom), Colwood for \$0.6 million and Salt Spring Island for \$0.6 million.

Industrial

Industrial activity decreased by 57% in the region this quarter over 2010 and accounted for 1% of building permit dollars. Total industrial permit dollars for the region were \$1.8 million. Permitted values reached \$0.6 million in Central Saanich, \$0.5 million in Southern Gulf Islands, and \$0.4 million in Salt Spring Island

Institutional

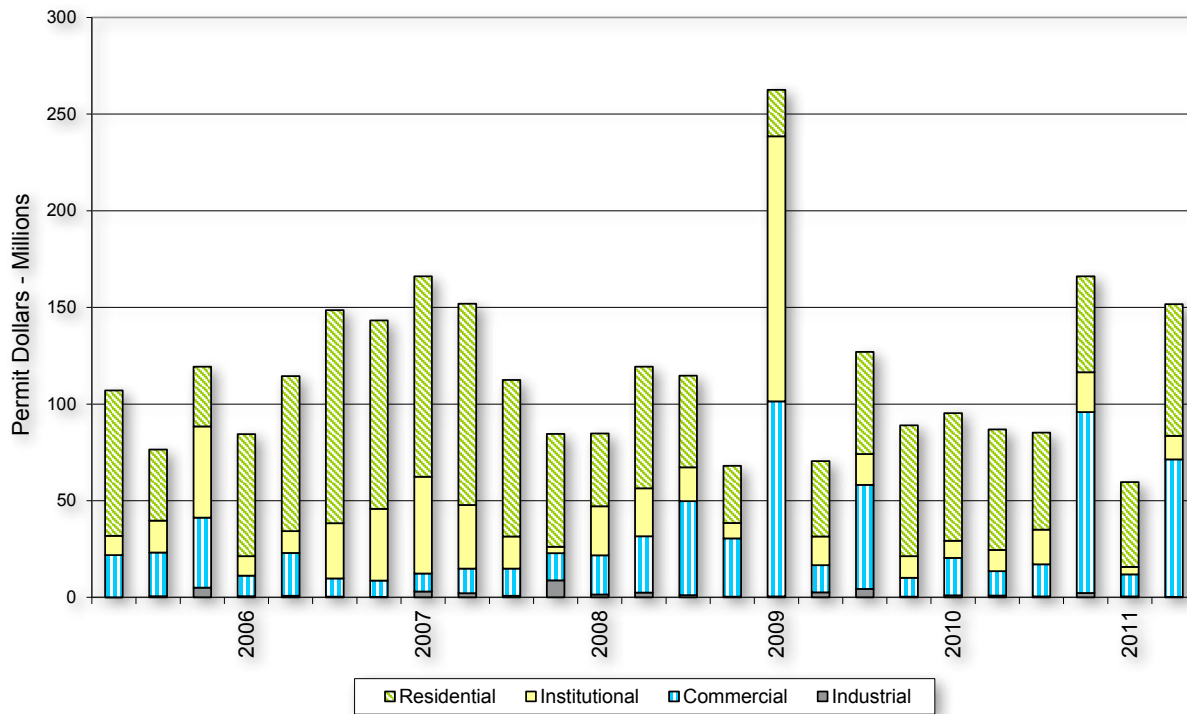
Institutional activity represented 6% of building permit dollars in this quarter compared to 14% in the second quarter of last year. Total permit dollars for this quarter were \$14.1 million. Most active municipalities in this sector were Saanich with \$6.1 million (including UVIC), Victoria with \$3.9 million (RJH), View Royal with \$1.5 million (VGH) and Sidney with \$1.2 million.

Residential

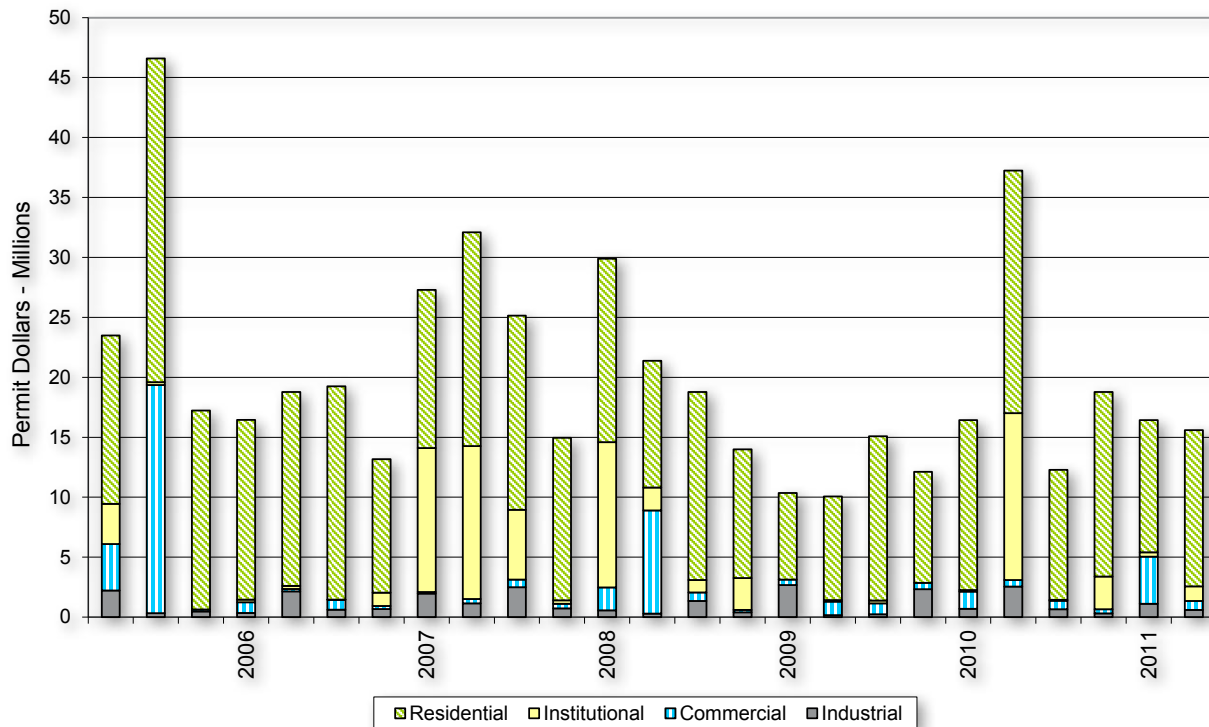
Residential permit dollars were up 35% over the first quarter of 2011, but down by 1% over the second quarter of 2011. The share of total building permit activity dipped to 61% for this quarter (76% last year). In total, the region brought in \$138.7 million in permit dollars. The Core Sub-Region brought in \$68.1 million (49% of residential permit values), the West Shore Sub-Region brought in \$48.8 million (35% of residential permit dollars), the Peninsula Sub-Region brought in \$13.0 million (9.4 %), and the Gulf Islands brought in \$8.7 million (6.3 %). In three-quarters over half of the municipalities, there were increases in residential permit dollar values observed this quarter including: Metchosin (338%), Highlands (235%), Saanich (206%), Esquimalt (165%), Oak Bay (132%), Sidney (102%), Langford (57%), North Saanich (47%), View Royal (34%), Salt Spring Island (31%), Southern Gulf Islands (26%) and Juan de Fuca EA (22%). Permit dollar values decreased in: Central Saanich (62%), Victoria (53%), Sooke (40%), and Colwood (6%).

A total of 569 dwelling units were permitted region-wide for this quarter, down about 9% from the numbers for the same quarter last year. Single Family units accounted for 181 of the dwelling units created for this quarter (a decrease from 2010), with Duplexes decreasing to 38 units while Apartments jumped to 261 units and Row Houses increased to 71 units.

Core Municipalities

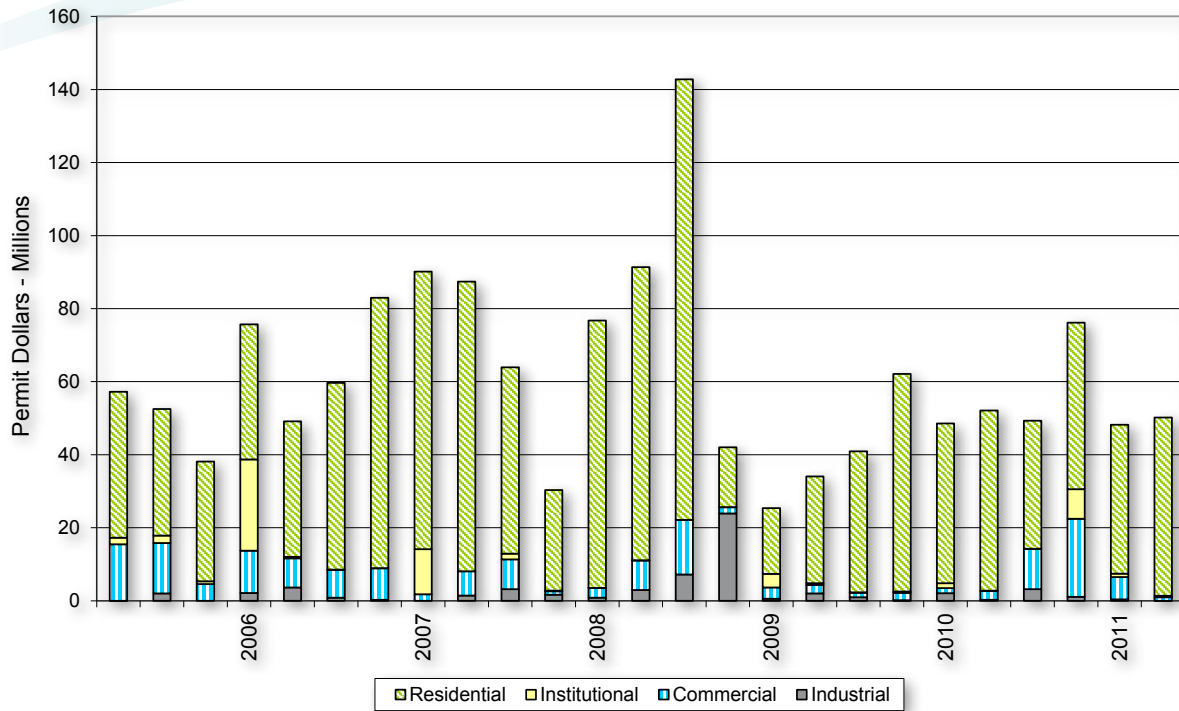


Peninsula Municipalities

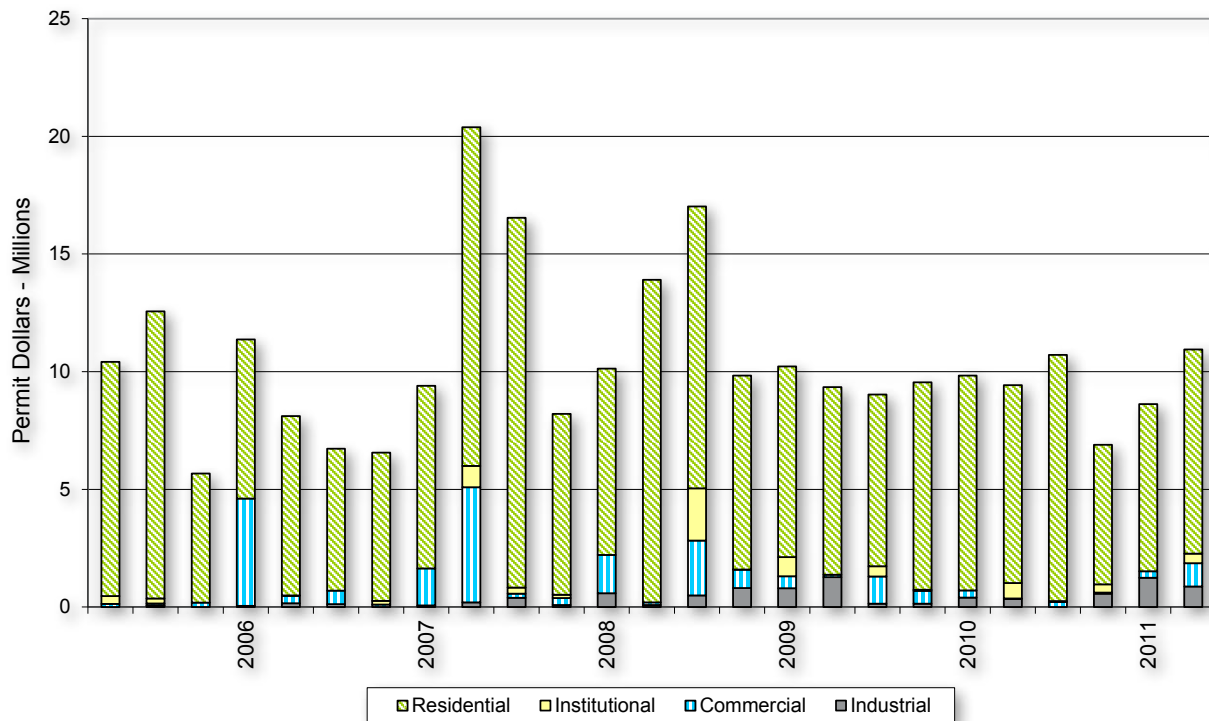


The Core Sub-Region includes the Districts of Oak Bay and Saanich, Township of Esquimalt, City of Victoria and the Town of View Royal. The Peninsula Sub-Region includes the Districts of Central Saanich, North Saanich and the Town of Sidney.

West Shore Municipalities



Gulf Islands



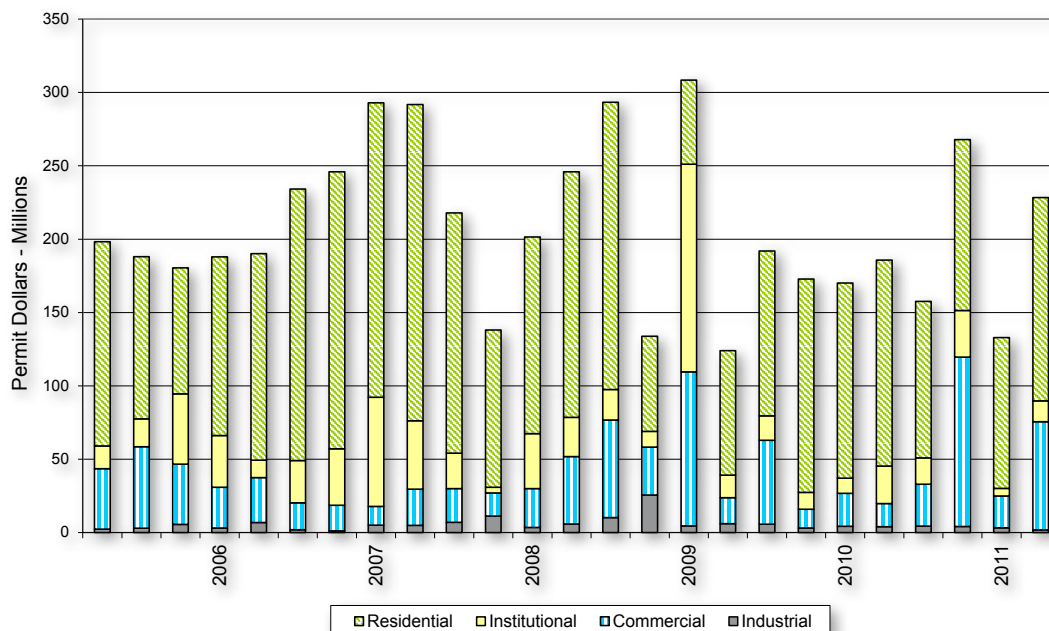
The West Shore Sub-Region includes the Cities of Colwood and Langford, Districts of Highlands, Metchosin and Sooke, and the Juan de Fuca E.A.

The Gulf Islands sub-region includes the Salt Spring Island and Southern Gulf Island Electoral Areas.

CRD Totals

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	206	386	201	360
	\$.	73,848,000	95,480,392	15,705,180	38,177,551
Industrial	No.	32	74	39	73
	\$.	1,754,000	5,028,447	4,049,000	8,323,940
Institutional	No.	39	75	40	71
	\$.	14,112,000	19,290,000	25,561,000	35,898,000
Residential	No.	953	1,712	1,098	2,095
	\$.	138,647,026	241,408,048	140,383,455	273,357,022
Total	No.	1,230	2,247	1,378	2,599
	\$.	228,361,026	361,206,887	185,698,635	355,756,513
% Change 2010-2011	No.	-11%	-14%		
	\$.	23%	2%		
New Dwelling Units					
Apartment		261	467	229	456
Detached townhouse		1	1	2	3
Duplex		38	63	66	122
Mixed		18	35	2	3
Mobile Home		0	3	3	7
Residential - General		0	0	0	1
Row House, Town House		70	138	66	91
Single Detached		181	346	250	512
Total		569	1,053	618	1,195
% Change 2010-2011		-8%	-12%		
Subdivisions					
New lots created (net)		136	300	135	291
Lots lost by consolidation		-17	-21	-22	-25
New lots created by bareland strata	20 on 4 lot(s)	32 on 6 lot(s)	45 on 9 lot(s)	75 on 12 lot(s)	
Strata units registered	188 on 29 lot(s)	381 on 55 lot(s)	142 on 26 lot(s)	189 on 46 lot(s)	

Building Permits by Type 2005-2011





Major Projects* April – June 2011

ADDRESS	PERMIT NO.	BUILDER	DESCRIPTION	VALUE
Esquimalt				
924 Esquimalt Rd	BP013012	Kang & Gill Construction	"Skyline" 6 storey woodframe construction, 62 residential units	\$7,000,000
Langford				
2871 Jacklin Rd	BLD11-0224	Wensley Architecture	Condo: "Utopia", 4 storey, 90 residential units + commercial	\$12,109,954
2733 Peatt Rd	BLD11-0001	0824063 Bc Ltd		\$1,590,000
1145 Sikorsky Rd	BLD-11-0159	Verity Development	Foundation only	\$1,100,000
North Saanich				
9080 Ardmore Dr	2486	Owen Contracting		\$1,350,000
Oak Bay				
671 Island Rd	BP004086	Tasha D Williams		\$1,065,000
3165 Sherringham Pl	BO004129	Withrow Construction	Single family dwelling	\$1,300,000
Saanich				
3808 Carey Rd	PLC04214	Capital Regional Hospital District	Mount view heights - senior affordable housing - CRD housing administrated	\$9,091,000
3908 Carey Rd	BLC04215	Capital Regional Housing Corp	Low cost housing	\$1,855,000
3908 Carey Rd	BLC04217	Capital Regional Housing Corp	Housing complex	\$1,736,000
4052 Douglas St	BLC04259	0837454 Bc Ltd	Alterations	\$2,322,000
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3800 Finnerty Rd	BL04244	University of Victoria	Renovations	\$3,130,000
4027 Rainbow St	BLC04106	Aplomado Developments Ltd	cluster multi family - 103 units	\$1,200,000
3440 Saanich Rd	BLC03981	Ravine Equities (Nominee) Inc	Retail tower - Uptown	\$22,400,000
3440 Saanich Rd	BLC03983	Ravine Equities (Nominee) Inc	Uptown centre	\$5,600,000



ADDRESS	PERMIT NO.	BUILDER	DESCRIPTION	VALUE
3440 Saanich Rd	BLC03984	Ravine Equities (Nominee) Inc	Retail complex - Uptown	\$17,024,000
3440 Saanich Rd	BLC03986	Ravine Equities (Nominee) Inc	Uptown centre	\$7,840,000
4985 West Saanich Rd	BLD13162	Purewal, Sukhwinderjit K	House	\$1,110,000

Sydney

9704 Third St	BP03477	Oceanview Construction Ltd	commercial/residential building	\$1,087,000
9820 Seaport Pl	BP103541	Campbell Construction Ltd	commercial/residential building	\$4,000,000

Sooke

2363 Demamiel Dr	BP004248	The Pointe at Sunriver Town	phased build of 715 residential units	\$1,200,000
2363 Demamiel Dr	BP004249	The Pointe at Sunriver Town	phased build of 715 residential units	\$1,200,000

For questions about any of the above projects, please contact the planning department of the applicable municipality.

Core

Esquimalt	250.414.7100
Oak Bay	250.598.2042
Saanich	250.475.5471
View Royal	250.479.6800
Victoria	250.385.5711

West Shore

Colwood	250.478.5590
Highlands	250.474.1773
Langford	250.474.6919
Metchosin	250.474.3167
Sooke	250.642.1634
Juan de Fuca	250.642.1500 Toll-free: 1.866.475.1581 (including Willis Point & Malahat)

Peninsula

Central Saanich	250.544.4209
North Saanich	250.656.0781
Sidney	250.656.1725

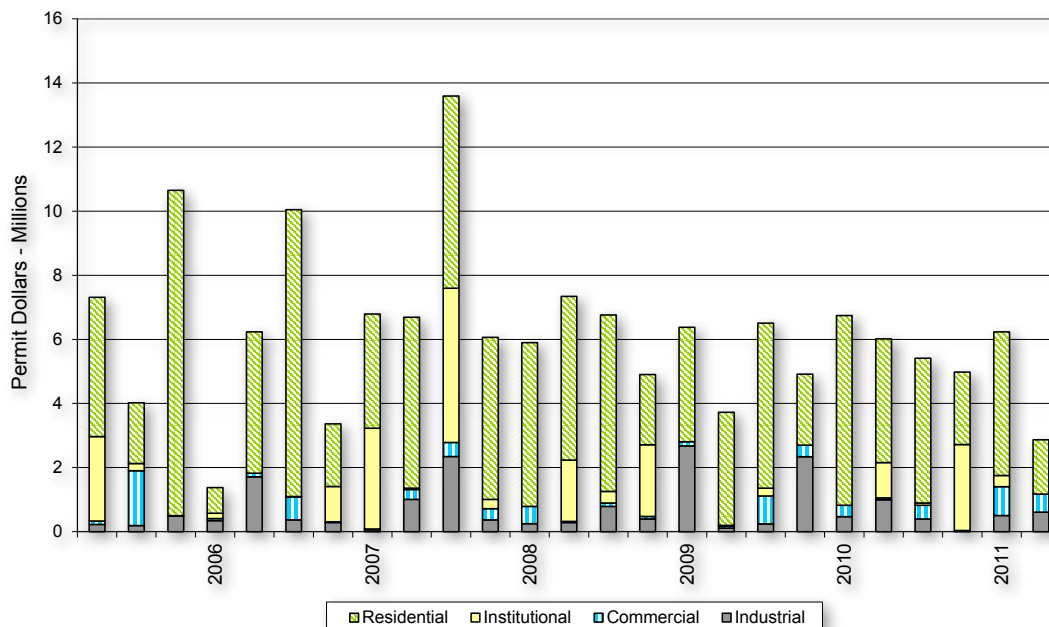
Gulf Isl.

Southern Gulf Islands	250.360.3230
Salt Spring Island	250.537.2711

Central Saanich

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	7	13	6	12
	\$.	565,000	1,467,000	60,000	415,000
Industrial	No.	7	14	8	18
	\$.	610,000	1,115,000	994,000	1,461,000
Institutional	No.	0	1	1	1
	\$.	0	349,000	1,100,000	1,100,000
Residential	No.	45	74	52	96
	\$.	1,689,000	6,167,000	3,862,000	9,782,000
Total	No.	59	102	67	127
	\$.	2,864,000	9,098,000	6,016,000	12,758,000
% Change 2010-2011	No.	-12%	-20%		
	\$.	-52%	-29%		
New Dwelling Units					
Apartment		10	39	14	30
Duplex		0	0	0	0
Mixed		0	0	0	1
Mobile Home		0	0	2	2
Residential - General		0	0	0	0
Row House, Town House		0	0	0	0
Single Detached		2	6	9	15
Total		12	45	25	48
% Change 2010-2011		-52%	-6%		
Subdivisions					
New lots created (net)		0	1	4	6
Lots lost by consolidation		0	-1	0	0
New lots created by bareland strata	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)
Strata units registered	19 on 2 lot(s)	21 on 3 lot(s)	2 on 1 lot(s)	2 on 1 lot(s)	

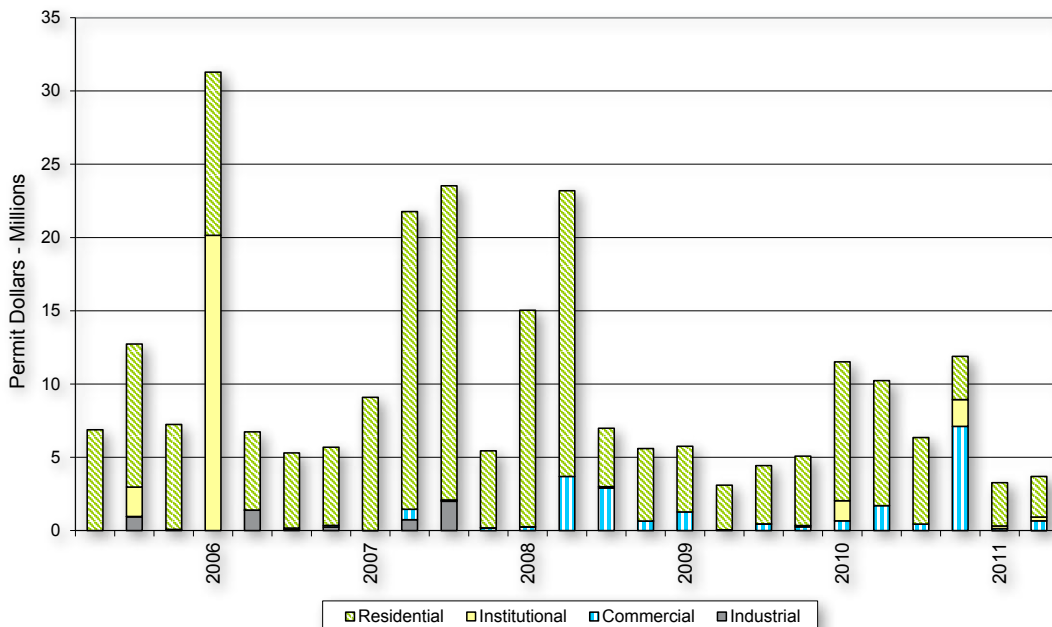
Building Permits by Type 2005-2011



Colwood

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	5	7	5	7
	\$.	645,000	764,250	1,704,000	2,364,000
Industrial	No.	2	3	0	0
	\$.	24,000	44,000	0	0
Institutional	No.	1	5	0	1
	\$.	250,000	425,000	0	1,381,000
Residential	No.	25	44	33	71
	\$.	2,781,420	5,739,163	8,532,199	18,007,199
Total	No.	33	59	38	79
	\$.	3,700,420	6,972,413	10,236,199	21,752,199
% Change 2010-2011	No.	-13%	-25%		
	\$.	-64%	-68%		
New Dwelling Units					
Apartment		0	0	0	0
Detached townhouse		1	1	0	0
Duplex		0	0	2	2
Mobile Home		0	0	0	0
Residential - General		0	0	0	0
Row House, Town House		0	0	16	26
Single Detached		6	11	9	23
Total		7	12	27	51
% Change 2010-2011		-74%	-76%		
Subdivisions					
New lots created (net)		27	27	3	16
Lots lost by consolidation		-1	-1	0	0
New lots created by bareland strata	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	2 on 1 lot(s)
Strata units registered	0 on 0 lot(s)	12 on 2 lot(s)	20 on 2 lot(s)	22 on 3 lot(s)	

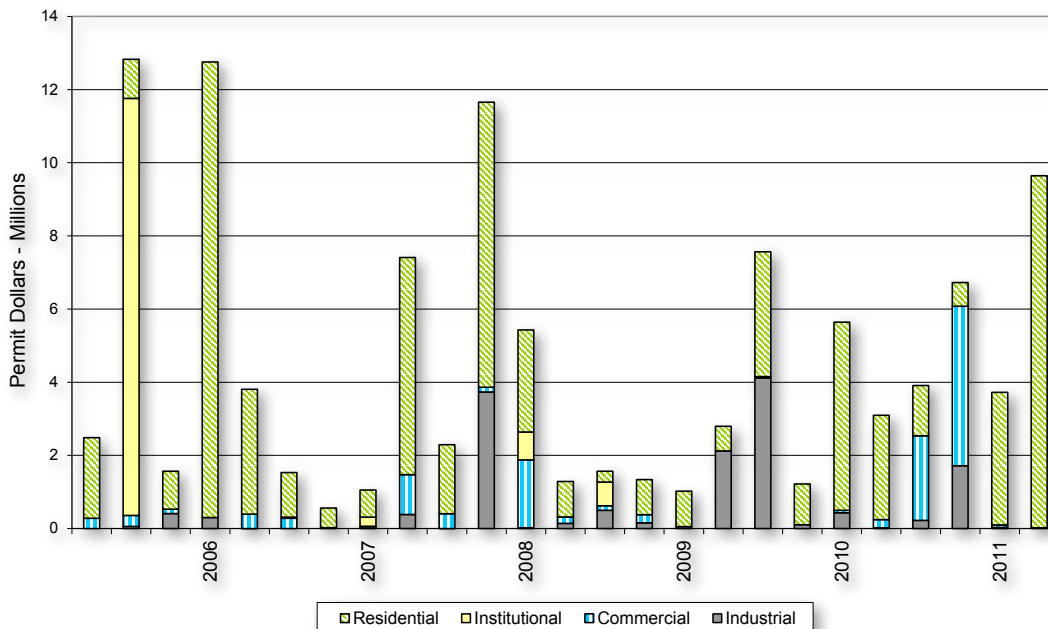
Building Permits by Type 2005-2011



Esquimalt

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	2	7	4	7
	\$.	20,000	87,000	222,000	288,000
Industrial	No.	0	2	2	5
	\$.	0	33,000	24,000	456,000
Institutional		1	1	0	0
		1,000	1,000	0	0
Residential	No.	46	80	50	101
	\$.	9,622,000	13,247,000	2,850,000	7,995,700
Total	No.	49	90	56	113
	\$.	9,643,000	13,368,000	3,096,000	8,739,700
% Change 2010-2011	No.	-13%	-20%		
	\$.	211%	53%		
New Dwelling Units					
Apartment		62	68	2	46
Detached townhouse		0	0	0	0
Duplex		0	0	2	12
Mobile Home		0	0	0	0
Residential - General		0	0	0	0
Row House, Town House		0	13	0	0
Single Detached		10	15	5	5
Total		72	96	9	63
% Change 2010-2011		700%	52%		
Subdivisions					
New lots created (net)		0	2	2	2
Lots lost by consolidation		-3	-4	-1	-1
New lots created by bareland strata		0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)
Strata units registered		2 on 1 lot(s)	2 on 1 lot(s)	15 on 2 lot(s)	19 on 4 lot(s)

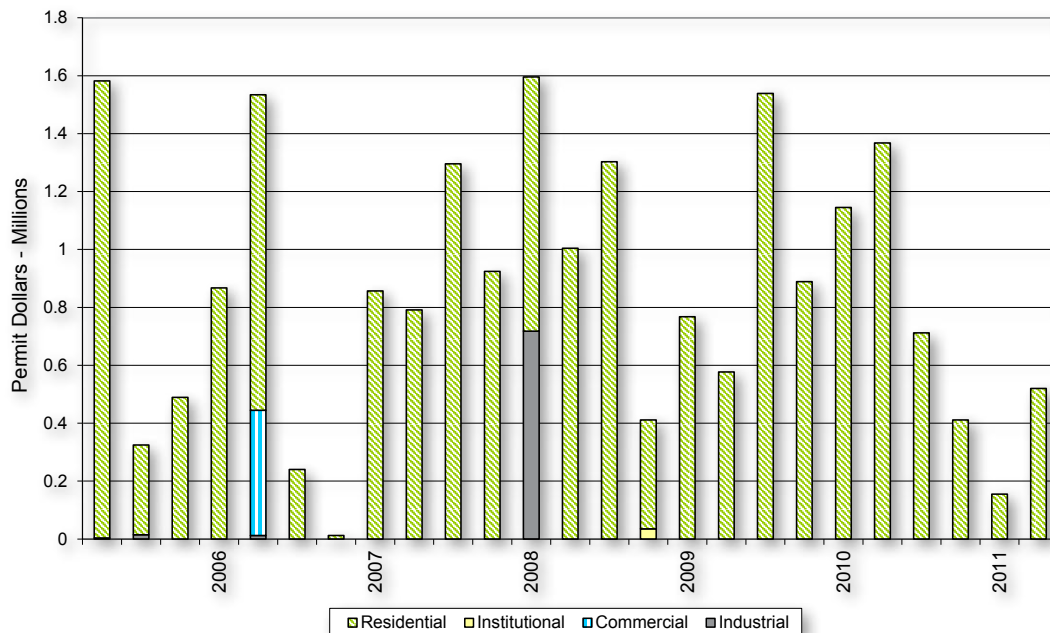
Building Permits by Type 2005-2011



Highlands

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Residential	No.	12	19	12	24
	\$.	520,310	675,795	1,367,570	2,512,985
Total	No.	12	19	12	24
	\$.	520,310	675,795	1,367,570	2,512,985
% Change 2010-2011	No.	0%	-21%		
	\$.	-62%	-73%		
New Dwelling Units					
Apartment		0	0	0	0
Duplex		0	0	0	0
Mobile Home		0	0	0	0
Residential - General		0	0	0	0
Row House, Town House		0	0	0	0
Single Detached		3	4	6	14
Total		3	4	6	14
% Change 2010-2011		-50%	-71%		
Subdivisions					
New lots created (net)		0	0	1	2
Lots lost by consolidation		0	0	0	0
New lots created by bareland strata		0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)
Strata units registered		0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)

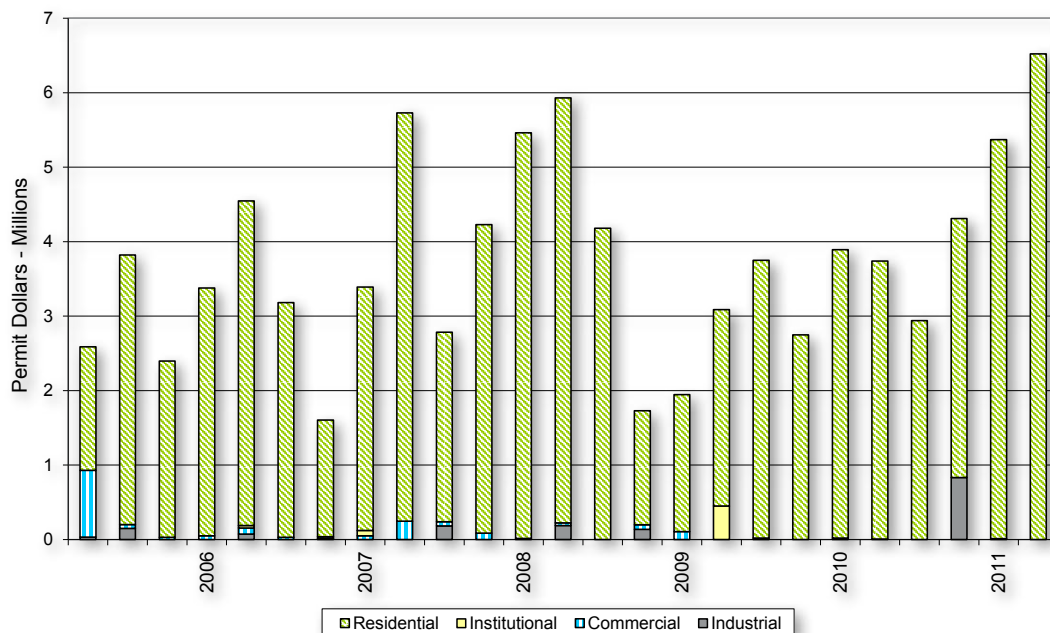
Building Permits by Type 2005-2011



Juan de Fuca EA

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	0	1	1	1
	\$.	0	12,960	7,680	7,680
Industrial	No.	0	0	0	1
	\$.	0	0	0	20,000
Institutional	No.	0	0	0	0
	\$.	0	0	0	0
Residential	No.	36	81	35	70
	\$.	6,520,550	11,878,660	3,731,020	7,604,370
Total	No.	36	82	36	72
	\$.	6,520,550	11,891,620	3,738,700	7,632,050
% Change 2010-2011	No.	0%	14%		
	\$.	74%	56%		
New Dwelling Units					
Apartment		0	0	0	0
Detached townhouse		0	0	0	0
Duplex		0	0	0	0
Mobile Home		0	2	0	1
Single Detached		18	40	16	30
Total		18	42	16	31
% Change 2010-2011		13%	35%		
Subdivisions					
New lots created (net)		3	4	0	28
Lots lost by consolidation		0	0	0	0
New lots created by bareland strata		0 on 0 lot(s)	4 on 1 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)
Strata units registered		25 on 5 lot(s)	25 on 5 lot(s)	2 on 1 lot(s)	3 on 2 lot(s)

Building Permits by Type 2005-2011



Langford

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	5	20	7	16
	\$.	290,000	6,240,500	528,000	1,215,371
Industrial	No.	0	0	2	3
	\$.	0	0	225,000	2,185,000
Institutional	No.	0	1	2	2
	\$.	0	400,000	50,000	50,000
Residential	No.	100	192	98	223
	\$.	29,411,765	48,188,195	21,037,490	41,412,169
Total	No.	105	213	109	244
	\$.	29,701,765	54,828,695	21,840,490	44,862,540
% Change 2010-2011	No.	-4%	-13%		
	\$.	36%	22%		

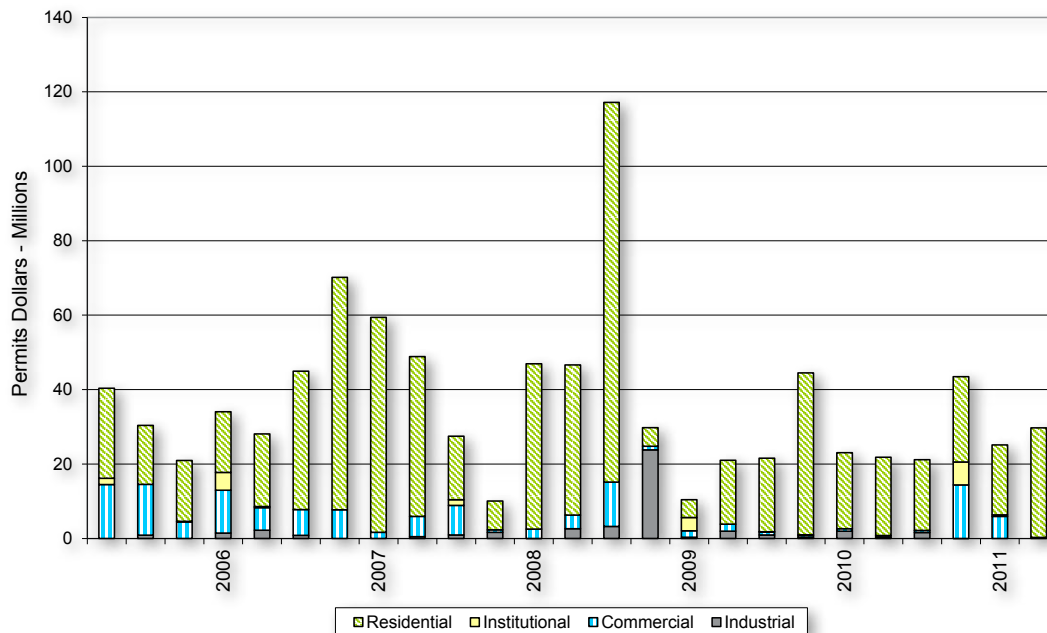
New Dwelling Units

Apartment	68	79	51	53
Detached townhouse	0	0	0	0
Duplex	0	0	0	0
Mixed	1	2	0	0
Mobile Home	0	0	0	0
Residential - General	0	0	0	0
Row House, Town House	38	78	2	2
Single Detached	56	115	61	156
Total	163	274	114	211
% Change 2010-2011	43%	30%		

Subdivisions

New lots created (net)	43	119	73	160
Lots lost by consolidation	-4	-4	-1	-1
New lots created by bareland strata	7 on 1 lot(s)	7 on 1 lot(s)	4 on 1 lot(s)	6 on 2 lot(s)
Strata units registered	63 on 4 lot(s)	102 on 7 lot(s)	17 on 7 lot(s)	21 on 10 lot(s)

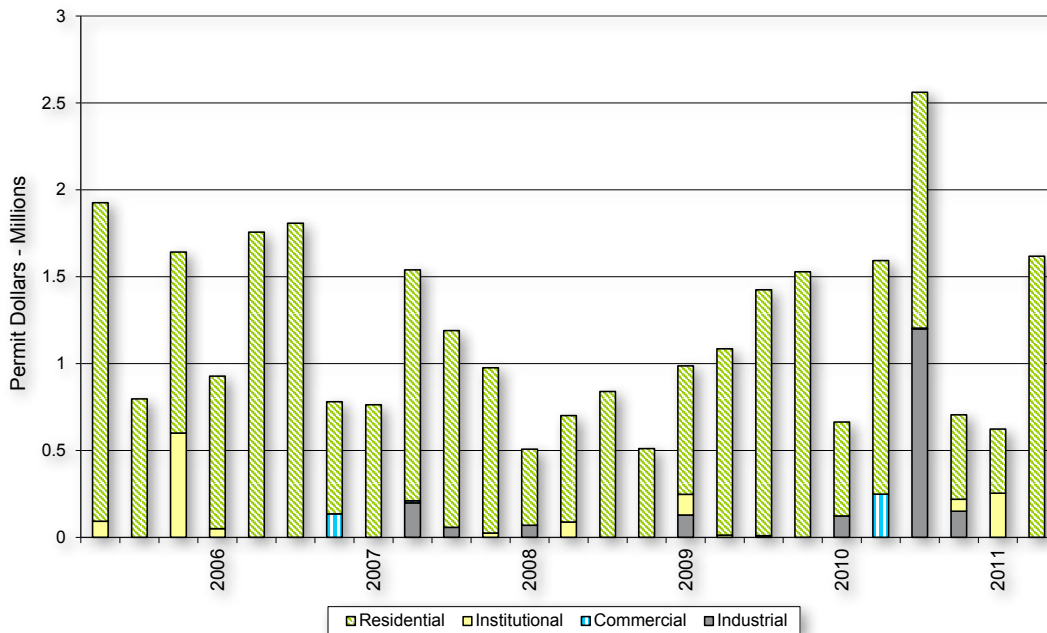
Building Permits by Type 2005-2011



Metchosin

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	0	0	3	3
	\$.	0	0	248,500	248,500
Industrial	No.	0	0	0	2
	\$.	0	0	0	123,590
Institutional	No.	0	1	0	0
	\$.	0	254,000	0	0
Residential	No.	13	18	19	25
	\$.	1,617,985	1,987,035	1,344,111	1,885,196
Total	No.	13	19	22	30
	\$.	1,617,985	2,241,035	1,592,611	2,257,286
% Change 2010-2011	No.	-41%	-37%		
	\$.	2%	-1%		
New Dwelling Units					
Apartment		0	0	0	0
Duplex		0	0	0	0
Mobile Home		0	0	0	0
Row House, Town House		0	0	0	0
Single Detached		6	8	5	7
Total		6	8	5	7
% Change 2010-2011		20%	14%		
Subdivisions					
New lots created (net)		2	3	0	0
Lots lost by consolidation		0	0	0	0
New lots created by bareland strata		0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)
Strata units registered		0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)

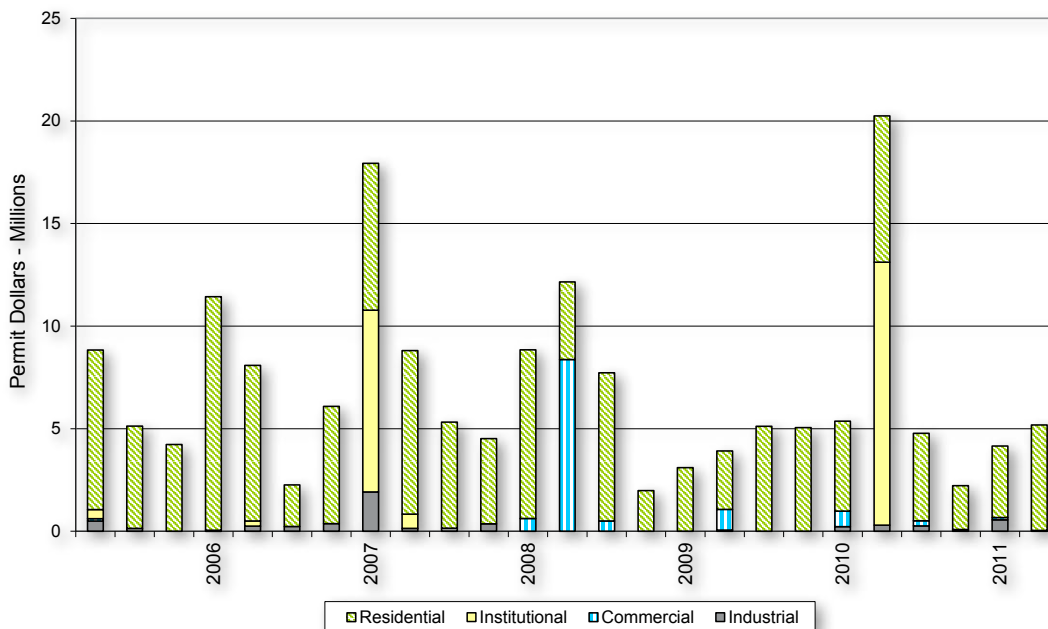
Building Permits by Type 2005-2011



North Saanich

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	1	4	0	3
	\$.	40,000	153,682	0	760,000
Industrial	No.	0	4	3	5
	\$.	0	556,447	300,000	525,250
Institutional		0	0	1	1
		0	0	12,820,000	12,820,000
Residential	No.	43	84	49	116
	\$.	5,145,294	8,635,581	7,126,800	11,508,800
Total	No.	44	92	53	125
	\$.	5,185,294	9,345,710	20,246,800	25,614,050
% Change 2010-2011	No.	-17%	-26%		
	\$.	-74%	-64%		
New Dwelling Units					
Apartment		0	0	0	1
Duplex		0	0	0	0
Mixed		0	0	2	2
Mobile Home		0	0	0	0
Row House, Town House		0	0	0	0
Single Detached		5	10	11	19
Total		5	10	13	22
% Change 2010-2011		-62%	-55%		
Subdivisions					
New lots created (net)		0	1	0	0
Lots lost by consolidation		0	-1	0	-1
New lots created by bareland strata		3 on 1 lot(s)	3 on 1 lot(s)	3 on 1 lot(s)	3 on 1 lot(s)
Strata units registered		0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)

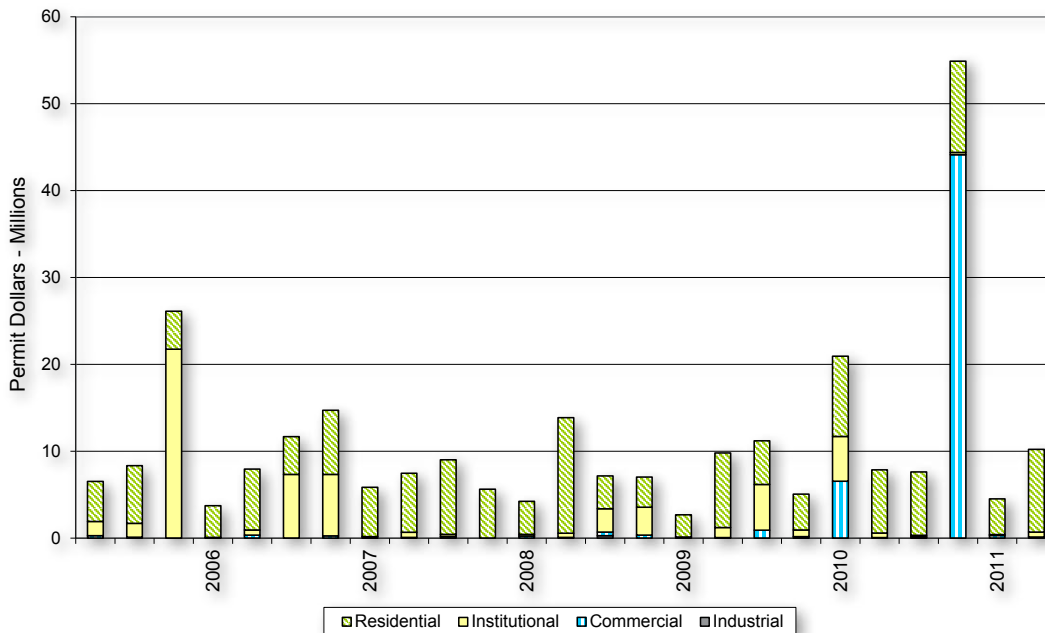
Building Permits by Type 2005-2011



Oak Bay

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	6	10	2	5
	\$.	133,000	434,000	55,000	6,578,000
Industrial	No.	0	1	0	1
	\$.	0	1,000	0	15,000
Institutional	No.	3	4	2	7
	\$.	561,000	661,000	528,000	5,695,000
Residential	No.	109	175	113	197
	\$.	9,527,000	13,632,000	7,271,000	16,496,000
Total	No.	118	190	117	210
	\$.	10,221,000	14,728,000	7,854,000	28,784,000
% Change 2010-2011	No.	1%	-10%		
	\$.	30%	-49%		
New Dwelling Units					
Apartment		0	0	0	0
Duplex		0	0	0	0
Mobile Home		0	0	0	0
Row House, Town House		0	0	0	0
Single Detached		6	9	4	11
Total		6	9	4	11
% Change 2010-2011		50%	-18%		
Subdivisions					
New lots created (net)		1	1	0	0
Lots lost by consolidation		0	0	0	0
New lots created by bareland strata		0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)
Strata units registered		0 on 0 lot(s)	6 on 1 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)

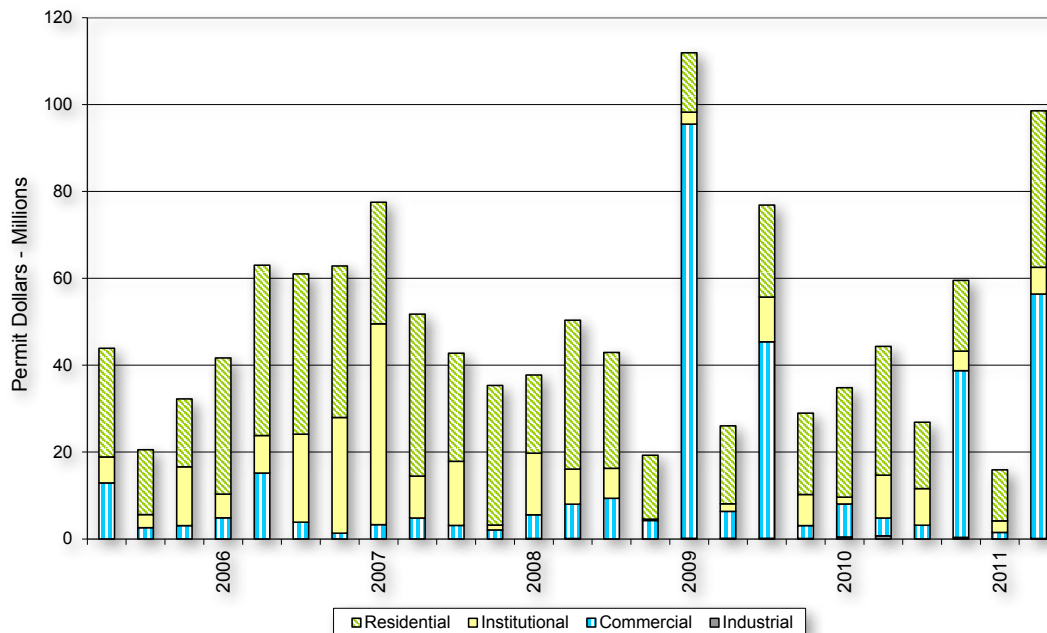
Building Permits by Type 2005-2011



Saanich

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	30	48	21	42
	\$.	56,288,000	57,771,000	4,079,000	11,678,000
Industrial	No.	3	6	5	8
	\$.	97,000	134,000	737,000	1,179,000
Institutional	No.	13	24	14	22
	\$.	6,152,000	8,783,000	9,878,000	11,465,000
Residential	No.	207	337	145	311
	\$.	35,994,000	47,768,000	29,646,000	54,830,000
Total	No.	253	415	185	383
	\$.	98,531,000	114,456,000	44,340,000	79,152,000
% Change 2010-2011	No.	37%	8%		
	\$.	122%	45%		
New Dwelling Units					
Apartment		95	95	82	82
Duplex		0	0	0	2
Mixed		0	0	0	0
Mobile Home		0	0	0	0
Residential - General		0	0	0	0
Row House, Town House		24	24	0	0
Single Detached		24	42	34	77
Total		143	161	116	161
% Change 2010-2011		23%	0%		
Subdivisions					
New lots created (net)		8	19	12	17
Lots lost by consolidation		-3	-3	-4	-4
New lots created by bareland strata		0 on 0 lot(s)	0 on 0 lot(s)	5 on 1 lot(s)	5 on 1 lot(s)
Strata units registered		0 on 0 lot(s)	2 on 1 lot(s)	0 on 0 lot(s)	5 on 1 lot(s)

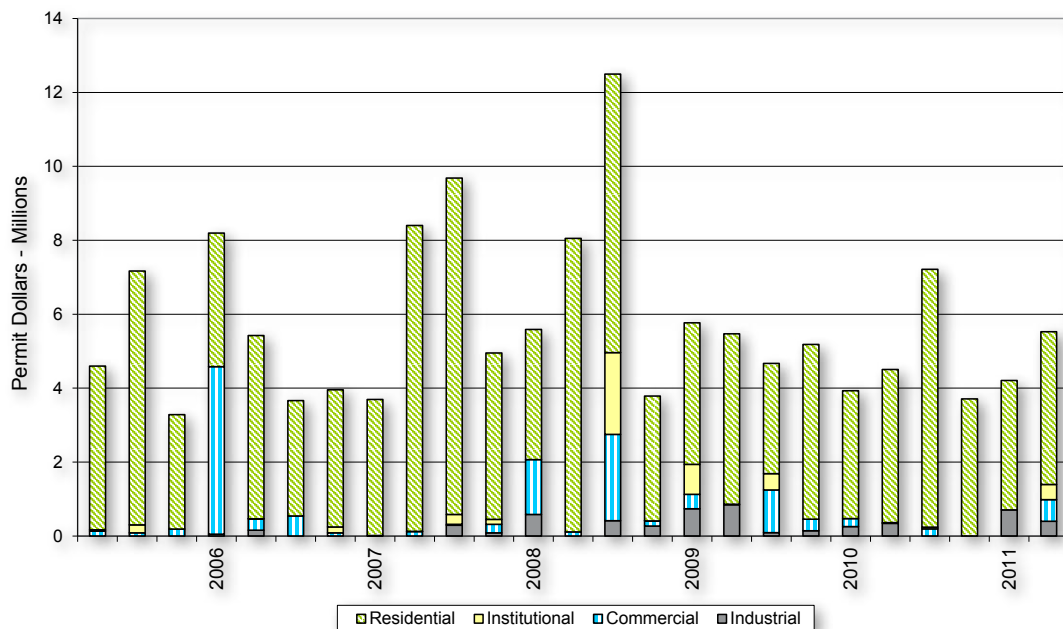
Building Permits by Type 2005-2011



Salt Spring Island

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	2	2	1	5
	\$.	586,000	586,000	23,000	238,000
Industrial	No.	5	12	2	4
	\$.	400,000	1,109,000	340,000	595,100
Institutional	No.	1	1	0	0
	\$.	410,000	410,000	0	0
Residential	No.	38	70	57	99
	\$.	4,131,000	7,627,000	4,143,515	7,602,595
Total	No.	46	85	60	108
	\$.	5,527,000	9,732,000	4,506,515	8,435,695
% Change 2010-2011	No.	-23%	-21%		
	\$.	23%	15%		
New Dwelling Units					
Apartment		0	0	0	0
Duplex		0	0	0	0
Mixed		1	1	0	0
Mobile Home		0	0	1	2
Residential - General		0	0	0	0
Row House, Town House		0	0	0	0
Single Detached		6	15	11	20
Total		7	16	12	22
% Change 2010-2011		-42%	-27%		
Subdivisions					
New lots created (net)		2	5	9	11
Lots lost by consolidation		-1	-1	-4	-4
New lots created by bareland strata	10 on 2 lot(s)	18 on 3 lot(s)	16 on 3 lot(s)	16 on 3 lot(s)	16 on 3 lot(s)
Strata units registered	0 on 0 lot(s)	2 on 1 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)

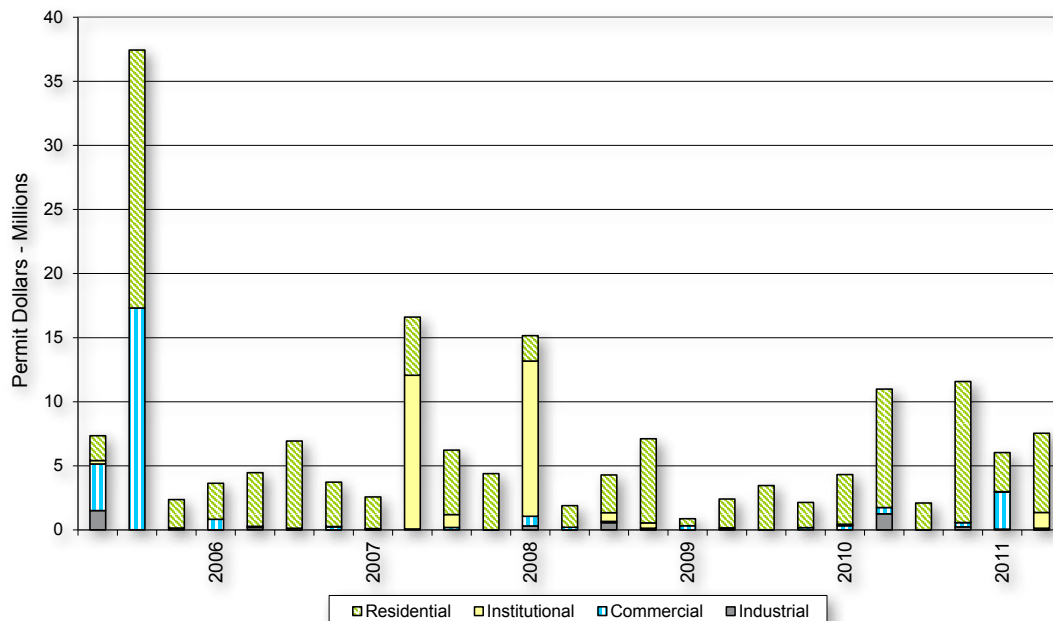
Building Permits by Type 2005-2011



Sidney

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	4	11	4	7
	\$.	134,000	3,052,000	484,000	809,000
Industrial	No.	1	3	2	2
	\$.	1,000	52,000	1,253,000	1,253,000
Institutional	No.	4	5	0	1
	\$.	1,227,000	1,237,000	0	120,000
Residential	No.	22	33	40	68
	\$.	6,181,000	9,234,000	9,248,000	13,123,000
Total	No.	31	52	46	78
	\$.	7,543,000	13,575,000	10,985,000	15,305,000
% Change 2010-2011	No.	-33%	-33%		
	\$.	-31%	-11%		
New Dwelling Units					
Apartment		6	6	2	4
Detached townhouse		0	0	0	0
Duplex		2	2	14	18
Mixed		14	30	0	0
Mobile Home		0	0	0	0
Row House, Town House		0	4	14	14
Single Detached		0	0	7	13
Total		22	42	37	49
% Change 2010-2011		-41%	-14%		
Subdivisions					
New lots created (net)		0	1	0	0
Lots lost by consolidation		0	0	0	-1
New lots created by bareland strata		0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)
Strata units registered		13 on 2 lot(s)	15 on 3 lot(s)	0 on 0 lot(s)	2 on 1 lot(s)

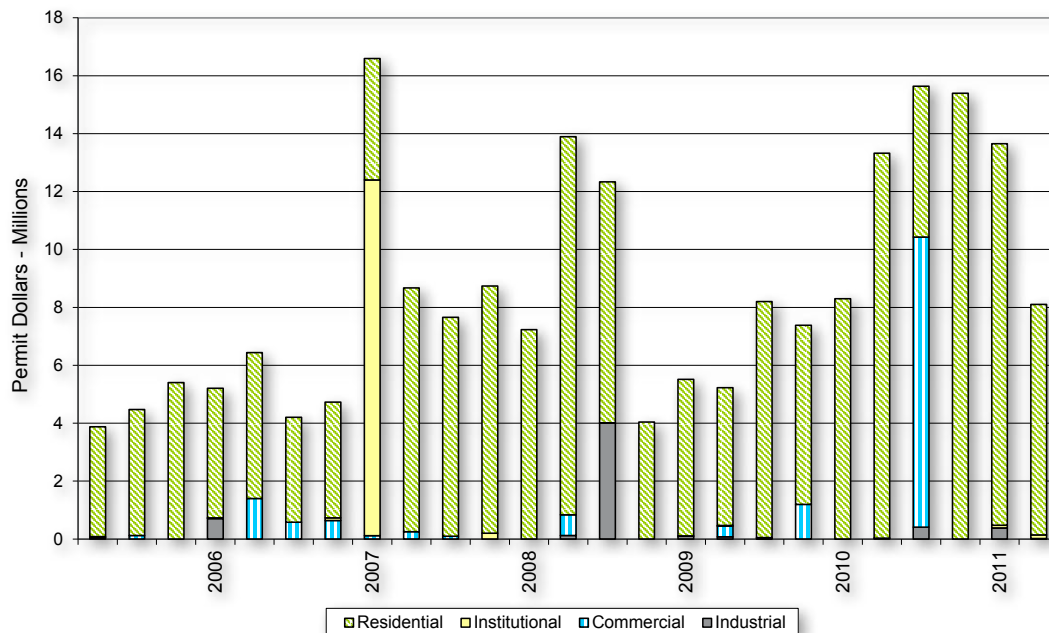
Building Permits by Type 2005-2011



Sooke

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	1	2	3	4
	\$.	20,000	30,000	1,000	11,000
Industrial	No.	0	4	3	3
	\$.	0	377,000	28,000	28,000
Institutional	No.	1	5	1	1
	\$.	125,000	216,000	0	0
Residential	No.	42	79	81	128
	\$.	7,960,000	21,132,000	13,295,000	21,585,000
Total	No.	44	90	88	136
	\$.	8,105,000	21,755,000	13,324,000	21,624,000
% Change 2010-2011	No.	-50%	-34%		
	\$.	-39%	1%		
New Dwelling Units					
Apartment		6	49	34	43
Detached town house		0	0	2	2
Duplex		10	16	6	14
Mixed		0	0	0	0
Mobile Home		0	0	0	2
Residential - General		0	0	0	0
Row House, Town House		8	15	16	27
Single Detached		18	32	29	50
Total		42	112	87	138
% Change 2010-2011		-52%	-19%		
Subdivisions					
New lots created (net)		43	46	26	39
Lots lost by consolidation		-1	-1	-2	-2
New lots created by bareland strata		0 on 0 lot(s)	0 on 0 lot(s)	2 on 1 lot(s)	28 on 2 lot(s)
Strata units registered		28 on 8 lot(s)	49 on 13 lot(s)	44 on 5 lot(s)	59 on 10 lot(s)

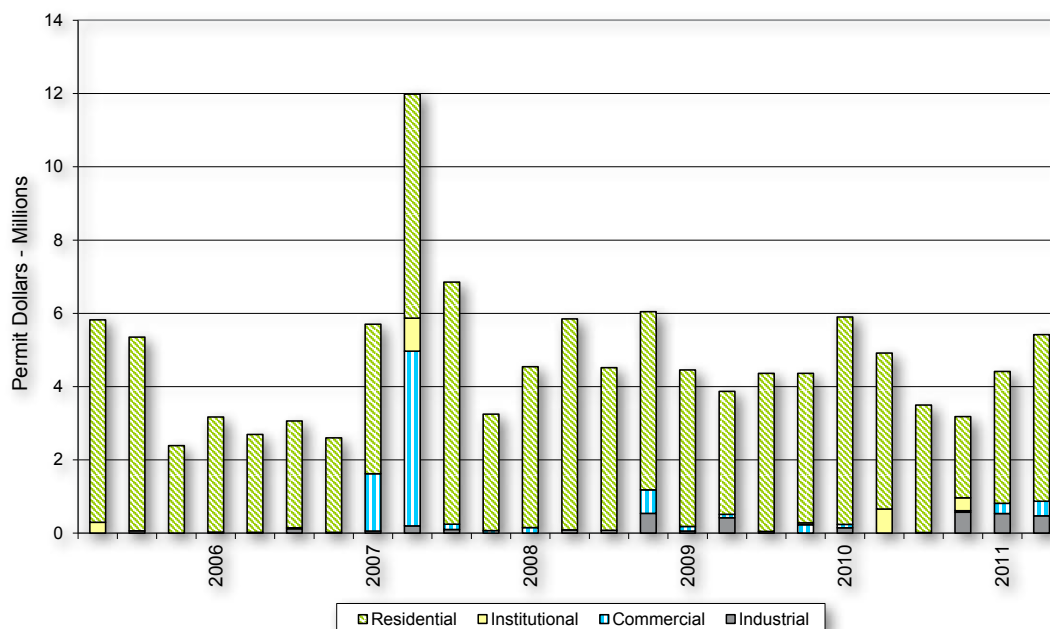
Building Permits by Type 2005-2011



Southern Gulf Islands

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	5	8	0	1
	\$.	400,000	677,000	0	90,000
Industrial	No.	3	7	1	3
	\$.	472,000	1,008,000	5,000	153,000
Institutional	No.	0	0	3	3
	\$.	0	0	652,000	652,000
Residential	No.	58	109	75	110
	\$.	4,545,500	8,147,500	4,261,000	9,923,000
Total	No.	66	124	79	117
	\$.	5,417,500	9,832,500	4,918,000	10,818,000
% Change 2010-2011	No.	-16%	6%		
	\$.	10%	-9%		
New Dwelling Units					
Apartment		0	0	0	0
Detached Townhouse		0	0	0	1
Duplex		0	0	0	0
Mobile Home		0	1	0	0
Residential - General		0	0	0	0
Row House, Town House		0	0	0	0
Single Detached		10	20	15	25
Total		10	21	15	26
% Change 2010-2011		-33%	-19%		
Subdivisions					
New lots created (net)		6	7	0	0
Lots lost by consolidation		0	0	-1	-1
New lots created by bareland strata		0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)
Strata units registered		0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)	0 on 0 lot(s)

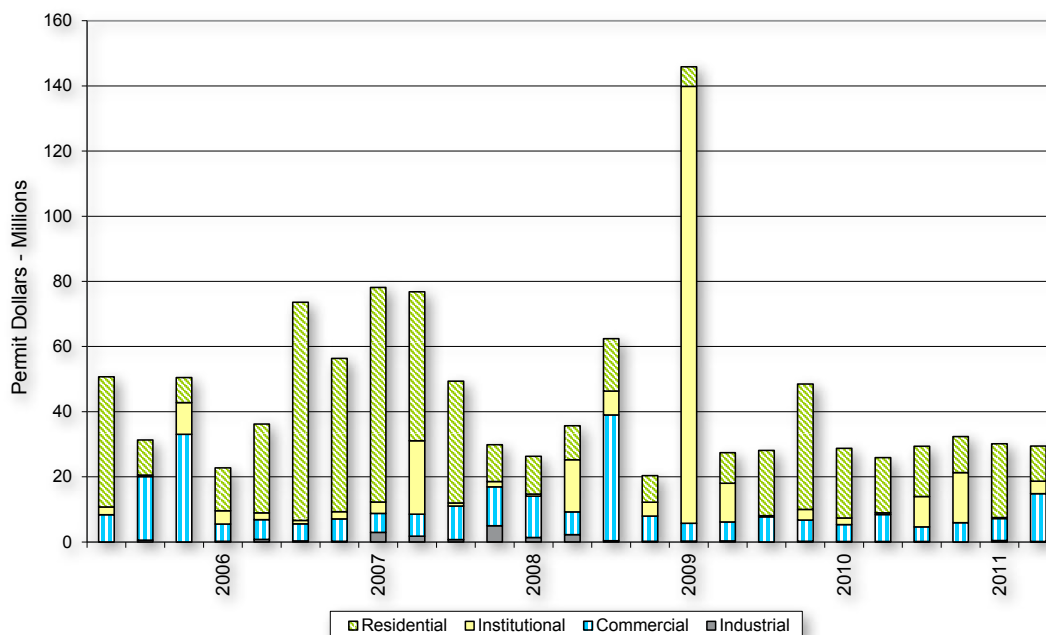
Building Permits by Type 2005-2011



Victoria

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	137	249	144	247
	\$.	14,667,000	21,400,000	8,293,000	13,475,000
Industrial	No.	11	18	11	18
	\$.	150,000	599,000	143,000	330,000
Institutional	No.	14	24	16	31
	\$.	3,886,000	4,194,000	533,000	2,540,000
Residential	No.	139	282	208	397
	\$.	10,766,000	33,443,000	16,939,000	38,330,000
Total	No.	301	573	379	693
	\$.	29,469,000	59,636,000	25,908,000	54,675,000
% Change 2010-2011	No.	-21%	-17%		
	\$.	14%	9%		
New Dwelling Units					
Apartment		14	131	44	197
Detached townhouse		0	0	0	0
Duplex		26	45	42	74
Mixed		2	2	0	0
Mobile Home		0	0	0	0
Residential - General		0	0	0	1
Row House, Town House		0	0	6	6
Single Detached		2	9	13	16
Total		44	187	105	294
% Change 2010-2011		-58%	-36%		
Subdivisions					
New lots created (net)		0	0	3	8
Lots lost by consolidation		-4	-5	-6	-7
New lots created by bareland strata		0 on 0 lot(s)	0 on 0 lot(s)	3 on 1 lot(s)	3 on 1 lot(s)
Strata units registered		30 on 6 lot(s)	116 on 16 lot(s)	28 on 6 lot(s)	42 on 12 lot(s)

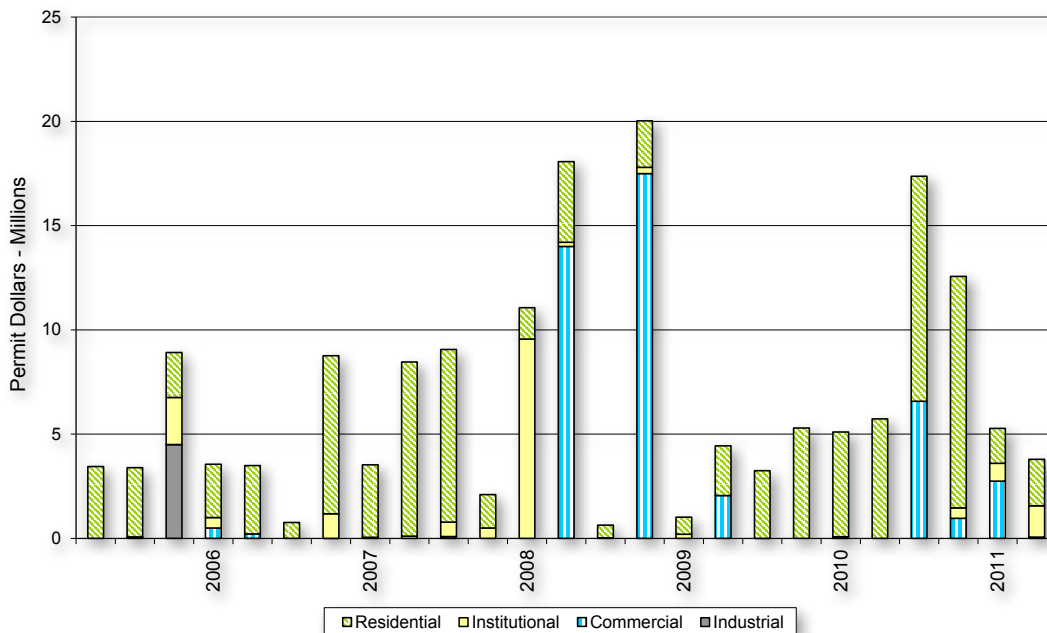
Building Permits by Type 2005-2011



View Royal

		2011	2011	2010	2010
Building Permits		Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Commercial	No.	1	4	0	0
	\$.	60,000	2,805,000	0	0
Institutional	No.	1	3	0	1
	\$.	1,500,000	2,360,000	0	75,000
Residential	No.	18	35	31	59
	\$.	2,234,202	3,906,119	5,728,750	10,759,008
Total	No.	20	42	31	60
	\$.	3,794,202	9,071,119	5,728,750	10,834,008
% Change 2010-2011	No.	-35%	-30%		
	\$.	-34%	-16%		
New Dwelling Units					
Apartment		0	0	0	0
Detached Town House		0	0	0	0
Duplex		0	0	0	0
Mobile Home		0	0	0	0
Row House, Town House		0	4	12	16
Single Detached		9	10	15	31
Total		9	14	27	47
% Change 2010-2011		-67%	-70%		
Subdivisions					
New lots created (net)		1	64	2	2
Lots lost by consolidation		0	0	-3	-3
New lots created by bareland strata		0 on 0 lot(s)	0 on 0 lot(s)	12 on 1 lot(s)	12 on 1 lot(s)
Strata units registered		8 on 1 lot(s)	29 on 2 lot(s)	14 on 2 lot(s)	14 on 2 lot(s)

Building Permits by Type 2005-2011





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