

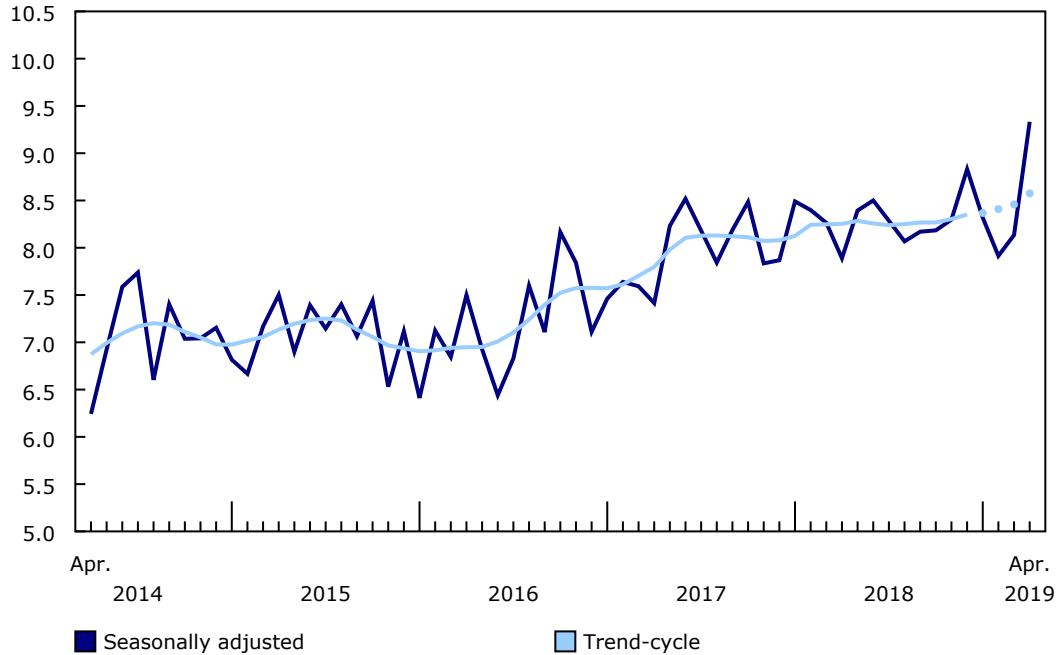
Building permits, April 2019

Released at 8:30 a.m. Eastern time in *The Daily*, Monday, June 10, 2019

Canadian municipalities issued a record \$9.3 billion worth of building permits in April. The increase in the value of permits was almost entirely due to a planned change in development costs in Metro Vancouver.

Chart 1
Total value of building permits

billions of dollars

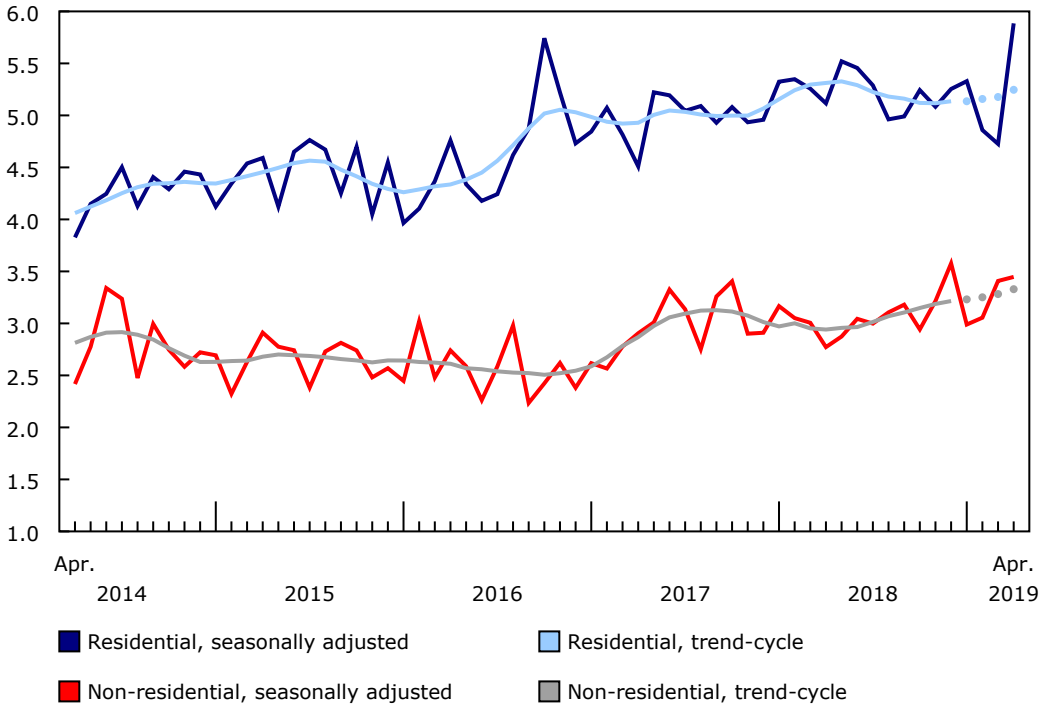


Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the three previous months. For more information, see the note to readers.
Source(s): Table 34-10-0066-01.



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

billions of dollars

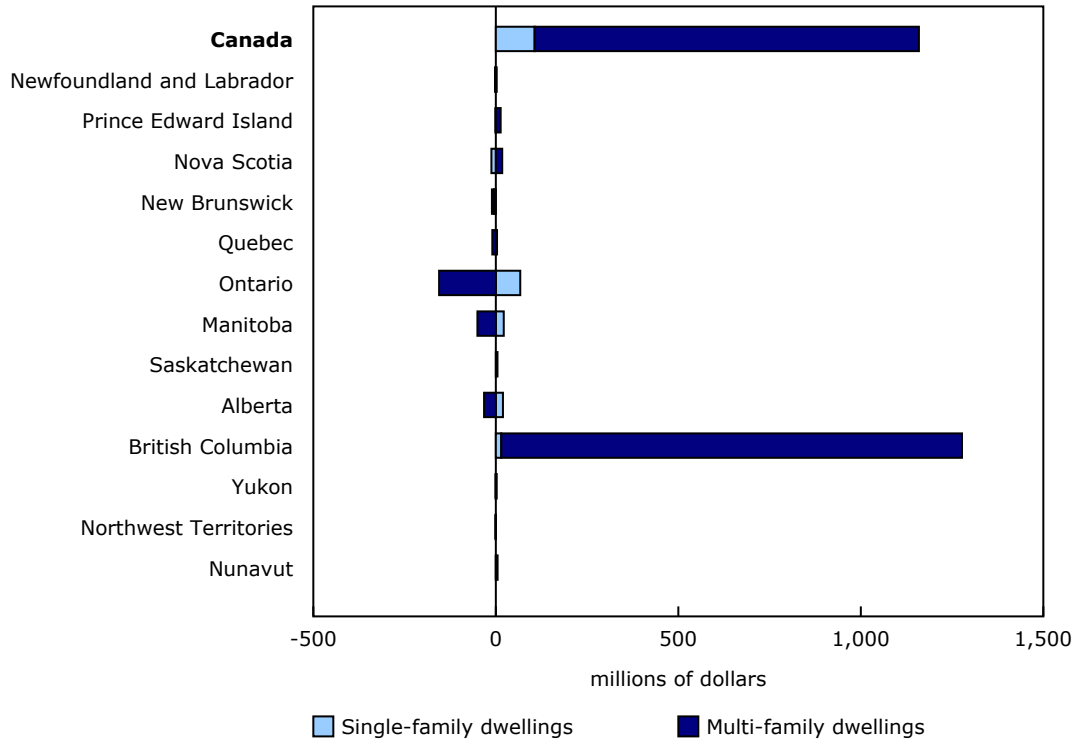


Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the three previous months. For more information, see the note to readers.
Source(s): Table 34-10-0066-01.

Change in development costs drives increase

Nationally, the value of permits was up \$1.2 billion in April, the largest increase since May 2007. Although six provinces reported higher values, British Columbia accounted for most of the gain. This was due to permits being issued ahead of the development cost increase in Metro Vancouver in May, the first change in costs in that region since 1997. Meanwhile, Quebec reported the largest decline, down \$147 million from March.

Chart 3
Month-to-month change in the value of residential building permits



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

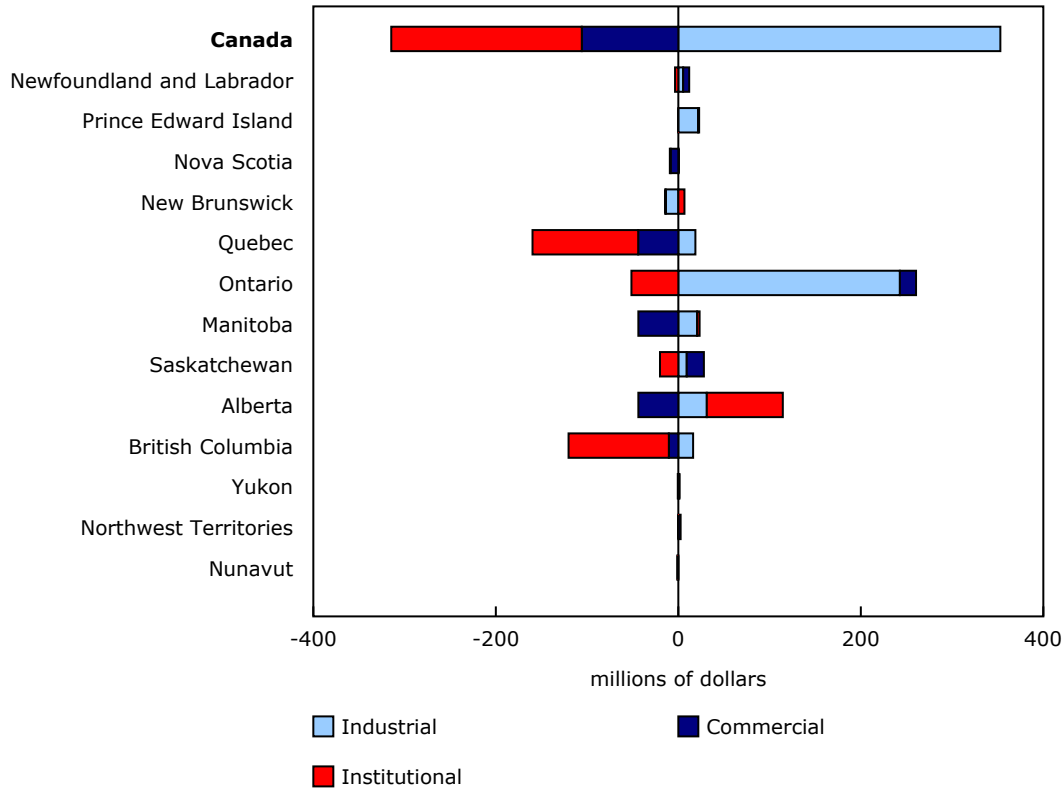
Multi-family dwellings in British Columbia boost residential permit values

In the residential sector, the value of permits rose 24.5% to \$5.9 billion in April.

Municipalities in British Columbia issued \$2.2 billion worth of residential permits, almost doubling the previous record set in June 2018. The provincial increase was driven by multi-family dwelling permits issued in the census metropolitan area (CMA) of Vancouver (+\$880 million).

The value of single-family dwelling permits was up 5.1% to \$2.2 billion, led by Ontario (+\$67 million).

Chart 4
Month-to-month change in the value of non-residential building permits



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

Industrial permits in Ontario surpass half-billion dollar mark for first time

Nationally, the value of non-residential building permits rose 1.1% from March to \$3.4 billion in April, as higher construction intentions for industrial buildings were reported in nine provinces. The gain was largely due to the issuance of a high value permit for a food processing plant in the CMA of London.

Meanwhile, the value of permits declined for both the institutional and commercial components in April. This followed strong numbers in the previous month, when multiple high-value permits were issued in Quebec and British Columbia.

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which facilitate 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.

Building components

Single-family dwellings: Residential buildings containing only one dwelling unit (for example, single-detached house, bungalow, linked home [[linked at the foundation](#)]).

Multi-family dwellings: Residential buildings containing multiple dwelling units (for example, apartment, apartment condominium, row house, semi-detached).

Industrial buildings: Buildings used in the transformation or production of goods, or related to transportation and communication.

Commercial buildings: Buildings used in trade or distribution of goods and services.

Institutional and government buildings: Buildings used to house public and semi-public services such as those related to health and welfare, education, or public administration, as well as buildings used for religious services.

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 seasonally adjusted data and 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 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 May will be released on July 9.

Products

Statistics Canada has a new [Housing Market Indicators Dashboard](#). This web application provides access to key housing market indicators for Canada, by province and by census metropolitan area. These indicators are automatically updated with new information from monthly releases, giving users access to the latest data.

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

	April 2018	February 2019 ^r	March 2019 ^r	April 2019 ^p	March to April 2019	April 2018 to April 2019
	millions of dollars				% change	
Total	7,888.8	7,913.8	8,134.7	9,331.9	14.7	18.3
Residential	5,116.5	4,858.5	4,726.2	5,885.2	24.5	15.0
Single ¹	2,294.7	2,154.7	2,066.0	2,172.2	5.1	-5.3
Multiple	2,821.8	2,703.8	2,660.2	3,713.0	39.6	31.6
Non-residential	2,772.3	3,055.3	3,408.5	3,446.7	1.1	24.3
Industrial	559.0	676.3	570.8	923.7	61.8	65.2
Commercial	1,697.1	1,694.7	1,986.5	1,880.7	-5.3	10.8
Institutional	516.2	684.3	851.1	642.3	-24.5	24.4
	number of units				% change	
Total dwellings	19,903	18,848	17,543	22,788	29.9	14.5
Single ¹	5,108	4,704	4,588	4,451	-3.0	-12.9
Multiple	14,795	14,145	12,955	18,337	41.5	23.9

^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

	April 2018	February 2019 ^r	March 2019 ^r	April 2019 ^p	March to April 2019	April 2018 to April 2019
	millions of dollars				% change	
Canada	7,888.8	7,913.8	8,134.7	9,331.9	14.7	18.3
Residential	5,116.5	4,858.5	4,726.2	5,885.2	24.5	15.0
Non-residential	2,772.3	3,055.3	3,408.5	3,446.7	1.1	24.3
Newfoundland and Labrador	51.8	54.4	37.7	46.2	22.5	-10.7
Residential	21.6	20.3	19.4	19.6	1.1	-9.1
Non-residential	30.2	34.1	18.4	26.6	45.1	-11.9
Prince Edward Island	27.0	24.9	20.9	56.1	168.2	107.9
Residential	15.5	18.5	19.0	31.4	65.3	102.9
Non-residential	11.5	6.5	1.9	24.7	...	114.6
Nova Scotia	136.0	117.9	118.7	115.0	-3.1	-15.5
Residential	92.0	77.3	85.0	90.4	6.4	-1.8
Non-residential	44.0	40.6	33.7	24.6	-27.1	-44.2
New Brunswick	83.7	88.2	79.8	61.5	-22.8	-26.5
Residential	40.4	38.0	42.1	31.4	-25.5	-22.4
Non-residential	43.3	50.2	37.7	30.2	-19.9	-30.3
Quebec	1,800.0	1,719.1	1,687.4	1,540.0	-8.7	-14.4
Residential	1,095.6	1,033.0	929.6	923.3	-0.7	-15.7
Non-residential	704.5	686.1	757.9	616.7	-18.6	-12.5
Ontario	3,003.4	3,144.0	3,128.3	3,248.8	3.9	8.2
Residential	1,985.2	2,019.7	1,938.7	1,850.2	-4.6	-6.8
Non-residential	1,018.1	1,124.3	1,189.5	1,398.6	17.6	37.4
Manitoba	268.7	226.1	289.1	239.8	-17.1	-10.8
Residential	187.9	115.0	146.6	117.9	-19.6	-37.3
Non-residential	80.8	111.1	142.5	121.9	-14.4	50.9
Saskatchewan	183.4	112.5	145.4	157.8	8.5	-14.0
Residential	71.4	45.1	37.7	42.2	12.0	-40.8
Non-residential	112.0	67.5	107.7	115.5	7.3	3.2
Alberta	1,040.9	888.6	927.8	985.8	6.3	-5.3
Residential	631.5	559.1	577.1	564.4	-2.2	-10.6
Non-residential	409.3	329.5	350.8	421.5	20.2	3.0
British Columbia	1,282.1	1,422.3	1,691.1	2,864.1	69.4	123.4
Residential	972.4	908.7	925.3	2,202.5	138.0	126.5
Non-residential	309.7	513.6	765.7	661.6	-13.6	113.6
Yukon	2.6	17.3	5.1	7.6	49.0	191.8
Residential	1.7	3.7	3.7	5.6	52.2	231.6
Non-residential	0.9	13.5	1.4	2.0	41.0	119.3
Northwest Territories	1.6	1.7	2.1	4.2	102.8	158.6
Residential	1.4	1.5	1.8	1.4	-20.6	3.8
Non-residential	0.3	0.2	0.3	2.8	867.8	972.9
Nunavut	7.6	F	1.3	5.0	287.6	-34.3
Residential	0.0	F	0.2	5.0
Non-residential	7.6	78.3	1.1	0.0	-100.0	-100.0

^r revised

^p preliminary

... not applicable

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

	April 2018	February 2019 ^r	March 2019 ^r	April 2019 ^p	March to April 2019	April 2018 to April 2019
	millions of dollars				% change	
Total, census metropolitan areas	6,251.5	5,906.2	6,284.2	6,955.6	10.7	11.3
St. John's	30.5	37.5	27.7	22.5	-18.9	-26.2
Halifax	89.3	65.9	66.9	74.3	11.1	-16.9
Moncton	30.2	37.5	28.1	19.0	-32.4	-37.0
Saint John	12.3	12.4	9.6	10.5	9.6	-14.8
Saguenay	26.2	14.4	24.8	23.3	-6.2	-11.3
Québec	198.5	165.2	136.3	108.9	-20.1	-45.1
Sherbrooke	38.8	34.7	60.1	54.3	-9.6	39.9
Trois-Rivières	32.8	30.3	19.8	22.7	14.6	-30.8
Montréal	1,133.0	968.4	1,005.7	855.1	-15.0	-24.5
Ottawa–Gatineau, Ontario/Quebec	369.1	283.6	314.6	267.0	-15.1	-27.7
Gatineau part	79.9	84.3	73.1	50.1	-31.5	-37.3
Ottawa part	289.2	199.3	241.5	217.0	-10.2	-25.0
Kingston	25.6	12.9	35.7	19.2	-46.3	-25.2
Bellefleur	13.2	11.7	12.0	57.8	379.8	337.9
Peterborough	52.5	20.4	12.3	17.3	40.3	-67.1
Oshawa	53.5	42.4	112.0	116.5	4.0	117.7
Toronto	1,257.1	1,419.6	1,463.7	1,318.6	-9.9	4.9
Hamilton	185.8	87.4	192.3	90.3	-53.0	-51.4
St. Catharines–Niagara	60.0	223.1	74.1	60.0	-19.0	-0.0
Kitchener–Cambridge–Waterloo	103.8	145.2	123.0	119.8	-2.6	15.5
Brantford	40.9	18.1	32.8	16.3	-50.4	-60.2
Guelph	25.0	60.9	34.2	30.8	-10.0	23.0
London	124.6	89.7	81.1	369.7	355.6	196.6
Windsor	45.7	39.0	38.0	81.5	114.3	78.2
Barrie	76.5	32.0	19.2	7.3	-62.2	-90.5
Greater Sudbury	34.5	22.8	23.2	16.0	-31.2	-53.7
Thunder Bay	4.5	29.4	32.5	3.9	-88.0	-14.1
Winnipeg	210.1	154.0	181.7	151.5	-16.7	-27.9
Regina	54.5	32.3	24.0	22.5	-6.1	-58.7
Saskatoon	94.3	63.2	66.4	86.3	30.0	-8.5
Lethbridge	28.1	26.4	30.2	26.2	-13.2	-6.8
Calgary	336.3	390.8	474.2	449.5	-5.2	33.7
Edmonton	431.2	335.8	278.5	297.1	6.6	-31.1
Kelowna	76.1	78.1	125.7	97.3	-22.6	27.8
Abbotsford–Mission	30.0	35.4	18.7	79.3	324.5	164.6
Vancouver	814.4	812.0	1,001.2	1,881.6	87.9	131.0
Victoria	112.4	73.8	103.8	82.0	-21.0	-27.1

^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).