

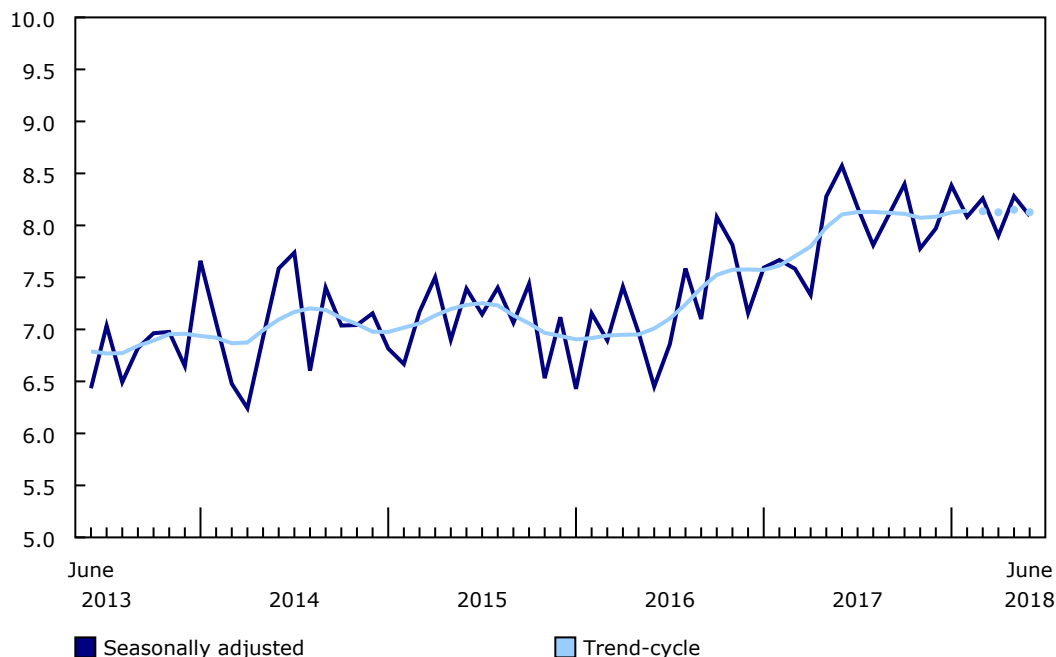
Building permits, June 2018

Released at 8:30 a.m. Eastern time in *The Daily*, Wednesday, August 8, 2018

In June, Canadian municipalities issued \$8.1 billion worth of building permits, down 2.3% from the previous month. The decline was the result of lower construction intentions for residential buildings, following a strong May.

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): Table [34-10-0066-01](#).



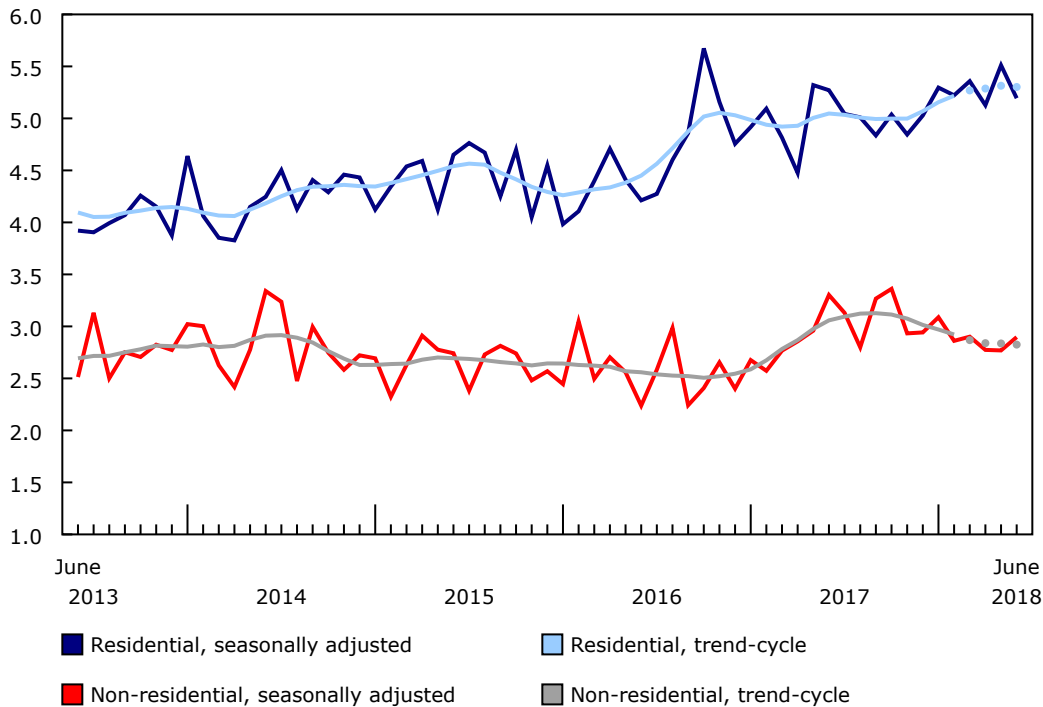
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Chart 2
Value of building permits for residential and non-residential sectors

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): Table 34-10-0066-01.

Residential sector: Multi-family dwellings account for majority of the decline

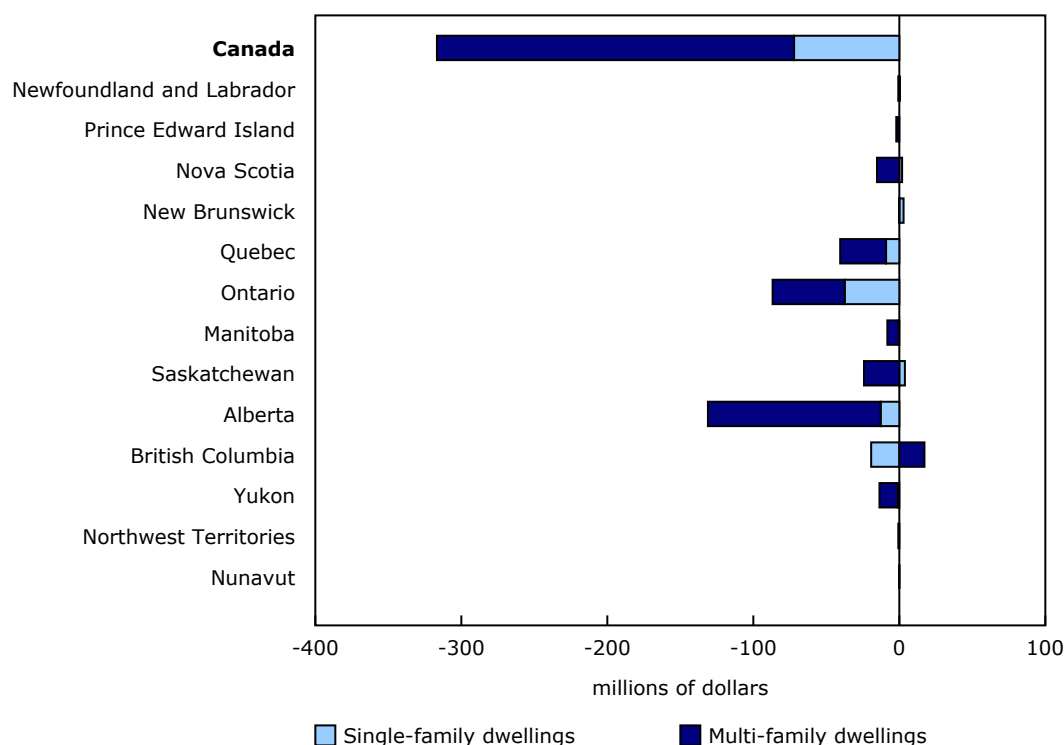
In the residential sector, municipalities issued \$5.2 billion worth of building permits in June, down 5.7% from May. New Brunswick was the only province to post an increase.

The value of multi-family dwelling permits dropped 8.0% to \$2.8 billion in June. This followed a record high of \$3.1 billion the previous month. The decrease was led by Alberta, where municipalities issued permits for 865 fewer units in June than they did in May. British Columbia (+2.1%) was the only province to register an increase.

The value of permits in the single-family dwelling component was down 2.9% to \$2.4 billion in June. Six provinces posted declines, with Ontario (-\$37 million) accounting for slightly over half of the drop.

Municipalities approved the construction of 19,111 new dwellings in June, down 10.5% from May. The decline was mainly attributable to a 14.3% drop in multi-family dwellings, to 13,667 new units. The number of new single-family dwellings increased 0.8% to 5,444 new units.

Chart 3
Month-to-month change in value of residential building permits, June 2018



Source(s): Table 34-10-0066-01.

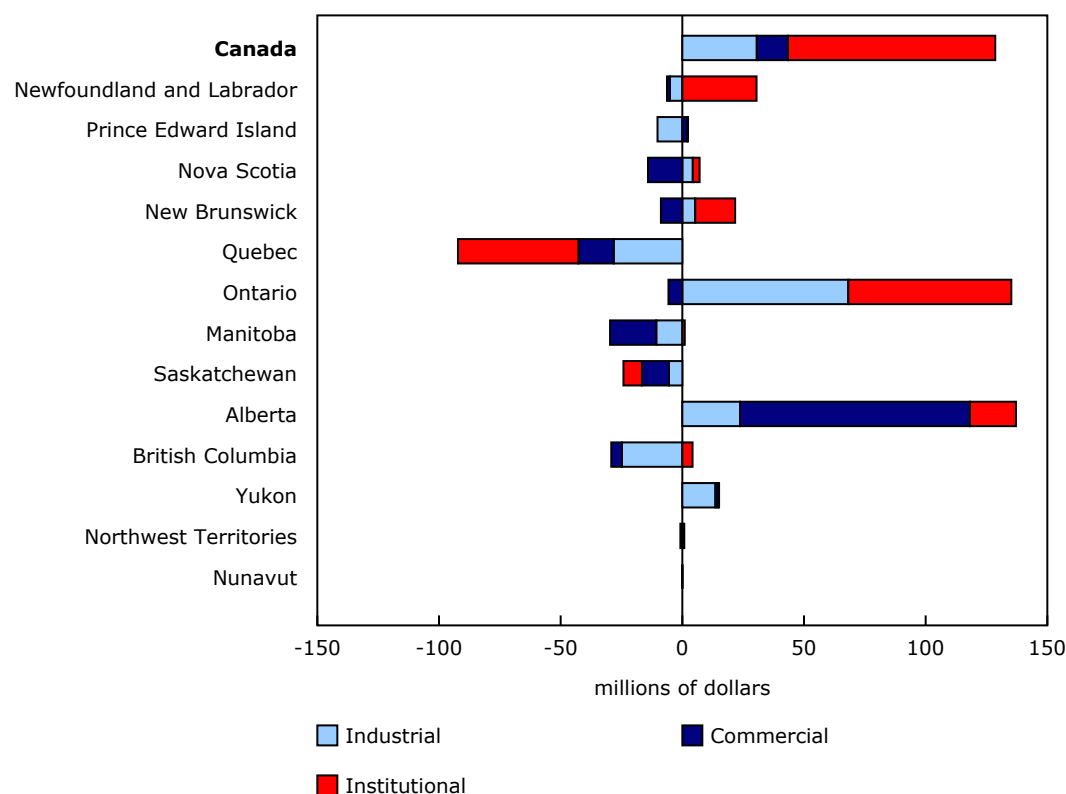
Non-residential sector: All components register gains

The value of building permits in the non-residential sector rose 4.6% in June to \$2.9 billion. Increases in Alberta and Ontario more than offset the declines in six provinces.

In the institutional component, the total value of permits was up 16.3%, to \$609 million. This gain followed four consecutive monthly declines. Eight provinces registered increases, led by Ontario and Newfoundland and Labrador.

The value of industrial permits rose 5.3% to \$603 million, a third consecutive monthly increase. The gain in June was largely the result of a few high-value permits issued for agricultural and manufacturing buildings in Ontario.

Meanwhile, in the commercial component, municipalities issued \$1.7 billion worth of permits, up 0.8% from May. The increase was the result of higher construction intentions in Alberta (+\$94 million), which offset the small declines reported in every other province except Prince Edward Island.

Chart 4**Month-to-month change in value of non-residential building permits, June 2018**Source(s): Table [34-10-0066-01](#).**Provinces and census metropolitan areas: Quebec reports declines in all components**

The total value of building permits was down in six provinces in June, with the largest decline in Quebec. Meanwhile, construction intentions were down in 20 of the 36 census metropolitan areas (CMAs). In particular, Toronto and Calgary reported notable declines following strong numbers in May.

In Quebec, the value of permits fell 8.4% to \$1.4 billion in June, as each component declined. This marked the third consecutive monthly decrease for the province. Five of the six CMAs in Quebec were down, the exception being Saguenay (+34.9%). The CMA of Québec reported \$70 million worth of building permits in June, its lowest value since January 2006.

Conversely, Ontario issued \$3.3 billion worth of building permits in June (+\$43 million). The gain was the result of higher construction intentions for industrial and institutional buildings. Barrie reported the largest increase of the CMAs, issuing \$105 million worth of building permits. The increase in Barrie mainly reflected higher construction intentions for residential dwellings.

Second quarter 2018

The value of permits fell 1.8% to \$24.3 billion in the second quarter, following a 2.4% rise in the first quarter. Despite the decline in the second quarter, the year-to-date value was \$2.0 billion higher than the value of the first two quarters of 2017.

The value of permits in the residential sector decreased 0.3% in the second quarter to \$15.8 billion. An increase in the value of permits for multi-family dwellings (+\$377 million) almost offset a decline from the single-family dwelling component (-\$420 million). In the non-residential sector, declines in the institutional and industrial components contributed to a 4.6% drop in the second quarter, while the commercial component rose slightly.

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which facilitates month-to-month 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 Ottawa part and the Gatineau 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

Unadjusted data for the current reference month are subject to revision based on late responses. Data for the previous month have been revised. Seasonally adjusted data are revised for the previous two months.

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 on building permits for July will be released on September 6.

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

	June 2017	April 2018 ^r	May 2018 ^r	June 2018 ^p	May to June 2018	June 2017 to June 2018
	millions of dollars				% change	
Total	8,573.0	7 901.1	8,279.6	8,091.5	-2.3	-5.6
Residential	5,270.6	5 126.9	5,510.9	5,194.2	-5.7	-1.5
Single ¹	2,489.6	2 304.6	2,459.3	2,387.1	-2.9	-4.1
Multiple	2,781.0	2 822.3	3,051.6	2,807.0	-8.0	0.9
Non-residential	3,302.3	2 774.2	2,768.7	2,897.4	4.6	-12.3
Industrial	665.0	514.5	572.6	603.3	5.3	-9.3
Commercial	1,752.5	1 721.5	1,672.0	1,684.9	0.8	-3.9
Institutional	884.9	538.1	524.1	609.3	16.3	-31.1
	number of units				% change	
Total dwellings	20,143	20 009	21,349	19,111	-10.5	-5.1
Single ¹	5,591	5 140	5,400	5,444	0.8	-2.6
Multiple	14,552	14 869	15,949	13,667	-14.3	-6.1

^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): Table [34-10-0066-01](#).

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

	June 2017	April 2018 ^r	May 2018 ^r	June 2018 ^p	May to June 2018	June 2017 to June 2018
	millions of dollars				% change	
Canada	8,573.0	7 901.1	8,279.6	8,091.5	-2.3	-5.6
Residential	5,270.6	5 126.9	5,510.9	5,194.2	-5.7	-1.5
Non-residential	3,302.3	2 774.2	2,768.7	2,897.4	4.6	-12.3
Newfoundland and Labrador	56.1	52.8	50.7	74.4	46.6	32.6
Residential	33.8	22.5	19.1	18.6	-2.5	-45.0
Non-residential	22.3	30.2	31.6	55.8	76.3	150.5
Prince Edward Island	21.9	26.9	36.3	26.2	-27.7	19.7
Residential	14.1	15.4	18.9	16.8	-11.3	19.1
Non-residential	7.8	11.5	17.3	9.4	-45.6	20.9
Nova Scotia	138.4	125.2	122.3	101.9	-16.7	-26.4
Residential	92.2	83.9	83.2	69.7	-16.1	-24.3
Non-residential	46.2	41.3	39.2	32.2	-17.9	-30.4
New Brunswick	75.3	81.0	91.1	106.8	17.2	41.8
Residential	33.0	38.6	38.9	41.7	7.1	26.2
Non-residential	42.3	42.4	52.2	65.1	24.8	54.0
Quebec	1,570.1	1 752.2	1,576.4	1,443.7	-8.4	-8.1
Residential	894.5	1 081.6	955.7	915.2	-4.2	2.3
Non-residential	675.6	670.6	620.8	528.6	-14.9	-21.8
Ontario	3,567.3	2 947.1	3,287.3	3,330.1	1.3	-6.6
Residential	2,135.5	1 933.3	2,218.6	2,131.8	-3.9	-0.2
Non-residential	1,431.8	1 013.8	1,068.7	1,198.3	12.1	-16.3
Manitoba	347.8	259.1	236.8	199.8	-15.6	-42.5
Residential	186.9	186.5	121.1	112.9	-6.8	-39.6
Non-residential	161.0	72.5	115.6	86.9	-24.9	-46.0
Saskatchewan	219.6	197.5	152.8	108.2	-29.2	-50.7
Residential	116.1	78.1	82.3	62.0	-24.7	-46.6
Non-residential	103.6	119.3	70.5	46.3	-34.3	-55.3
Alberta	1,192.9	1 193.4	1,209.6	1,215.6	0.5	1.9
Residential	738.6	709.3	790.3	659.1	-16.6	-10.8
Non-residential	454.3	484.1	419.3	556.4	32.7	22.5
British Columbia	1,365.1	1 251.9	1,481.9	1,454.9	-1.8	6.6
Residential	1,019.3	972.3	1,161.0	1,158.9	-0.2	13.7
Non-residential	345.8	279.6	320.9	296.0	-7.8	-14.4
Yukon	7.8	2.5	19.3	20.7	7.1	166.8
Residential	3.9	1.6	17.5	3.8	-78.1	-0.6
Non-residential	3.9	0.9	1.8	16.9	827.9	332.2
Northwest Territories	10.0	1.6	7.5	6.8	-9.2	-31.7
Residential	2.3	1.3	1.9	1.3	-34.0	-43.9
Non-residential	7.7	0.3	5.6	5.5	-0.6	-28.1
Nunavut	0.7	9.9	F	F	F	F
Residential	0.6	2.3	F	F	F	F
Non-residential	0.1	7.6	5.2	F	F	F

^r revised

^p preliminary

F too unreliable to be published

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

Source(s): Table 34-10-0066-01.

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

	June 2017	April 2018 ^r	May 2018 ^r	June 2018 ^p	May to June 2018	June 2017 to June 2018
	millions of dollars				% change	
Total, census metropolitan areas	6,867.8	6 168.2	6,423.3	6,205.8	-3.4	-9.6
St. John's	27.1	31.3	32.3	52.8	63.5	94.6
Halifax	99.2	80.7	75.9	44.9	-40.9	-54.8
Moncton	12.5	25.5	33.0	37.7	14.3	202.0
Saint John	17.3	12.1	7.2	16.1	122.2	-7.2
Saguenay	14.5	24.2	18.0	24.3	34.9	67.9
Québec	206.0	176.3	105.6	69.5	-34.2	-66.3
Sherbrooke	30.2	32.8	36.9	34.2	-7.2	13.4
Trois-Rivières	29.6	29.6	31.3	25.5	-18.3	-13.7
Montréal	904.3	1 083.7	866.9	814.3	-6.1	-9.9
Ottawa–Gatineau, Ontario/Quebec	298.2	350.6	286.2	314.0	9.7	5.3
Gatineau part	44.7	71.9	63.1	56.1	-11.0	25.6
Ottawa part	253.5	278.7	223.1	257.9	15.6	1.7
Kingston	33.7	27.0	21.8	22.7	3.8	-32.7
Belleville	15.7	12.9	21.8	17.3	-20.5	10.5
Peterborough	16.5	51.3	25.8	19.5	-24.4	18.6
Oshawa	83.4	45.5	90.9	124.2	36.7	48.9
Toronto	1,932.4	1 264.4	1,712.5	1,614.3	-5.7	-16.5
Hamilton	121.0	186.2	156.8	165.6	5.6	36.8
St. Catharines–Niagara	79.6	58.4	49.0	58.0	18.4	-27.1
Kitchener–Cambridge–Waterloo	149.7	97.2	125.2	80.8	-35.5	-46.0
Brantford	14.9	41.1	29.9	20.2	-32.4	36.0
Guelph	40.6	25.2	28.1	33.5	19.3	-17.4
London	124.9	124.3	105.4	124.0	17.7	-0.7
Windsor	54.1	42.2	32.3	46.7	44.6	-13.6
Barrie	84.1	71.6	46.8	105.3	125.3	25.3
Greater Sudbury	31.3	30.2	26.9	17.6	-34.4	-43.6
Thunder Bay	8.8	5.9	4.8	7.6	56.3	-13.9
Winnipeg	297.8	211.4	165.8	130.2	-21.5	-56.3
Regina	99.7	53.0	49.5	27.5	-44.5	-72.4
Saskatoon	71.9	92.8	61.1	52.0	-14.8	-27.7
Lethbridge	24.8	23.5	38.2	37.4	-2.0	50.6
Calgary	426.6	457.1	537.6	446.7	-16.9	4.7
Edmonton	444.5	435.6	445.3	500.7	12.4	12.6
Kelowna	79.2	63.0	108.9	95.5	-12.3	20.5
Abbotsford–Mission	42.9	23.3	43.8	31.9	-27.0	-25.6
Vancouver	826.9	759.6	854.9	832.6	-2.6	0.7
Victoria	123.8	118.6	146.9	160.4	9.2	29.5

^r revised

^p preliminary

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

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

Source(s): Table [34-10-0066-01](#).

Available tables: table [34-10-0066-01](#).

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

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).