

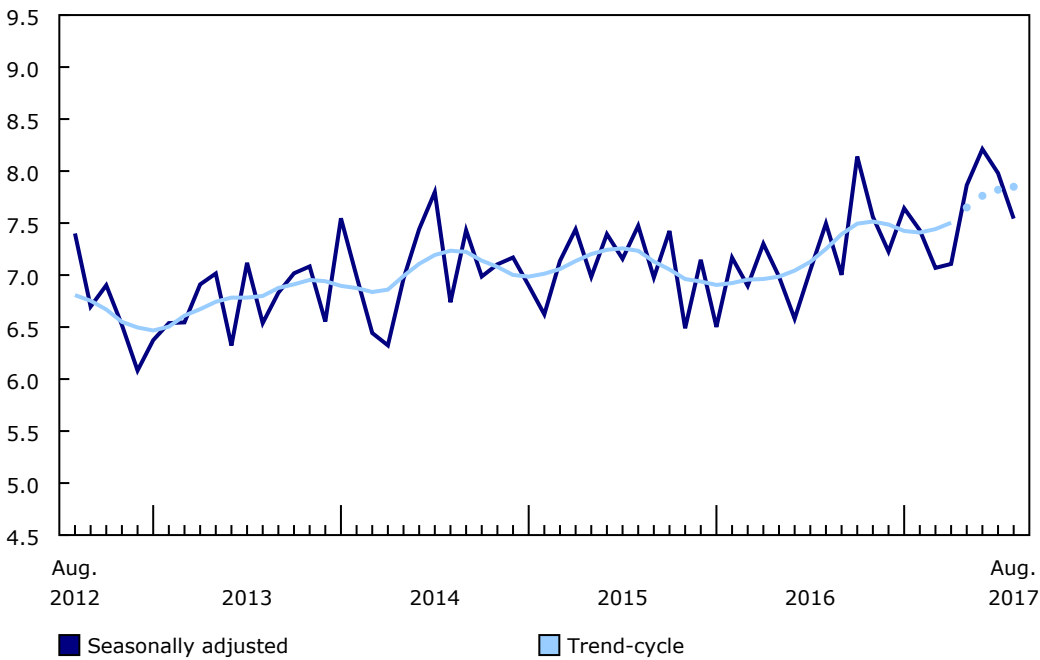
Building permits, August 2017

Released at 8:30 a.m. Eastern time in *The Daily*, Tuesday, October 10, 2017

Canadian municipalities issued \$7.5 billion worth of building permits in August, down 5.5% from July. This was the second consecutive monthly decrease. Despite these declines, the year-to-date value of building permits (January to August) is up 8.7% compared with the same period in 2016, reflecting a \$3.1 billion increase in multi-family dwellings.

Chart 1
Total value of building permits

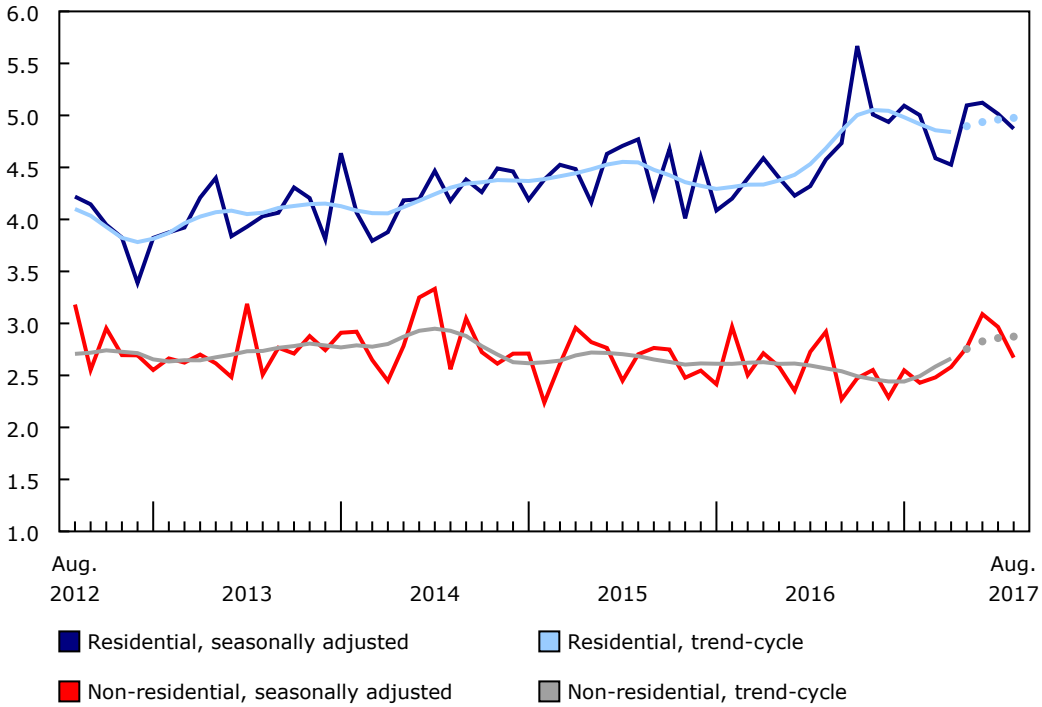
billions of dollars



Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the three previous months. For more information, see Note to readers.
Source(s): CANSIM table [026-0010](#).

Chart 2
Value of building permits for residential and non-residential sectors

billions of dollars



Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the three previous months. For more information, see Note to readers.
Source(s): CANSIM table [026-0010](#).

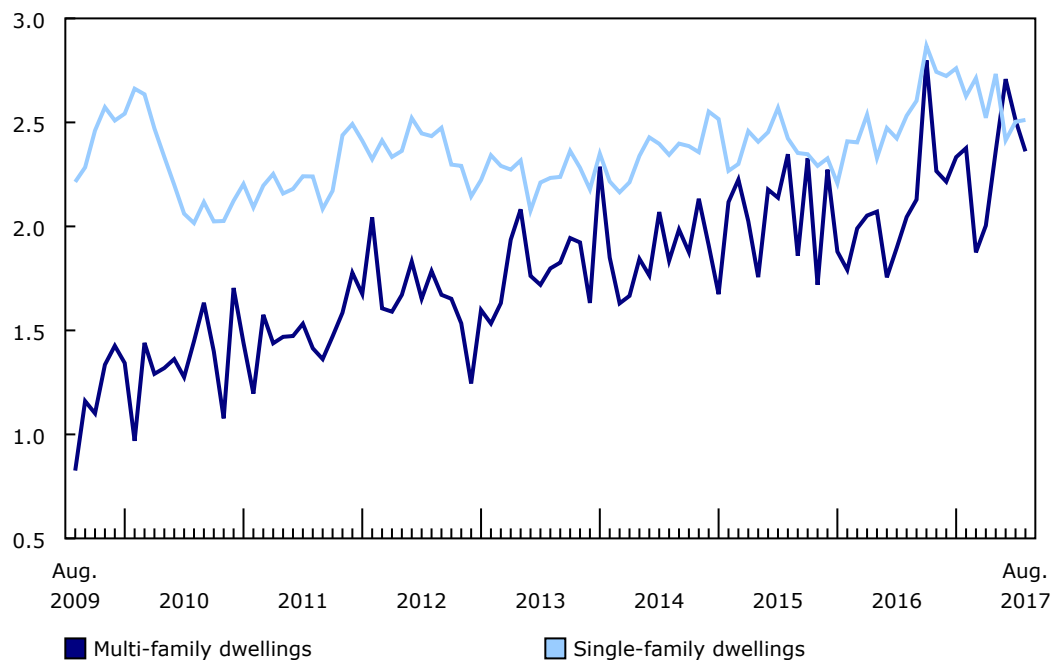
The rise of the high rise

Total construction intentions for multi-family dwellings in Canada declined in August, down 6.0% from July. However, the sector has been on an upward trend since 2009.

This upward trend has gradually closed the gap between the value of multi-family dwellings and single-family dwellings. June 2017 was the first month where the value of multi-family dwelling permits for Canada surpassed the value of single-family dwelling permits. Overall, the multi-family component was \$294.3 million higher than the single-family component in June, and \$8.1 million higher in July.

Chart 3
Value of building permits for single-family and multi-family dwellings

billions of dollars



Source(s): CANSIM table [026-0006](#).

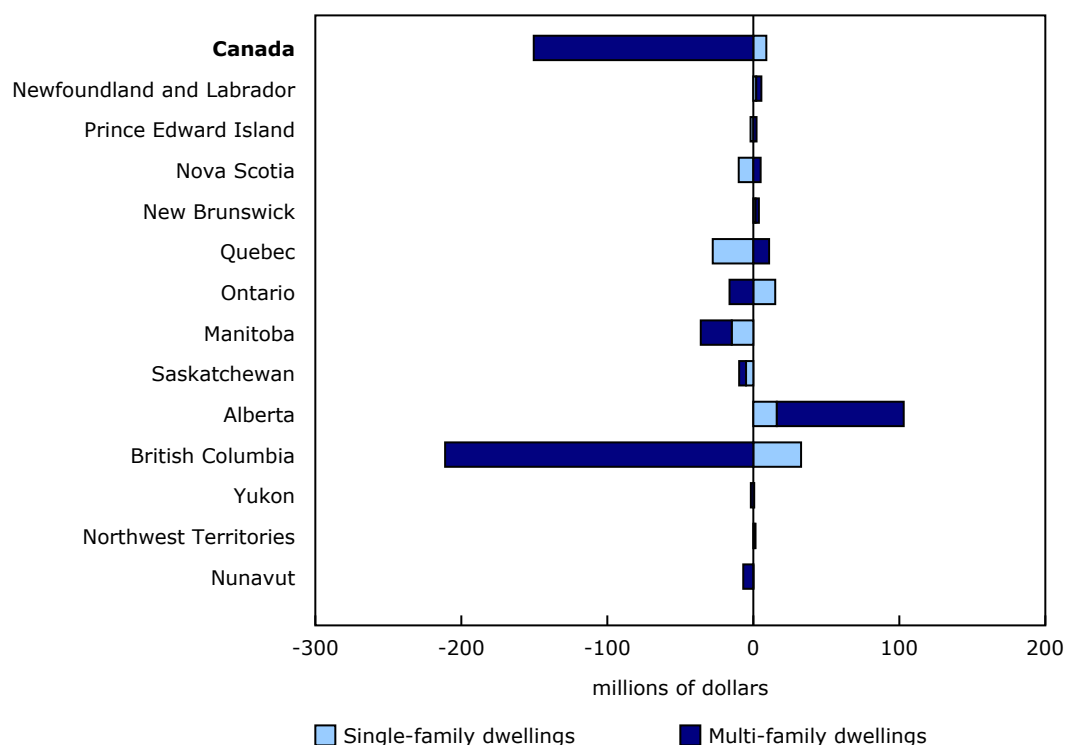
Montréal and Vancouver are building upwards with multi-family dwellings

The value of multi-family permits in the census metropolitan area (CMA) of Montréal outpaced single-family permits by \$278.0 million in August, the greatest value difference between these two components on record for this CMA. Historically, multi-family permits have posted higher values every month since December 2010.

Similarly, the value of multi-family permits in the CMA of Vancouver topped single-family permits by \$236.0 million in August, and by \$425.3 million in July. For both months, construction intentions in the City of Vancouver were the main contributor to the total value of multi-family dwelling permits.

Population density may be driving this development. Results from the 2016 Census ([census subdivision \[municipalities\] with 5,000-plus population](#)) show the City of Vancouver as having the highest population density in the country, with a rate of 5,492.6 people per square kilometre. As for the City of Montréal, it ranks near the top, with a population density of 4,662.1 people per square kilometre. With little space to 'grow out', construction intentions in these municipalities have continued to favour 'growing up' with multi-family dwellings being constructed in order to fulfill housing needs.

Chart 4
Month-to-month change in value of residential building permits, August 2017



Source(s): CANSIM table [026-0006](#).

Toronto split between single-family and multi-family dwellings

The Toronto CMA has not followed the multi-family trend to the same extent as Montréal and Vancouver. The value of permits for single-family dwellings outpaced the value of multi-family dwellings in 2015 and 2016. However, based on the year-to-date value for 2017, the multi-family component has led the residential sector with just over 50% of the total value.

Provincial pattern

In British Columbia, the value of permits for multi-family dwellings has outpaced single-family dwellings every year since 2012. So far this year, the multi-family component has exceeded the value of the single-family component by more than \$1.6 billion.

In Quebec, the value for multi-family permits has led the residential sector every year since 2013. Thus far, in 2017, Quebec municipalities have issued \$3.8 billion worth of multi-family permits, almost \$1 billion more than the single-family component.

In contrast, the value of single-family permits in Ontario has led the residential component every year, and for year-to-date 2017, the single-family component has surpassed the multi-family component by \$2.1 billion.

Within the Prairie and Atlantic regions, the value of permits for single-family dwellings continues to lead the residential sector each year. In August 2017, the value of single-family dwelling permits led the residential sector by \$180.3 million in Alberta, \$32.2 million in Saskatchewan and \$27.7 million in Manitoba. However, for the current month, the value of multi-family permits in Nova Scotia led the residential sector by \$3.3 million, bolstered by activity in the CMA of Halifax.



In celebration of the country's 150th birthday, Statistics Canada is presenting snapshots from our rich statistical history.

Over the years, [agricultural operations have grown in acreage and sales](#). In keeping with this growth, the value of building permits for agricultural structures has also grown.

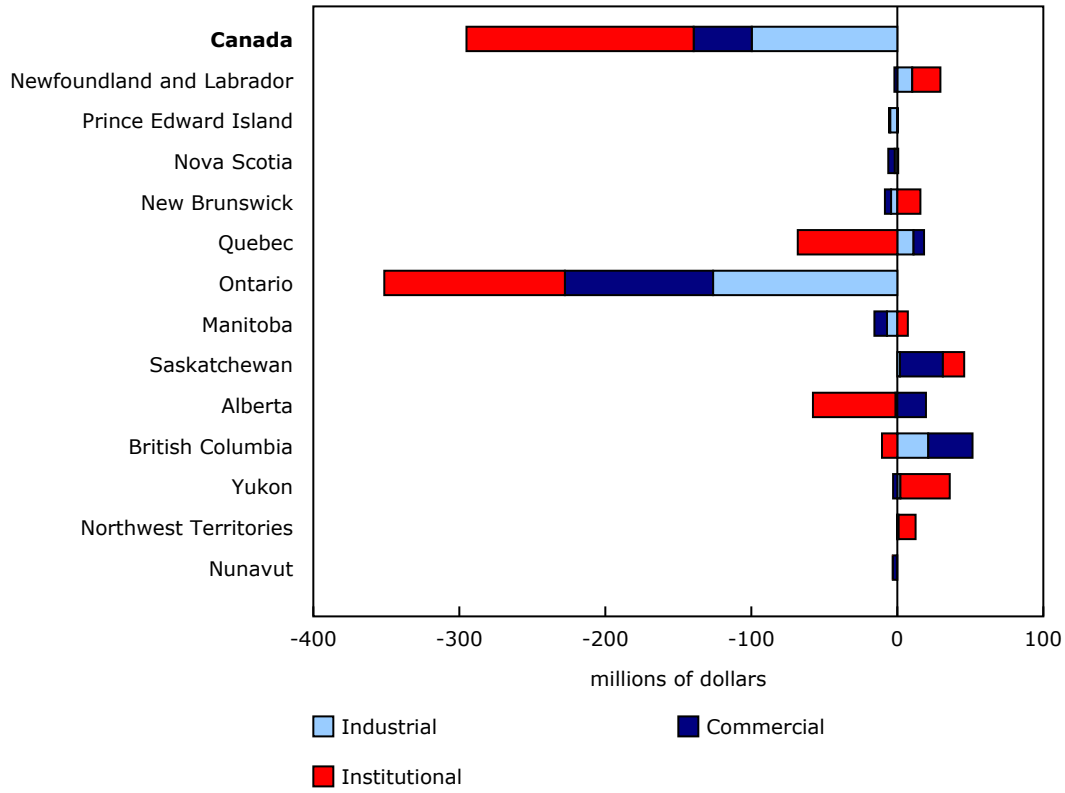
In 2016, Canadian municipalities issued almost \$900 million worth of permits for agricultural structures, up over \$400 million from 2011. Overall, the 2016 value was more than double the total value seen in 2006.

Ontario is the largest contributor to the total value of agricultural structure permits, making up over 50% in 2016 and 2011, and just over 40% in 2006.

The [2016 Census of Agriculture](#) reported a 22.5% increase in greenhouse vegetable production, a sector reliant on the construction of buildings. The growth in greenhouse vegetable production coincides with the rise in value of agricultural building permits.

Agriculture structures include: farm buildings, hunting and fishing camps, forestry services, experimental farms, community farms, animal hospitals, greenhouses and fish hatcheries.

Chart 5
Month-to-month change in value of non-residential building permits, August 2017



Source(s): CANSIM table [026-0006](#).

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which facilitate comparisons by removing the effects of seasonal variations. For information on seasonal adjustment, see [Seasonally adjusted data – Frequently asked questions](#).

The Building Permits Survey covers over 2,400 municipalities, representing 95% of the Canadian population. The communities representing the other 5% of the population are very small and their levels of building activity have little impact on the total for the entire population.

Building permits data are used as a leading indicator of activity in the construction industry.

The value of planned construction activities presented in this release excludes engineering projects (such as waterworks, sewers or culverts) and land.

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

Unless otherwise specified, the highlights refer to seasonally adjusted current dollars and are ranked in terms of dollar change rather than percentage change.

Revision

Data for the current reference month are subject to revision based on late responses. Data for the previous month have been revised.

Trend-cycle estimates have been added to the charts as a complement to the seasonally adjusted series. Both the seasonally adjusted and the trend-cycle estimates are subject to revision as additional observations become available. These revisions could be large and even lead to a reversal of movement, especially at the end of the series. The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart.

For information on trend-cycle data, see the [StatCan Blog](#) and [Trend-cycle estimates – Frequently asked questions](#).

Next release

Data for September on building permits will be released on November 8.

Table 1
Dwelling units, value of residential and non-residential building permits, Canada – Seasonally adjusted

	August 2016	June 2017	July 2017 ^r	August 2017 ^p	July to August 2017	August 2016 to August 2017
	millions of dollars				% change	
Total	7,495.9	8,210.7	7,979.6	7,543.0	-5.5	0.6
Residential	4,576.4	5,122.1	5,013.7	4,872.3	-2.8	6.5
Single ¹	2,531.7	2,413.9	2,502.8	2,511.8	0.4	-0.8
Multiple	2,044.7	2,708.2	2,510.9	2,360.6	-6.0	15.4
Non-residential	2,919.5	3,088.6	2,965.8	2,670.7	-10.0	-8.5
Industrial	487.1	581.4	575.3	475.6	-17.3	-2.4
Commercial	1,600.7	1,700.1	1,483.6	1,443.8	-2.7	-9.8
Institutional	831.6	807.1	906.9	751.3	-17.2	-9.7
	number of units				% change	
Total dwellings	17,484	19,932	19,542	17,811	-8.9	1.9
Single ¹	6,010	5,499	5,763	5,630	-2.3	-6.3
Multiple	11,474	14,433	13,779	12,181	-11.6	6.2

^r revised

^p preliminary

1. Included in this category are the following types of dwellings: single-detached, mobile home and cottage.

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

Source(s): CANSIM tables [026-0006](#) and [026-0010](#).

Table 2
Value of building permits, by province and territory – Seasonally adjusted

	August 2016	June 2017	July 2017 ^r	August 2017 ^p	July to August 2017	August 2016 to August 2017
	millions of dollars				% change	
Canada	7,495.9	8,210.7	7,979.6	7,543.0	-5.5	0.6
Residential	4,576.4	5,122.1	5,013.7	4,872.3	-2.8	6.5
Non-residential	2,919.5	3,088.6	2,965.8	2,670.7	-10.0	-8.5
Newfoundland and Labrador	56.9	51.4	41.1	74.1	80.3	30.2
Residential	29.8	30.7	29.3	34.7	18.6	16.5
Non-residential	27.1	20.7	11.8	39.4	233.4	45.2
Prince Edward Island	22.6	21.7	24.0	18.8	-21.8	-17.2
Residential	11.8	13.9	15.3	15.5	1.6	31.1
Non-residential	10.8	7.8	8.7	3.2	-62.9	-70.0
Nova Scotia	119.1	127.9	124.8	114.3	-8.5	-4.1
Residential	86.8	85.5	92.1	87.1	-5.4	0.4
Non-residential	32.3	42.4	32.7	27.1	-17.0	-16.1
New Brunswick	94.9	67.9	66.8	77.9	16.6	-17.9
Residential	47.8	32.4	29.8	33.5	12.5	-29.8
Non-residential	47.1	35.6	37.1	44.4	19.8	-5.7
Quebec	1,383.4	1,504.7	1,552.6	1,485.6	-4.3	7.4
Residential	735.5	869.0	916.0	899.0	-1.9	22.2
Non-residential	647.8	635.6	636.6	586.5	-7.9	-9.5
Ontario	3,133.5	3,467.8	3,344.6	2,991.9	-10.5	-4.5
Residential	2,005.6	2,061.7	1,924.6	1,923.2	-0.1	-4.1
Non-residential	1,127.9	1,406.1	1,420.1	1,068.7	-24.7	-5.2
Manitoba	257.1	323.4	237.1	192.6	-18.8	-25.1
Residential	105.9	176.8	147.0	111.0	-24.5	4.8
Non-residential	151.2	146.7	90.1	81.6	-9.4	-46.0
Saskatchewan	156.3	202.2	147.6	183.6	24.4	17.5
Residential	80.9	112.5	98.1	88.3	-10.0	9.1
Non-residential	75.3	89.6	49.6	95.3	92.3	26.6
Alberta	1,093.7	1,099.3	1,036.9	1,101.7	6.2	0.7
Residential	600.4	711.1	666.1	769.2	15.5	28.1
Non-residential	493.3	388.2	370.8	332.5	-10.3	-32.6
British Columbia	1,139.7	1,326.4	1,382.8	1,245.4	-9.9	9.3
Residential	859.7	1,022.3	1,082.0	903.5	-16.5	5.1
Non-residential	280.0	304.2	300.9	341.8	13.6	22.1
Yukon	25.0	7.5	8.5	40.4	376.2	61.7
Residential	6.2	3.6	5.4	4.3	-20.0	-30.8
Non-residential	18.8	3.9	3.1	36.1	...	92.3
Northwest Territories	10.0	9.8	1.9	15.8	748.4	58.4
Residential	4.7	2.1	0.8	2.3	202.5	-51.9
Non-residential	5.2	7.7	1.1	13.5	...	158.0
Nunavut	3.7	0.7	10.8	0.9	-91.6	-75.5
Residential	1.2	0.6	7.5	0.7	-91.3	-44.9
Non-residential	2.5	0.1	3.3	0.3	-92.4	-90.0

^r revised

^p preliminary

... not applicable

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

Source(s): CANSIM table [026-0006](#).

Table 3
Value of building permits, by census metropolitan area – Seasonally adjusted¹

	August 2016	June 2017	July 2017 ^r	August 2017 ^p	July to August 2017	August 2016 to August 2017
	millions of dollars				% change	
Total, census metropolitan areas	5,959.7	6,495.6	6,187.2	5,858.5	-5.3	-2.4²
St. John's	43.0	24.6	25.4	52.0	105.0	20.9
Halifax	67.3	87.7	76.1	79.2	4.1	17.7
Moncton	40.9	11.8	22.1	31.1	40.5	-24.0
Saint John	19.6	10.3	10.1	10.0	-1.4	-49.1
Saguenay	19.1	18.7	24.0	15.6	-34.8	-18.2
Québec	103.0	199.7	254.3	93.7	-63.2	-9.1
Sherbrooke	34.4	22.1	25.5	38.4	50.4	11.7
Trois-Rivières	28.0	25.7	73.9	29.0	-60.8	3.5
Montréal	883.7	844.5	779.2	910.1	16.8	3.0
Ottawa–Gatineau, Ontario/Quebec	289.8	301.7	256.6	299.8	16.8	3.5
Gatineau part	26.7	38.5	47.2	69.0	46.2	158.6
Ottawa part	263.1	263.2	209.4	230.8	10.2	-12.3
Kingston	14.1	25.4	29.3	29.7	1.3	110.2
Belleville	..	14.7	24.7	20.6	-16.8	..
Peterborough	19.6	19.8	14.4	18.9	31.4	-3.3
Oshawa	67.7	84.6	181.2	44.0	-75.7	-35.1
Toronto	1,688.4	1,841.1	1,538.0	1,283.1	-16.6	-24.0
Hamilton	121.8	109.3	150.0	154.7	3.2	27.0
St. Catharines–Niagara	59.1	78.4	76.0	83.3	9.7	41.1
Kitchener–Cambridge–Waterloo	113.8	180.3	88.4	104.3	18.0	-8.4
Brantford	9.3	13.2	25.2	40.6	60.8	335.6
Guelph	30.0	31.4	70.0	31.8	-54.6	6.0
London	194.1	112.9	145.2	216.6	49.2	11.6
Windsor	59.6	47.2	49.2	55.0	11.9	-7.6
Barrie	49.6	95.2	19.5	34.6	77.3	-30.3
Greater Sudbury	13.5	25.6	91.4	51.7	-43.4	282.6
Thunder Bay	8.4	11.4	7.8	25.3	223.7	199.7
Winnipeg	199.3	257.4	176.2	130.2	-26.1	-34.7
Regina	48.0	85.3	64.4	60.1	-6.6	25.2
Saskatoon	75.0	72.9	53.2	90.5	70.0	20.6
Lethbridge	..	19.3	16.8	22.3	32.9	..
Calgary	424.8	382.1	335.9	362.1	7.8	-14.8
Edmonton	389.1	397.7	398.4	460.3	15.5	18.3
Kelowna	59.6	69.7	70.5	93.4	32.6	56.8
Abbotsford–Mission	38.8	37.5	30.5	32.9	7.6	-15.3
Vancouver	648.7	808.1	847.1	738.4	-12.8	13.8
Victoria	98.6	128.4	136.7	115.3	-15.6	17.0

^r revised

^p preliminary

.. not available for a specific reference period

1. Go online to view the census subdivisions that make up the [census metropolitan areas](#).

2. This figure excludes Belleville and Lethbridge.

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

Source(s): CANSIM table [026-0006](#).

Available in CANSIM: tables [026-0001](#) to [026-0008](#) and [026-0010](#).

Definitions, data sources and methods: survey number [2802](#).

The August issue of *Building Permits* ([64-001-X](#)) will soon be available.

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; 514-283-8300; STATCAN.infostats-infostats.STATCAN@canada.ca) or Media Relations (613-951-4636; STATCAN.mediahotline-ligneinfomedias.STATCAN@canada.ca).