

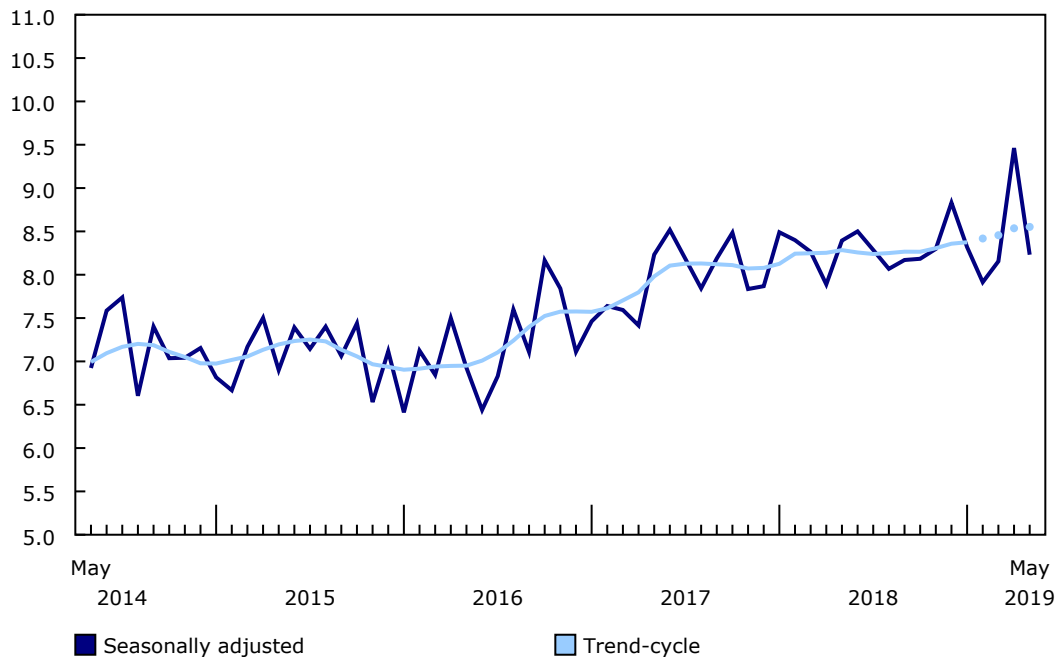
# Building permits, May 2019

Released at 8:30 a.m. Eastern time in *The Daily*, Tuesday, July 9, 2019

Following a record \$9.5 billion in April, the value of permits issued by Canadian municipalities declined 13.0% to \$8.2 billion in May. Increases in six provinces and all three territories were not enough to offset the decrease in British Columbia.

**Chart 1**  
**Total value of building permits**

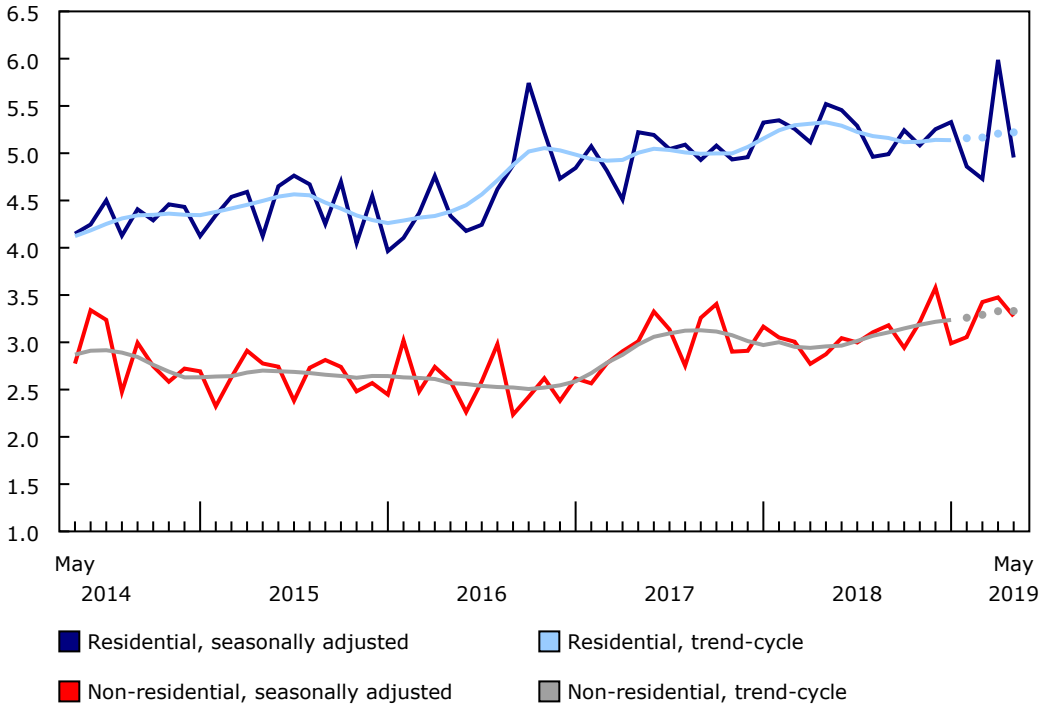
billions of dollars



**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

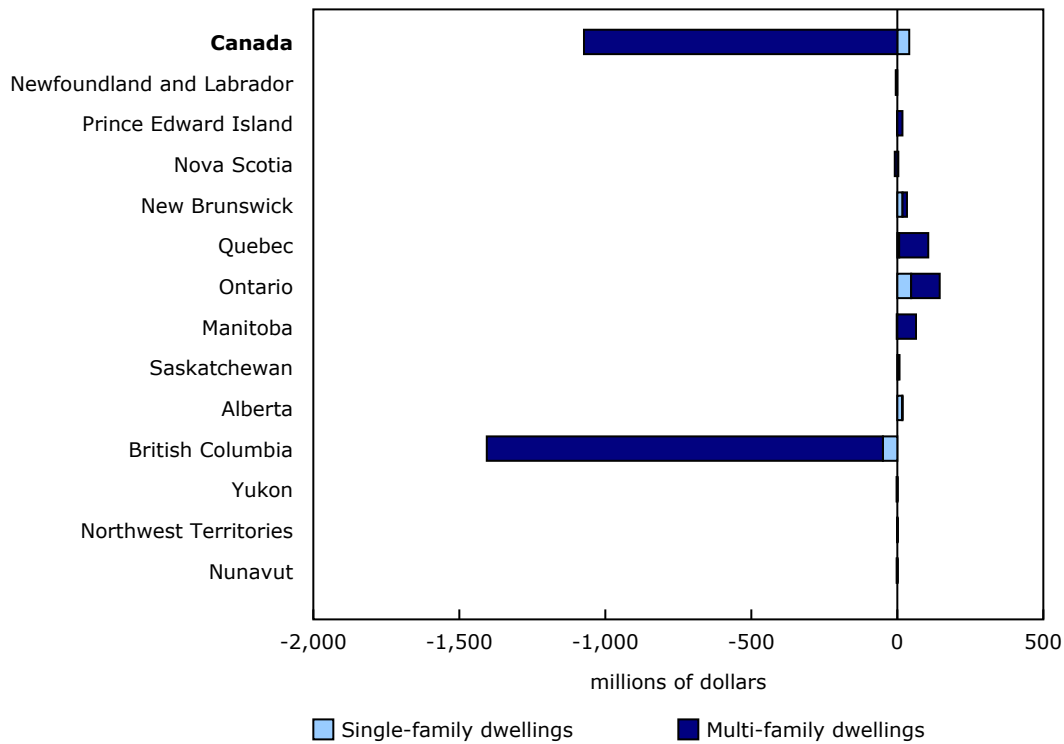


**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the three previous months. For more information, see the note to readers.

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

The national decrease was largely the result of the value of permits for multi-family dwellings in British Columbia returning to recent levels, following a significant rise the previous month in response to Metro Vancouver's impending increases in development costs introduced in May.

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



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

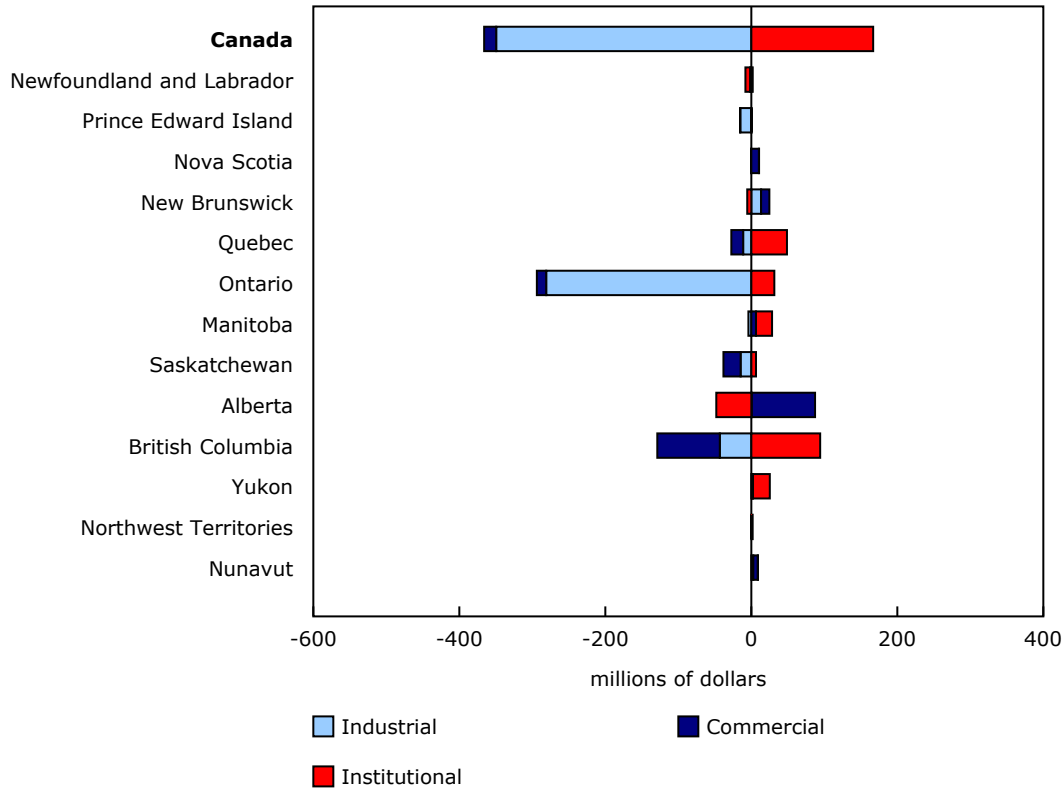
### Residential permits return to previous levels after surge in April

The value of residential permits was down 17.2% to \$5.0 billion in May, following a 26.6% increase in April.

Despite the overall decline in the multi-family dwelling component, seven provinces reported increases, with record highs in Prince Edward Island (\$34 million) and New Brunswick (\$30 million).

Meanwhile, the value of single-family dwelling permits rose 1.8% to \$2.3 billion, led by Ontario (+\$47 million).

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



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

**Decline in industrial permits offsets increase in institutional component**

The value of non-residential permits declined 5.7% to \$3.3 billion in May. The decrease followed the issuance of a high value industrial building permit in Ontario the previous month. The value of commercial permits edged down 0.9% to \$1.9 billion.

In the institutional component, the value of permits rose 25.7% to \$815 million. Higher construction intentions for secondary and elementary schools in British Columbia, as well as for nursing homes in Quebec and Ontario, contributed to the increase.

## 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 June will be released on August 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**

	May 2018	March 2019 <sup>r</sup>	April 2019 <sup>r</sup>	May 2019 <sup>p</sup>	April to May 2019	May 2018 to May 2019
	millions of dollars				% change	
<b>Total</b>	<b>8,393.7</b>	<b>8,155.1</b>	<b>9,462.5</b>	<b>8,231.0</b>	<b>-13.0</b>	<b>-1.9</b>
Residential	5,520.1	4,729.5	5,987.5	4,955.1	-17.2	-10.2
Single <sup>1</sup>	2,465.1	2,089.1	2,218.6	2,259.4	1.8	-8.3
Multiple	3,055.0	2,640.3	3,768.9	2,695.7	-28.5	-11.8
Non-residential	2,873.6	3,425.6	3,475.0	3,275.9	-5.7	14.0
Industrial	623.9	562.3	931.4	581.9	-37.5	-6.7
Commercial	1,682.4	1,987.9	1,895.4	1,878.9	-0.9	11.7
Institutional	567.3	875.3	648.2	815.0	25.7	43.7
	number of units				% change	
<b>Total dwellings</b>	<b>21,041</b>	<b>17,616</b>	<b>23,200</b>	<b>19,465</b>	<b>-16.1</b>	<b>-7.5</b>
Single <sup>1</sup>	5,397	4,642	4,554	4,796	5.3	-11.1
Multiple	15,644	12,974	18,646	14,669	-21.3	-6.2

<sup>r</sup> revised

<sup>p</sup> 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**

	May 2018	March 2019 <sup>r</sup>	April 2019 <sup>r</sup>	May 2019 <sup>p</sup>	April to May 2019	May 2018 to May 2019
	millions of dollars				% change	
<b>Canada</b>	<b>8,393.7</b>	<b>8,155.1</b>	<b>9,462.5</b>	<b>8,231.0</b>	<b>-13.0</b>	<b>-1.9</b>
<b>Residential</b>	<b>5,520.1</b>	<b>4,729.5</b>	<b>5,987.5</b>	<b>4,955.1</b>	<b>-17.2</b>	<b>-10.2</b>
<b>Non-residential</b>	<b>2,873.6</b>	<b>3,425.6</b>	<b>3,475.0</b>	<b>3,275.9</b>	<b>-5.7</b>	<b>14.0</b>
Newfoundland and Labrador	52.9	36.7	45.0	33.4	-25.8	-36.9
Residential	19.6	18.3	18.3	13.0	-29.4	-33.8
Non-residential	33.3	18.4	26.6	20.4	-23.4	-38.8
Prince Edward Island	36.3	20.9	56.1	58.7	4.5	61.7
Residential	18.9	19.0	31.4	48.9	55.7	158.0
Non-residential	17.3	1.9	24.7	9.8	-60.4	-43.5
Nova Scotia	132.0	120.0	119.0	123.9	4.1	-6.2
Residential	91.2	85.4	88.4	83.0	-6.1	-9.0
Non-residential	40.8	34.5	30.6	40.8	33.4	0.1
New Brunswick	96.7	89.1	64.9	116.9	80.2	20.8
Residential	42.1	47.1	32.7	65.7	100.9	56.1
Non-residential	54.7	41.9	32.2	51.2	59.3	-6.3
Quebec	1,625.4	1,700.3	1,568.2	1,695.4	8.1	4.3
Residential	964.5	936.9	942.8	1,048.7	11.2	8.7
Non-residential	660.9	763.4	625.4	646.8	3.4	-2.1
Ontario	3,367.3	3,154.3	3,298.3	3,181.2	-3.6	-5.5
Residential	2,297.5	1,970.8	1,898.4	2,043.5	7.6	-11.1
Non-residential	1,069.8	1,183.5	1,400.0	1,137.7	-18.7	6.3
Manitoba	246.4	302.0	248.1	334.3	34.7	35.7
Residential	121.5	155.3	120.2	181.9	51.4	49.7
Non-residential	124.9	146.7	128.0	152.3	19.0	22.0
Saskatchewan	154.4	145.3	156.2	132.0	-15.5	-14.6
Residential	65.7	38.0	41.6	49.2	18.0	-25.2
Non-residential	88.7	107.2	114.6	82.8	-27.7	-6.6
Alberta	1,097.2	938.7	994.9	1,051.7	5.7	-4.2
Residential	687.7	579.4	568.8	586.3	3.1	-14.7
Non-residential	409.6	359.2	426.1	465.4	9.2	13.6
British Columbia	1,543.9	1,639.5	2,895.0	1,454.6	-49.8	-5.8
Residential	1,185.0	873.5	2,233.0	827.1	-63.0	-30.2
Non-residential	358.8	766.0	662.0	627.6	-5.2	74.9
Yukon	19.3	5.1	7.6	30.5	301.3	58.0
Residential	17.5	3.7	5.6	3.3	-41.5	-81.4
Non-residential	1.8	1.4	2.0	27.3	...	...
Northwest Territories	7.5	2.0	4.1	6.1	49.1	-18.1
Residential	1.9	1.7	1.3	1.6	20.8	-15.9
Non-residential	5.6	0.3	2.8	4.5	62.8	-18.8
Nunavut	14.3	1.3	5.0	12.4	148.6	-13.1
Residential	6.8	0.2	5.0	3.2	-36.0	-53.0
Non-residential	7.5	1.1	0.0	9.2	...	23.1

<sup>r</sup> revised

<sup>p</sup> preliminary

... not applicable

**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 adjusted<sup>1</sup>**

	May 2018	March 2019 <sup>r</sup>	April 2019 <sup>r</sup>	May 2019 <sup>p</sup>	April to May 2019	May 2018 to May 2019
	millions of dollars				% change	
<b>Total, census metropolitan areas</b>	<b>6,681.7</b>	<b>6,276.5</b>	<b>7,161.1</b>	<b>6,374.0</b>	<b>-11.0</b>	<b>-4.6</b>
St. John's	32.1	27.6	22.0	16.3	-26.2	-49.3
Halifax	84.1	66.4	75.3	61.3	-18.6	-27.1
Moncton	37.8	33.5	22.3	44.5	99.2	17.9
Saint John	8.4	10.7	11.2	14.3	26.8	68.9
Saguenay	18.9	25.1	23.6	22.9	-2.9	21.3
Québec	123.8	136.8	109.4	145.4	33.0	17.4
Sherbrooke	44.4	60.6	54.7	38.5	-29.6	-13.3
Trois-Rivières	35.4	19.8	23.0	26.9	17.2	-24.0
Montréal	912.4	1,004.1	871.5	972.3	11.6	6.6
Ottawa–Gatineau, Ontario/Quebec	305.8	314.5	267.1	306.9	14.9	0.4
Gatineau part	81.8	73.4	50.5	92.6	83.4	13.2
Ottawa part	224.0	241.1	216.6	214.3	-1.1	-4.3
Kingston	21.8	35.9	19.2	118.9	518.8	445.4
Bellefleur	24.0	12.2	57.8	16.2	-72.0	-32.6
Peterborough	26.5	12.2	17.2	12.4	-27.9	-53.2
Oshawa	95.4	111.5	115.0	96.4	-16.1	1.1
Toronto	1,804.0	1,467.0	1,334.1	1,422.4	6.6	-21.2
Hamilton	164.4	193.1	91.3	248.9	172.6	51.3
St. Catharines–Niagara	54.3	74.7	60.8	112.3	84.8	106.7
Kitchener–Cambridge–Waterloo	129.7	122.4	119.2	103.6	-13.1	-20.1
Brantford	31.3	32.8	16.3	17.0	4.3	-45.7
Guelph	28.0	34.5	31.0	71.0	128.6	153.9
London	102.9	82.2	376.0	137.8	-63.4	33.8
Windsor	38.9	37.8	81.5	55.9	-31.4	43.8
Barrie	51.7	19.7	6.9	18.9	174.3	-63.5
Greater Sudbury	32.1	23.7	16.5	16.3	-1.3	-49.3
Thunder Bay	6.0	32.6	3.9	9.9	154.4	63.9
Winnipeg	164.4	189.3	156.6	228.0	45.5	38.6
Regina	51.5	23.5	21.4	26.8	25.2	-48.0
Saskatoon	61.1	66.3	88.5	68.5	-22.5	12.1
Lethbridge	48.4	31.2	27.2	26.2	-3.8	-45.9
Calgary	459.8	484.5	459.6	483.8	5.3	5.2
Edmonton	441.1	280.6	299.9	362.6	20.9	-17.8
Kelowna	117.3	123.5	92.1	62.4	-32.2	-46.8
Abbotsford–Mission	50.0	18.6	79.0	47.0	-40.5	-6.1
Vancouver	926.6	964.5	2,028.1	900.9	-55.6	-2.8
Victoria	147.4	103.2	81.8	60.9	-25.6	-58.7

<sup>r</sup> revised

<sup>p</sup> 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](mailto:STATCAN.infostats-infostats.STATCAN@canada.ca)) or Media Relations (613-951-4636; [STATCAN.mediahotline-ligneinfomedias.STATCAN@canada.ca](mailto:STATCAN.mediahotline-ligneinfomedias.STATCAN@canada.ca)).