

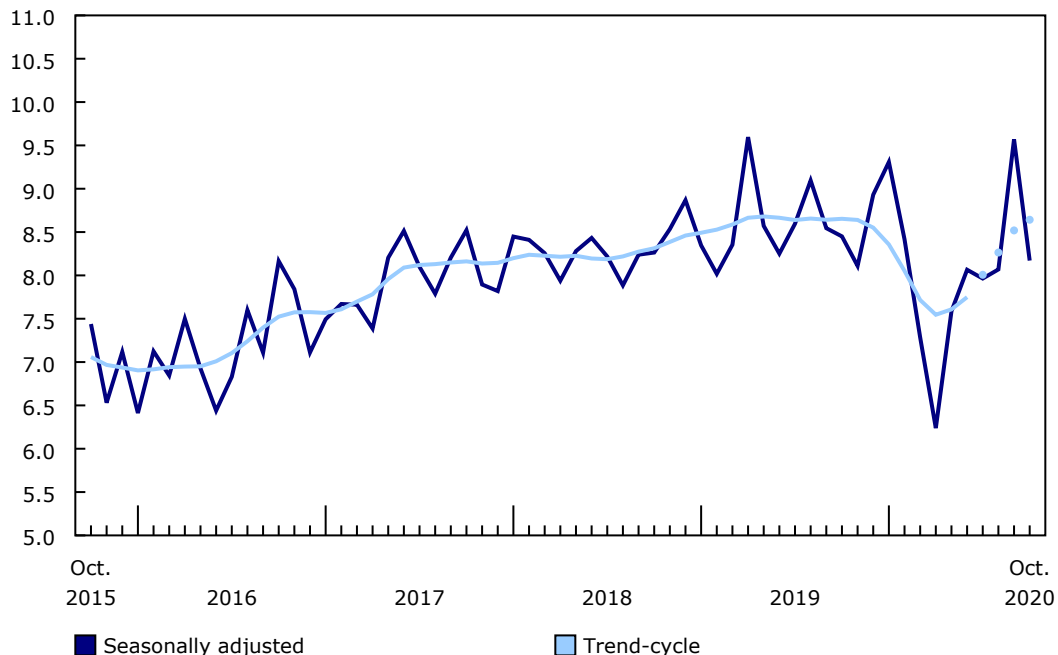
Building permits, October 2020

Released at 8:30 a.m. Eastern time in *The Daily*, Monday, November 30, 2020

Municipalities issued building permits worth \$8.2 billion in October, down 14.6% from the previous month. September's peak was the second highest value on record, with October's results more in line with recent months.

Chart 1
Total value of building permits

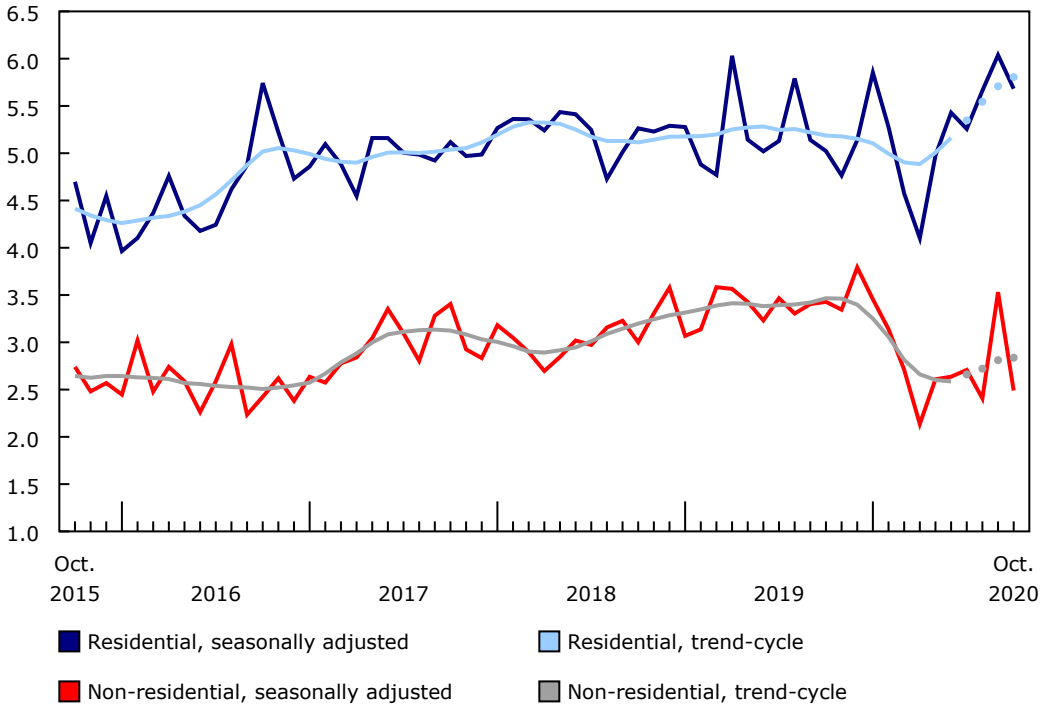
billions of dollars



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.

Infographic 1 – Building permits, October 2020

October 2020

Building permits

Figure 1 Month-to-month change in total value of building permits (seasonally adjusted)

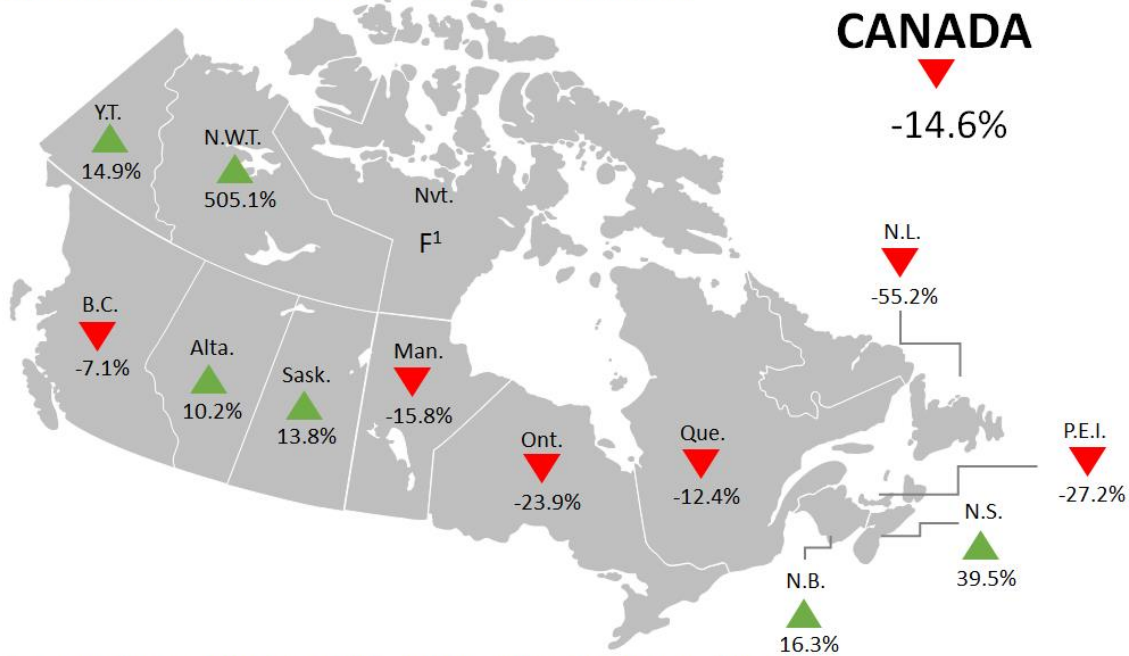
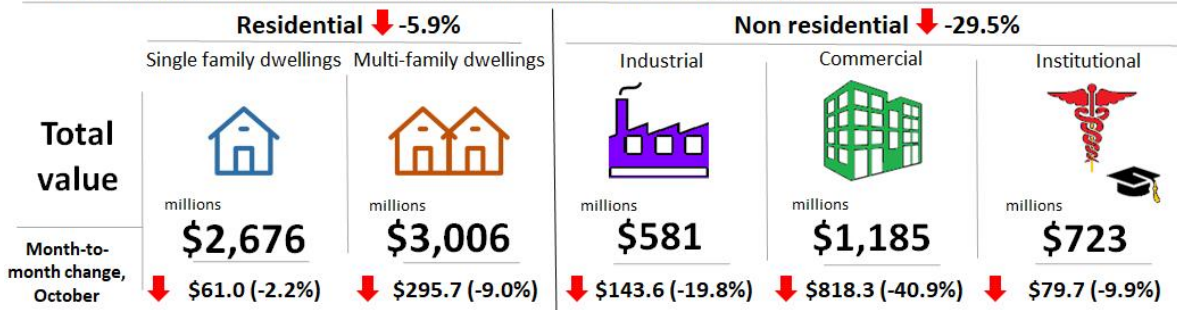


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



Source: Table 34-10-0066-01—Building permits, by type of structure and type of work.

1. F = too unreliable to be published

Commercial permits in Ontario fall to earth after record month

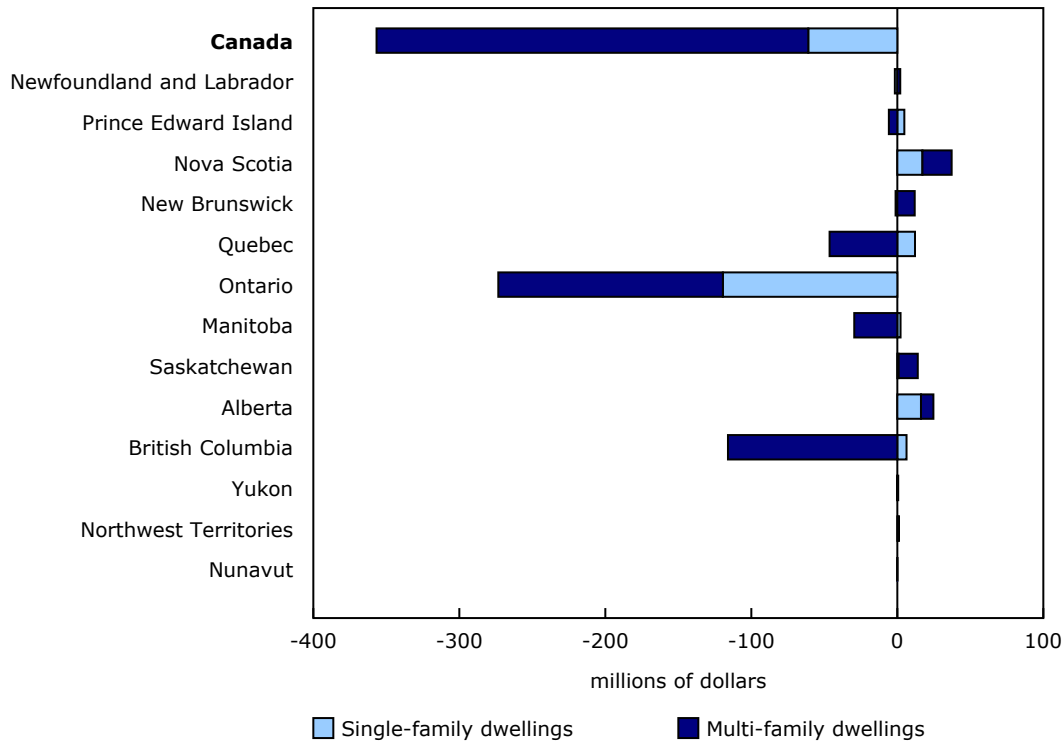
The total value of non-residential permits fell 29.5% to \$2.5 billion in October, after there were several large permits issued the prior month. Ontario (-\$868 million) was responsible for over four-fifths of the decline.

Commercial permits set a record decline, falling 40.9% to \$1.2 billion in October, the lowest level since November 2011. The value of commercial permits in Ontario fell by 64.4%, following a record set in September due to the high-value permits issued for Project Python in Ottawa and the Breithaupt Block office buildings in Kitchener. Excluding Ontario, commercial permits for the rest of the country were stable compared with the previous month.

Industrial permits were down 19.8% in October to \$582 million, with declines posted in every province. Quebec (-\$60 million) and Prince Edward Island (-\$55 million) recorded the most significant declines, with the latter issuing a permit for a manufacturing plant worth \$50 million in the prior month.

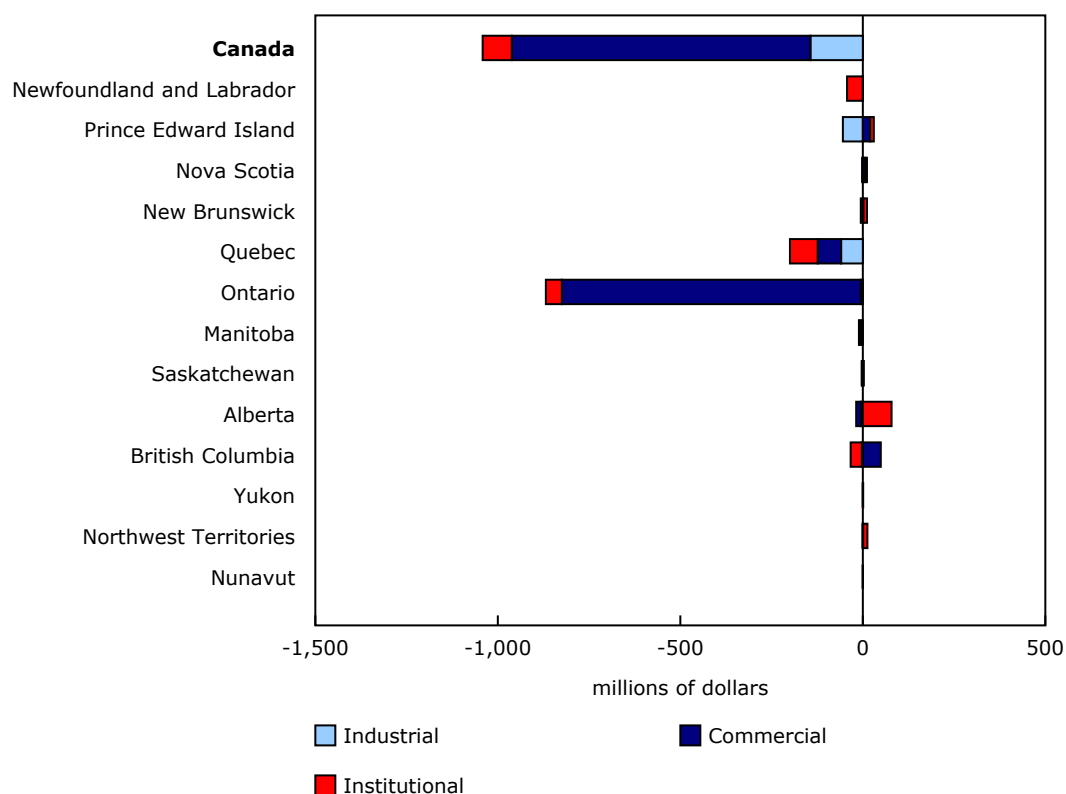
Despite a gain of 153.7% or \$79 million in Alberta, institutional permits decreased 9.9% nationally to \$723 million. Quebec (-31.2%), Ontario (-15.5%) and Newfoundland and Labrador (-99.3%) registered the largest declines. The drop in Newfoundland and Labrador followed a \$43 million jump in Corner Brook for a long-term care home permit issued in September.

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



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

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



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

Residential sector continues to show strength despite October declines

Although the total value of residential permits decreased 5.9% to \$5.7 billion in October after a record high in September, the value of residential permits continued to show strength. Excluding Ontario (-9.4%) and British Columbia (-12.0%), the rest of the country reported a slight increase for the month.

Following five consecutive monthly gains throughout the pandemic, permits issued for single-family dwellings declined 2.2% to \$2.7 billion in October. Declines were reported in three provinces: Ontario (-8.7%), Newfoundland and Labrador (-8.0%) and New Brunswick (-3.4%). Nova Scotia posted the largest gain (+26.0%) as the city of Halifax cleared up a previous backlog of permits.

Permits issued for multi-family dwellings dropped 9.0% to \$3.0 billion, with Ontario (-10.0%) and British Columbia (-18.2%) recording the most significant declines. Conversely, Nova Scotia (+79.5%) reported the largest increase as Halifax also cleared a backlog of permits for multi-family dwellings.

To explore the impact of COVID-19 on the socioeconomic landscape, please visit the [Canadian Economic Dashboard](#) and [COVID-19](#).

For more information on housing, please visit the [Housing statistics](#) portal.

Statistics Canada has a [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 updated automatically with new information from monthly releases, giving users access to the latest data.

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 permit 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 and 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 house).

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

Commercial buildings: Buildings used in the 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 two months have been revised. Seasonally adjusted data for the previous three months have also been revised.

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 could 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 November will be released on December 24.

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

	October 2019	August 2020 ^r	September 2020 ^r	October 2020 ^p	September to October 2020	October 2019 to October 2020
	millions of dollars				% change	
Total	8,450.3	8,069.4	9,569.5	8,171.3	-14.6	-3.3
Residential	5,022.5	5,662.3	6,038.5	5,681.8	-5.9	13.1
Single ¹	2,151.8	2,531.1	2,737.2	2,676.2	-2.2	24.4
Multiple	2,870.7	3,131.2	3,301.3	3,005.6	-9.0	4.7
Non-residential	3,427.8	2,407.1	3,531.0	2,489.5	-29.5	-27.4
Industrial	620.5	481.2	725.0	581.4	-19.8	-6.3
Commercial	2,039.8	1,308.3	2,003.1	1,184.8	-40.9	-41.9
Institutional	767.5	617.6	803.0	723.3	-9.9	-5.8
	number of units				% change	
Total dwellings	19,291	22,352	23,339	21,404	-8.3	11.0
Single ¹	4,717	5,472	5,791	5,796	0.1	22.9
Multiple	14,574	16,881	17,548	15,608	-11.1	7.1

^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

	October 2019	August 2020 ^r	September 2020 ^r	October 2020 ^p	September to October 2020	October 2019 to October 2020
	millions of dollars				% change	
Canada	8,450.3	8,069.4	9,569.5	8,171.3	-14.6	-3.3
Residential	5,022.5	5,662.3	6,038.5	5,681.8	-5.9	13.1
Non-residential	3,427.8	2,407.1	3,531.0	2,489.5	-29.5	-27.4
Newfoundland and Labrador	52.8	36.0	77.6	34.8	-55.2	-34.2
Residential	18.3	26.2	25.9	26.1	0.9	42.8
Non-residential	34.6	9.8	51.7	8.7	-83.2	-74.9
Prince Edward Island	48.3	59.0	93.7	68.2	-27.2	41.3
Residential	26.4	35.7	34.4	33.4	-2.8	26.5
Non-residential	21.9	23.3	59.4	34.8	-41.4	59.1
Nova Scotia	174.4	132.0	118.8	165.8	39.5	-4.9
Residential	125.4	99.3	91.4	128.7	40.7	2.6
Non-residential	49.0	32.7	27.4	37.1	35.5	-24.2
New Brunswick	85.3	88.4	101.5	118.0	16.3	38.4
Residential	40.1	57.7	62.8	73.6	17.1	83.7
Non-residential	45.2	30.8	38.7	44.4	14.9	-1.7
Quebec	1,752.1	1,773.2	1,883.1	1,649.1	-12.4	-5.9
Residential	968.1	1,268.7	1,198.0	1,163.7	-2.9	20.2
Non-residential	784.0	504.5	685.1	485.4	-29.2	-38.1
Ontario	3,450.7	3,595.3	4,771.3	3,629.6	-23.9	5.2
Residential	2,053.5	2,680.4	2,910.2	2,636.9	-9.4	28.4
Non-residential	1,397.2	914.9	1,861.1	992.7	-46.7	-29.0
Manitoba	410.3	261.6	240.8	202.8	-15.8	-50.6
Residential	159.6	174.3	159.9	132.7	-17.1	-16.9
Non-residential	250.7	87.3	80.9	70.2	-13.2	-72.0
Saskatchewan	138.9	105.5	102.0	116.1	13.8	-16.5
Residential	63.5	71.5	61.9	75.9	22.7	19.6
Non-residential	75.5	34.0	40.1	40.1	0.1	-46.8
Alberta	974.8	902.7	839.3	924.5	10.2	-5.2
Residential	604.0	553.0	572.0	596.8	4.3	-1.2
Non-residential	370.7	349.7	267.2	327.7	22.6	-11.6
British Columbia	1,325.4	1,106.1	1,328.5	1,234.6	-7.1	-6.8
Residential	958.0	688.7	913.5	803.9	-12.0	-16.1
Non-residential	367.4	417.4	414.9	430.7	3.8	17.2
Yukon	32.4	6.9	10.2	11.7	14.9	-64.0
Residential	4.5	5.8	6.8	7.3	7.2	62.4
Non-residential	27.9	1.1	3.4	4.4	30.3	-84.3
Northwest Territories	4.4	F	2.6	15.8	505.1	254.4
Residential	0.7	F	1.4	2.4	79.3	227.7
Non-residential	3.7	F	1.2	13.3	969.1	259.7
Nunavut	0.5	F	F	F	F	F
Residential	0.5	F	F	F	F	F
Non-residential	0.0	F	F	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

	October 2019	August 2020 ^r	September 2020 ^r	October 2020 ^p	September to October 2020	October 2019 to October 2020
	millions of dollars				% change	
Total, census metropolitan areas	6,662.0	6,155.1	7,106.5	6,229.9	-12.3	-6.5
St. John's	41.6	17.8	18.5	23.5	27.1	-43.5
Halifax	111.6	63.5	57.1	104.5	83.0	-6.4
Moncton	25.6	19.9	38.6	44.3	14.6	73.3
Saint John	13.7	12.4	15.4	17.6	14.2	28.6
Saguenay	32.9	27.0	48.7	26.8	-45.1	-18.6
Québec	148.0	161.3	148.4	169.1	14.0	14.2
Sherbrooke	57.9	97.5	109.8	65.7	-40.2	13.5
Trois-Rivières	23.3	26.4	24.1	20.3	-15.8	-12.8
Montréal	988.7	910.7	955.5	827.7	-13.4	-16.3
Ottawa–Gatineau, Ontario and Quebec	336.7	322.8	627.7	404.0	-35.6	20.0
Gatineau part	91.3	66.1	90.2	97.7	8.2	7.0
Ottawa part	245.4	256.7	537.5	306.4	-43.0	24.9
Kingston	76.3	52.1	40.9	89.2	117.7	16.9
Belleville	38.5	16.0	15.1	23.9	58.2	-37.9
Peterborough	17.9	8.2	20.3	31.1	53.2	73.7
Oshawa	108.8	127.2	104.0	116.7	12.2	7.2
Toronto	1,570.2	1,604.1	1,889.0	1,577.8	-16.5	0.5
Hamilton	153.3	154.3	220.4	169.9	-22.9	10.8
St. Catharines–Niagara	92.6	79.0	157.1	92.1	-41.4	-0.5
Kitchener–Cambridge–Waterloo	213.1	180.2	260.5	116.4	-55.3	-45.4
Brantford	17.7	51.1	67.8	40.5	-40.3	129.2
Guelph	59.0	50.7	47.0	60.4	28.3	2.3
London	187.7	263.6	222.6	180.9	-18.7	-3.6
Windsor	71.0	91.6	72.5	67.7	-6.6	-4.6
Barrie	35.4	60.1	105.9	93.0	-12.2	162.8
Greater Sudbury	19.3	26.9	20.8	34.4	65.3	78.7
Thunder Bay	10.9	7.2	8.1	8.9	9.9	-18.8
Winnipeg	309.9	180.4	165.1	123.4	-25.3	-60.2
Regina	43.6	24.5	30.3	27.6	-8.8	-36.7
Saskatoon	68.5	55.0	46.6	56.9	22.1	-16.9
Lethbridge	22.7	21.3	21.4	23.6	10.2	3.9
Calgary	482.1	364.7	324.1	354.5	9.4	-26.5
Edmonton	314.0	326.8	337.6	357.8	6.0	14.0
Kelowna	76.0	53.1	61.6	60.3	-2.1	-20.7
Abbotsford–Mission	46.1	47.8	30.6	40.7	32.7	-11.7
Vancouver	777.4	552.3	708.6	688.5	-2.8	-11.4
Victoria	70.2	97.8	84.7	90.4	6.7	28.8

^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).