



VANCOUVER ISLAND PERMIT TRENDS

NOVEMBER 2025

ys CONSTRUCTION
DATA

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METHODOLOGY & KEY TERMS

The following report is a complimentary snapshot of summary statistics from our proprietary software. This report summarizes permit activity for the Vancouver Island region and geographically segments our data into three sub-sectors, South, Central, and North.

The list of key terms to the right outlines the types of permits reported. When applicable, this report may further classify permit data into the following three categories, New Units, Additions or Alterations, and Tenant Improvements for commercial units.



Commercial

Occupancy and use of property and/or building space for the sale of end product goods and services or other income-generating purposes.

Industrial

Occupancy and use of property and/or building space for warehousing of raw materials and/or manufacturing and distributing end use products.

Institutional

Occupancy and use of property and/or building space for non-profit or quasi-public use such as health care, school, municipal works and religious services.

Mixed-Use Development

Occupancy and use of property and/or building space where a portion of space is for residential living and a portion of space is for commercial use.

Multi-Family Development

Accommodation designed and offering multiple residential living units for occupancy and use by multiple owners and/or renters of the units.

Residential

All property and structures occupied privately by a household, either owned or rented and used either temporarily or permanently.

GEOGRAPHIC REGIONS

The following list outlines the cities and districts assigned to this report's geographical regions:

<i>South</i>	Capital Regional District, Central Saanich, Colwood, CRD-Gulf Islands, Esquimalt, Highlands, Langford, Metchosin, North Saanich, Oak Bay, Saanich, Sidney, Sooke, Victoria, and View Royal.
<i>Central</i>	Duncan, Cowichan Valley Regional District, Municipality of North Cowichan, Ladysmith, Nanaimo, Lantzville, Nanaimo Regional District, Parksville, and Qualicum Beach.
<i>North</i>	Port Alberni, Alberni/Clayoquot RD, Cumberland, Comox, Courtenay, Comox Valley RD, Strathcona RD, Campbell River, Gold River, Tahsis, Zeballos, Sayward District, Alert Bay, Port McNeill, Port Alice, Port Hardy, Mt Waddington RD, Ucluelet, and Tofino.

ABOUT US

Yellow Sheet Construction Data delivers detailed, reliable insights into Vancouver Island's building activity. Our reports transform raw permit data into actionable intelligence for developers, consultants, and professionals navigating the construction industry.

SOUTH

BUILDING PERMIT STATISTICS

\$230 M

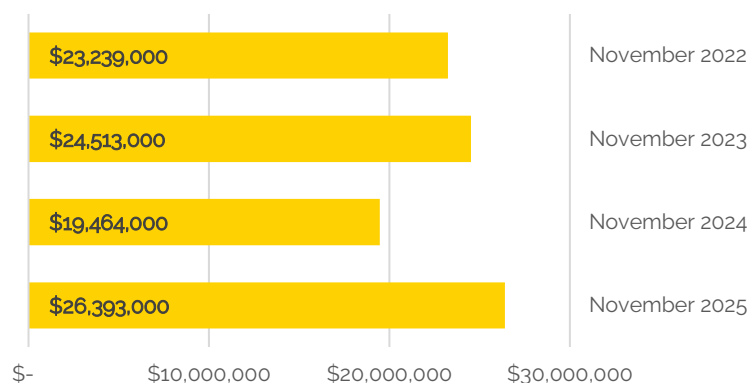
Permit Value (November 2025)

\$1921 M

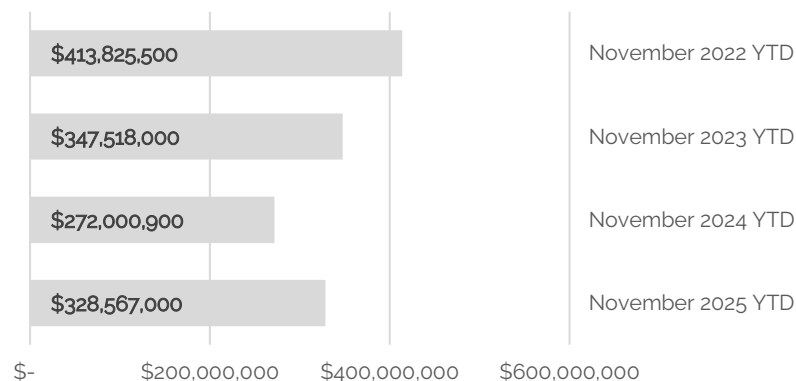
Permit Value (November 2025 YTD)

The South Region of Vancouver Island had 36 new residential building permits issued in November 2025, creating 54 new units with a total value of \$26,393,000. This November value equates to 8% of the total year to date. When looking back to 2024, we observed 26 permits issued in November for \$19,464,000.

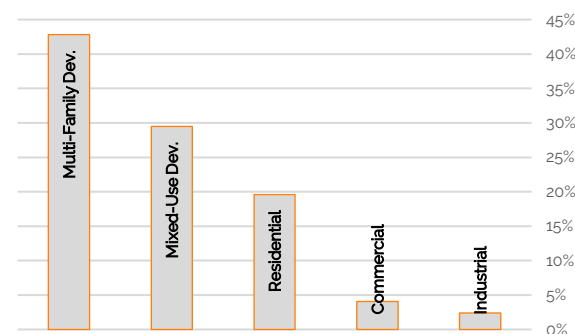
We show the TOP 6 permit types with year-to-date values on the right. The bottom right includes new builds, additions, and alterations, and the graph contains Commercial, Industrial, Institutional, Mixed-use, Multi-family, and Residential permits values.



RESIDENTIAL BUILDING PERMITS (MONTH)

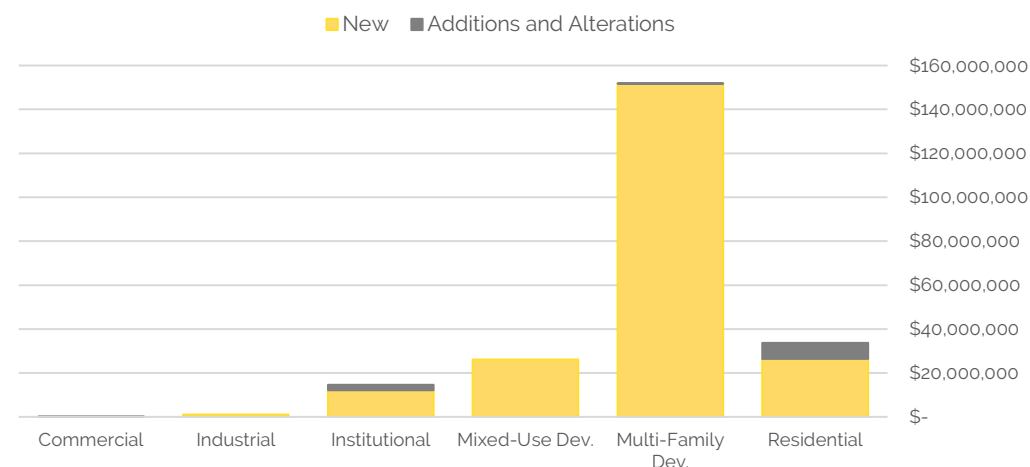


RESIDENTIAL BUILDING PERMITS (YTD)



1. Multi-Family Dev. - 43% - \$718,960,000
2. Mixed-Use Dev. - 29% - \$495,308,000
3. Residential - 20% - \$328,567,000
4. Commercial - 4% - \$68,494,000
5. Industrial - 2% - \$39,990,000

BUILDING PERMITS TOP 5 YTD

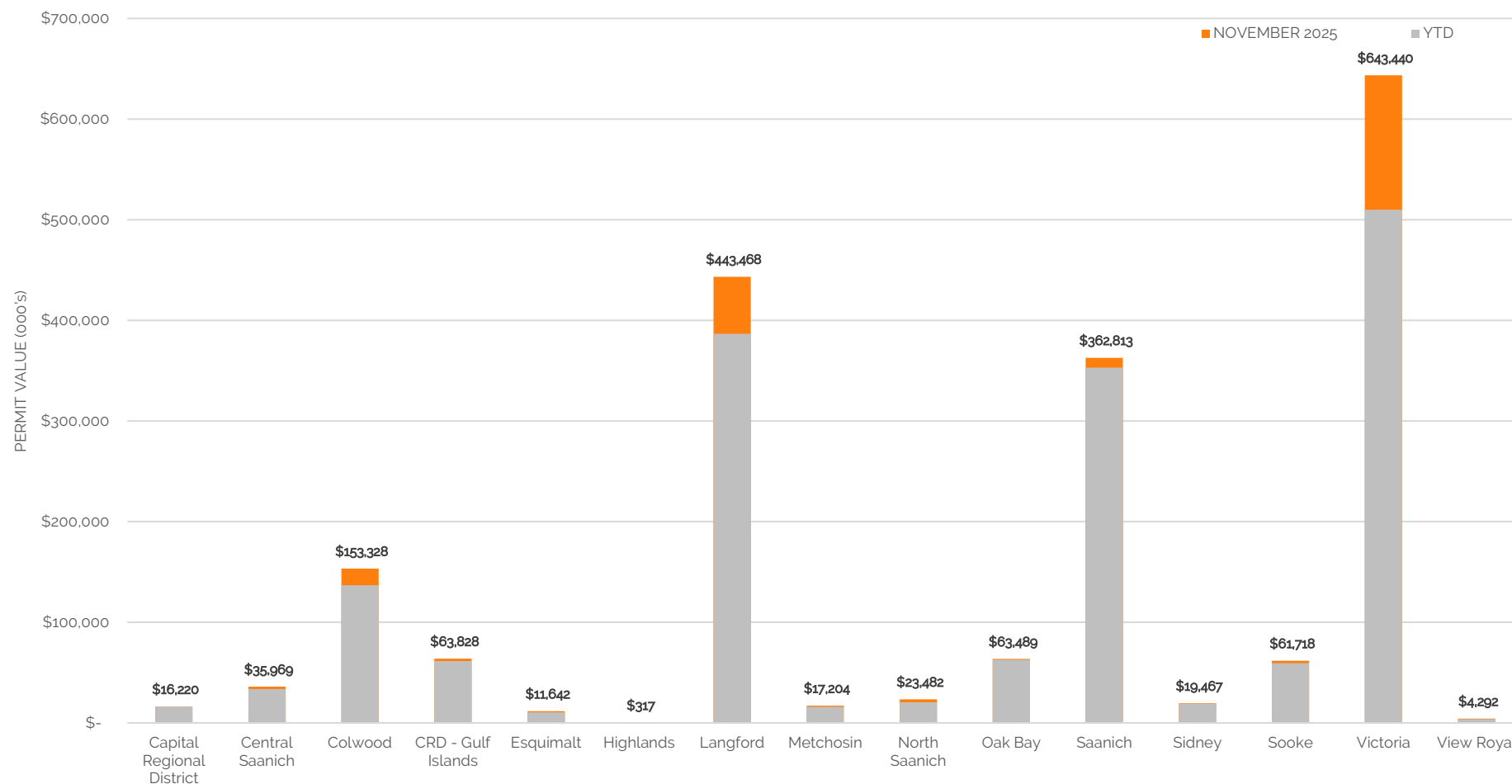


BUILDING PERMIT VALUES (MONTH)

SOUTH

COMMUNITY INVESTMENT

The following chart shows the current month and year to date permit values for all permit types for this sector.



PERMIT VALUE

NOTE: Numbers in thousands include Commercial, Industrial, Institutional, Mixed-use, Multi-family and Residential permits types.

CENTRAL

BUILDING PERMIT STATISTICS

\$50 M

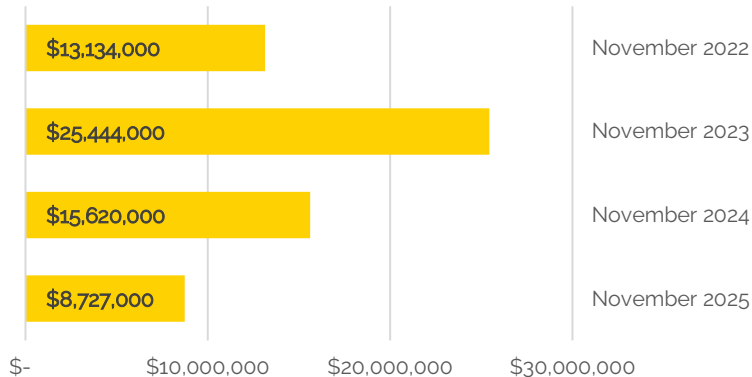
Permit Value (November 2025)

\$766 M

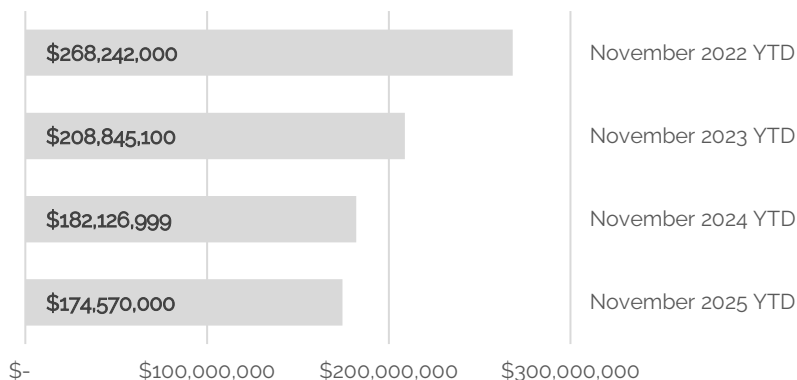
Permit Value (November 2025 YTD)

The Central Region of Vancouver Island had 17 new residential building permits issued in November 2025, creating 19 new units with a total value of \$8,727,000. This November value equates to 5% of the total year to date. When looking back to 2024, we observed 27 permits issued in November for \$15,620,000.

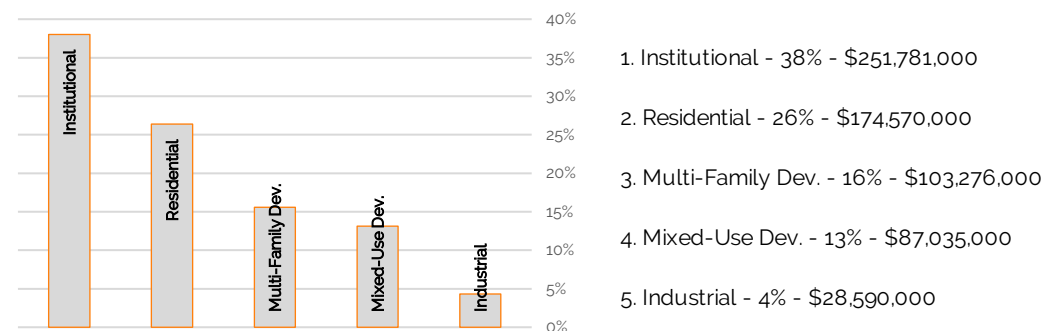
We show the TOP 6 permit types with year-to-date values on the right. The bottom right includes new builds, additions, and alterations, and the graph contains Commercial, Industrial, Institutional, Mixed-use, Multi-family, and Residential permits values.



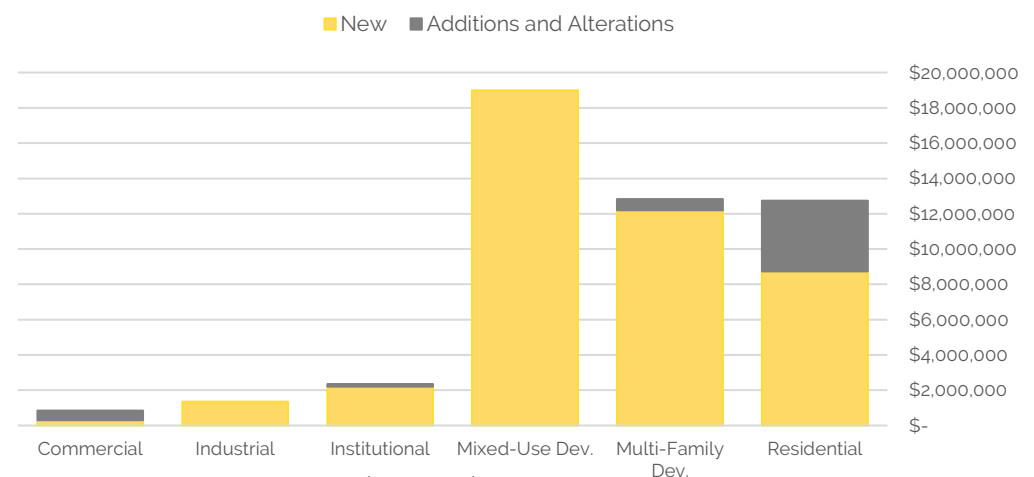
RESIDENTIAL BUILDING PERMITS (MONTH)



RESIDENTIAL BUILDING PERMITS (YTD)



BUILDING PERMITS TOP 5 YTD

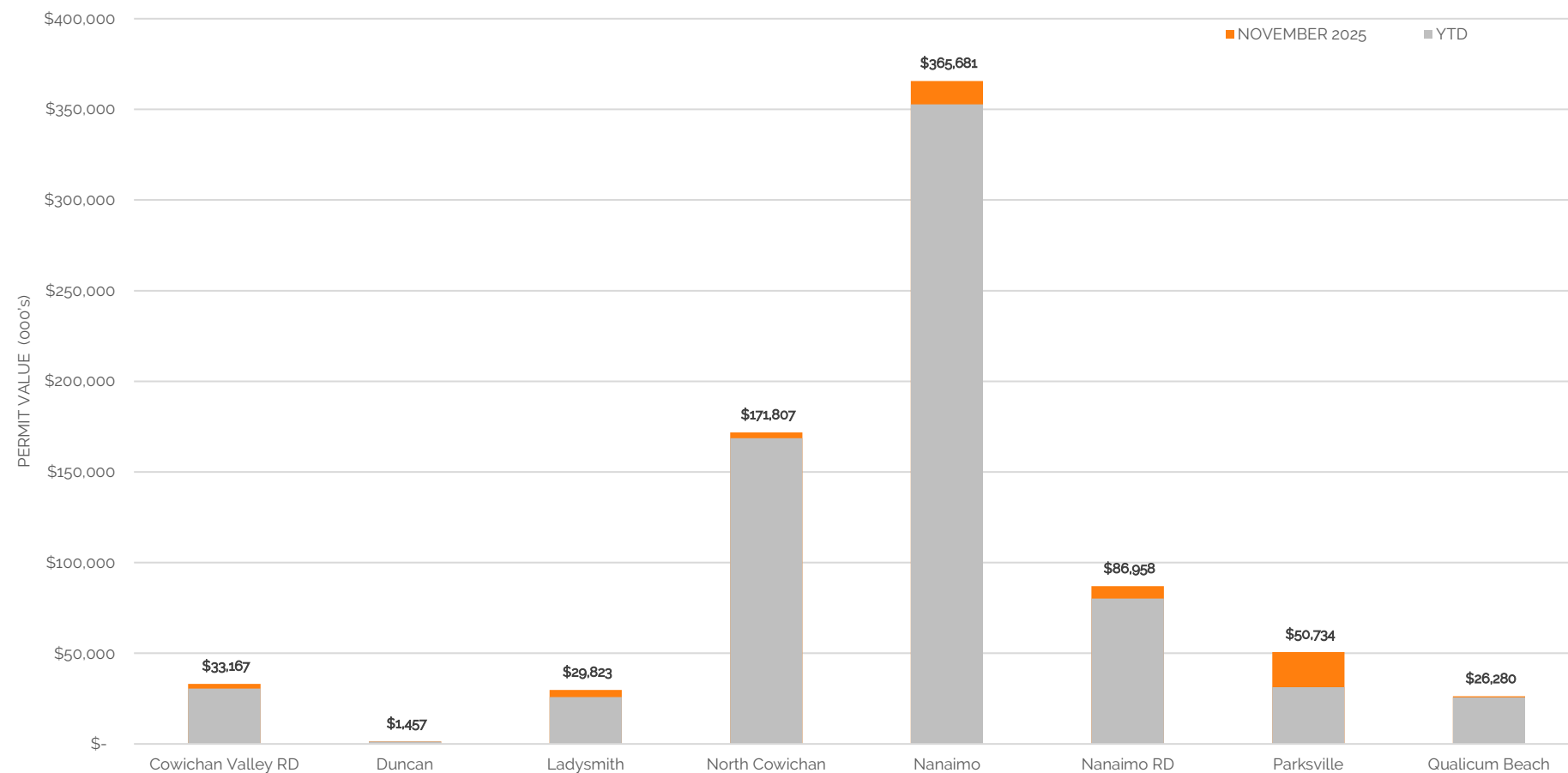


BUILDING PERMIT VALUES (MONTH)

CENTRAL

COMMUNITY INVESTMENT

The following chart shows the current month and year to date permit values for all permit types for this sector.



PERMIT VALUE

NOTE: Numbers in thousands include Commercial, Industrial, Institutional, Mixed-use, Multi-family and Residential permits types.

NORTH

BUILDING PERMIT STATISTICS

\$29 M

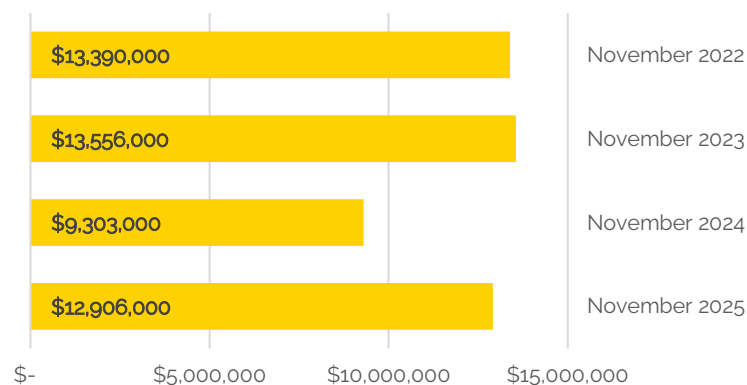
Permit Value (November 2025)

\$352 M

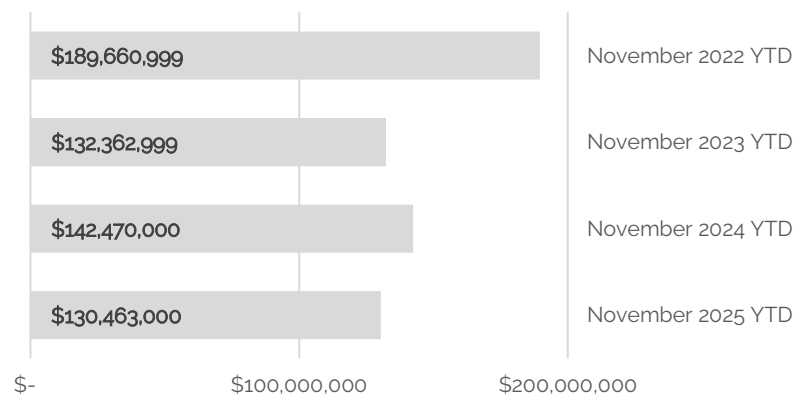
Permit Value (November 2025 YTD)

The North Region of Vancouver Island had 23 new residential building permits issued in November 2025, creating 24 new units with a total value of \$12,906,000. This November value equates to 10% of the total year to date. When looking back to 2024, we observed 18 permits issued in November for \$9,303,000.

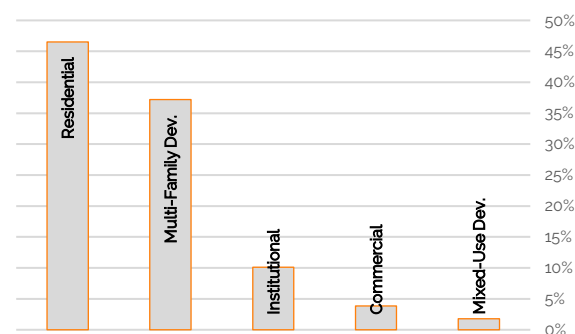
We show the TOP 6 permit types with year-to-date values on the right. The bottom right includes new builds, additions, and alterations, and the graph contains Commercial, Industrial, Institutional, Mixed-use, Multi-family, and Residential permits values.



RESIDENTIAL BUILDING PERMITS (MONTH)

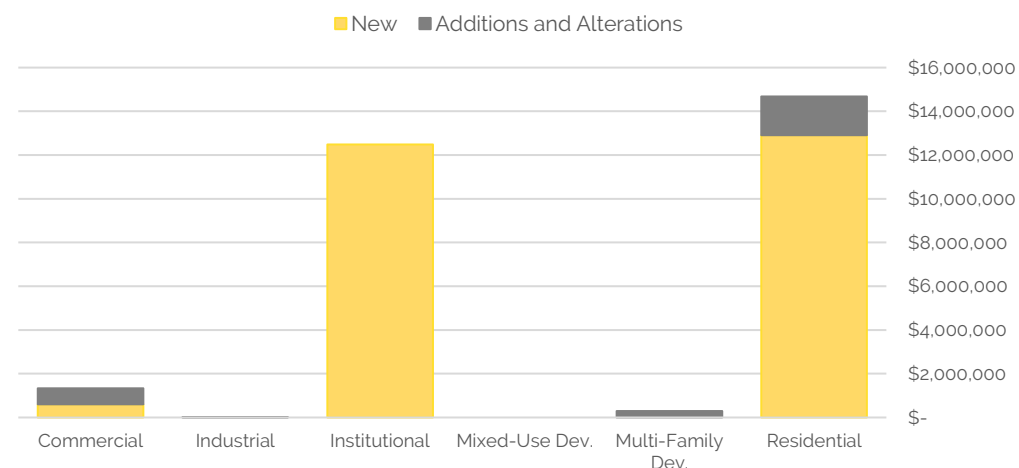


RESIDENTIAL BUILDING PERMITS (YTD)



BUILDING PERMITS TOP 5 YTD

1. Residential - 47% - \$130,463,000
2. Multi-Family Dev. - 37% - \$104,375,000
3. Institutional - 10% - \$28,378,000
4. Commercial - 4% - \$10,791,000
5. Mixed-Use Dev. - 2% - \$5,000,000

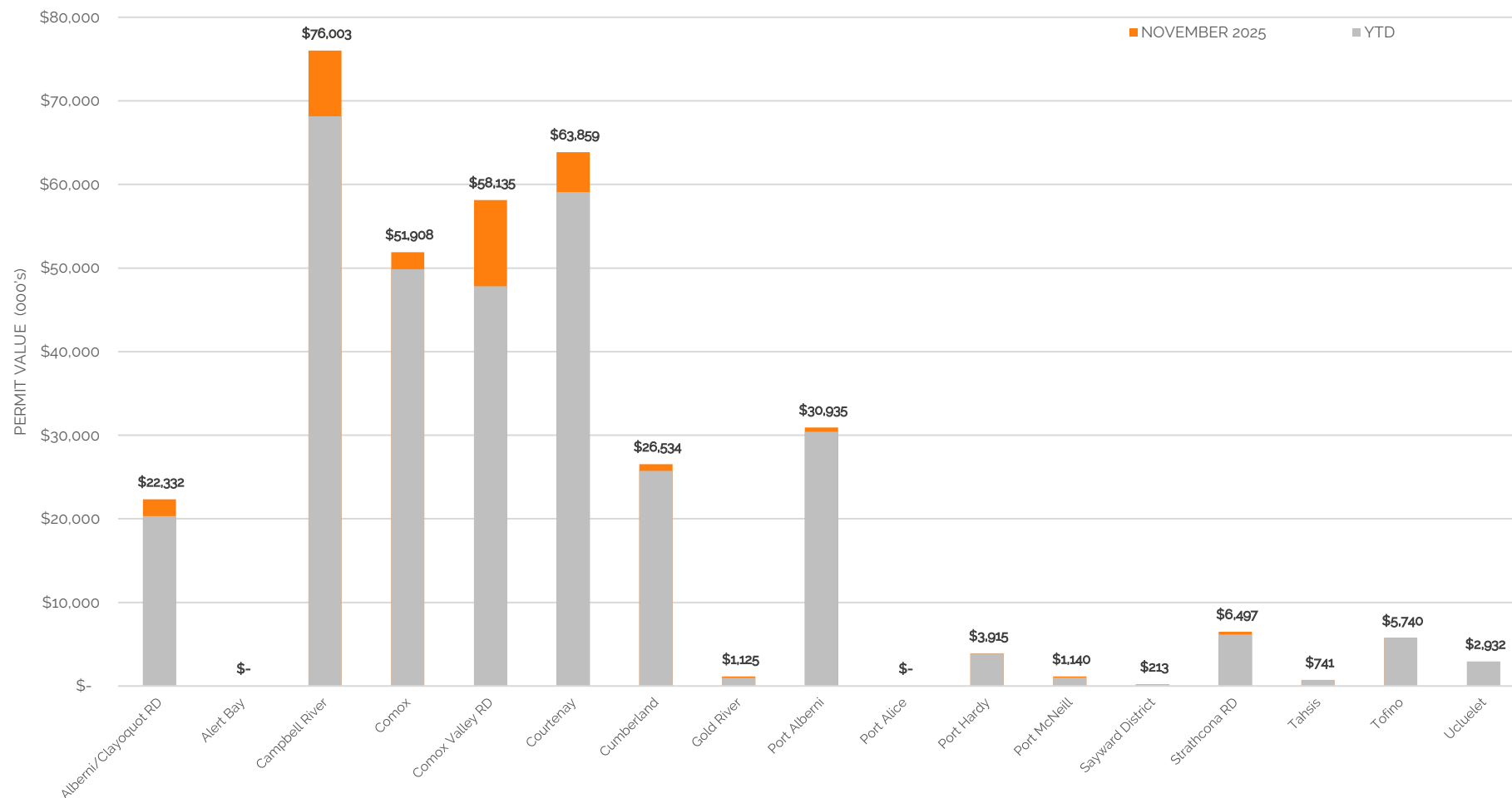


BUILDING PERMIT VALUES (MONTH)

NORTH

COMMUNITY INVESTMENT

The following chart shows the current month and year to date permit values for all permit types for this sector.



PERMIT VALUE

NOTE: Numbers in thousands include Commercial, Industrial, Institutional, Mixed-use, Multi-family and Residential permits types.