

Building permits, May 2021

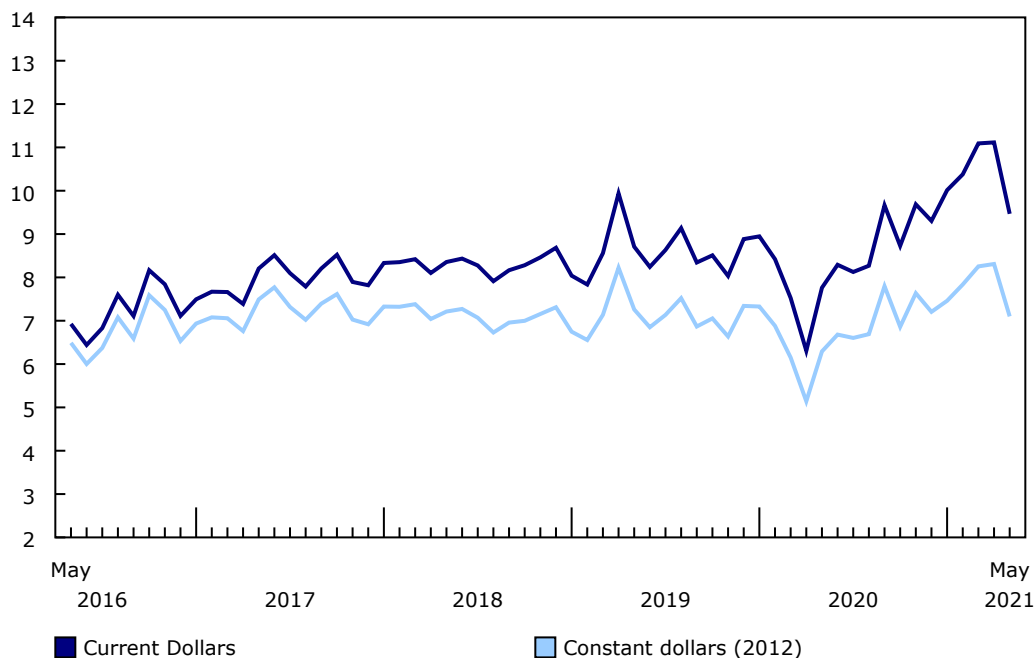
Released at 8:30 a.m. Eastern time in *The Daily*, Friday, July 2, 2021

Following four consecutive months of reaching new highs, the total value of building permits dropped a record \$1.6 billion (-14.8%) to \$9.5 billion in May. Every component was down, with multi-family dwellings in Ontario accounting for nearly three fifths of the overall national decline.

On a constant dollar basis (2012=100), building permits decreased 14.5% to \$7.1 billion.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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



Statistics Canada
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Canada

Infographic 1 – Building permits, May 2021

May 2021

Building permits

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

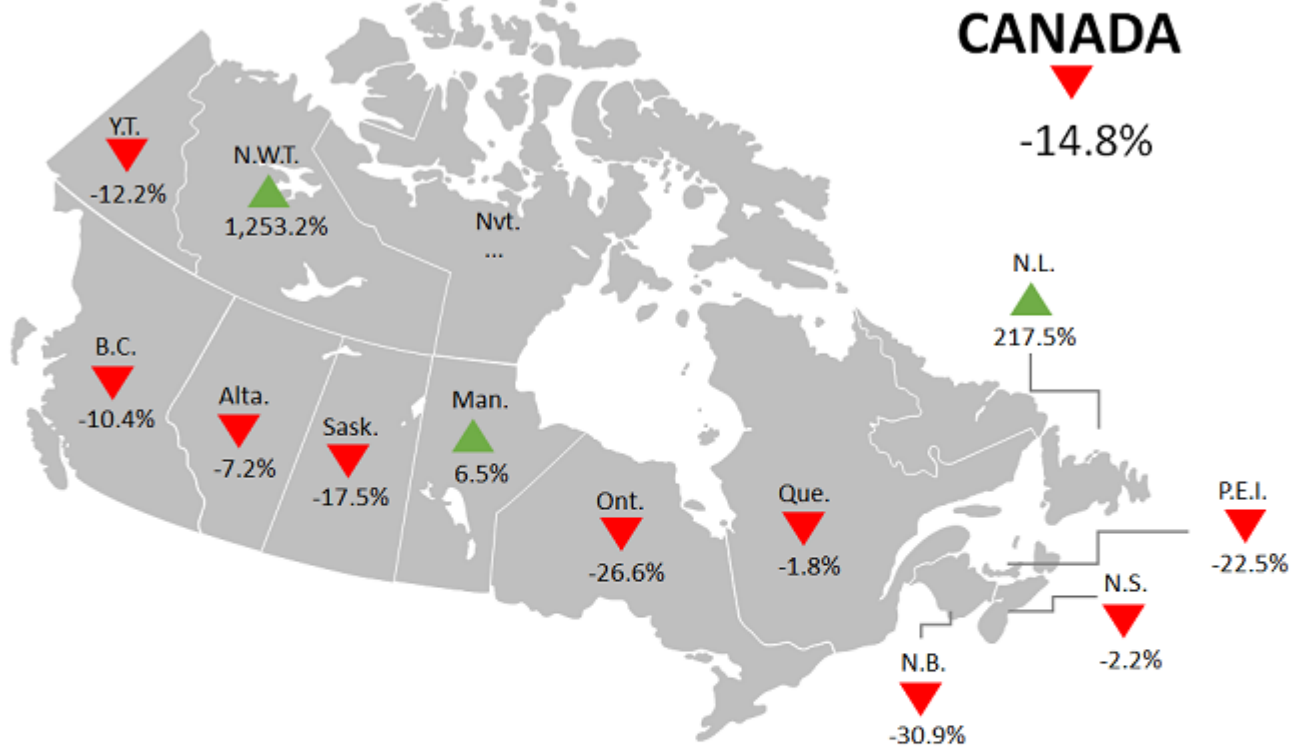
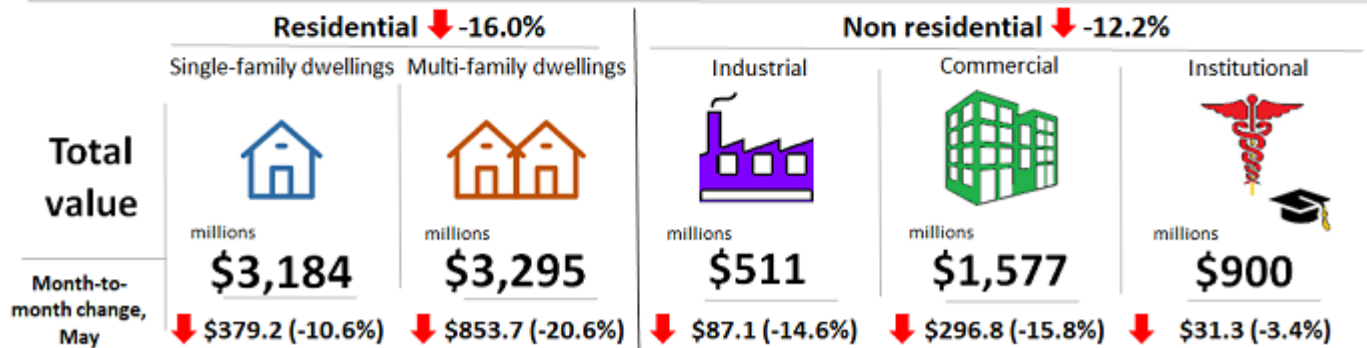


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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

Multi-family permits in Ontario pull residential sector down

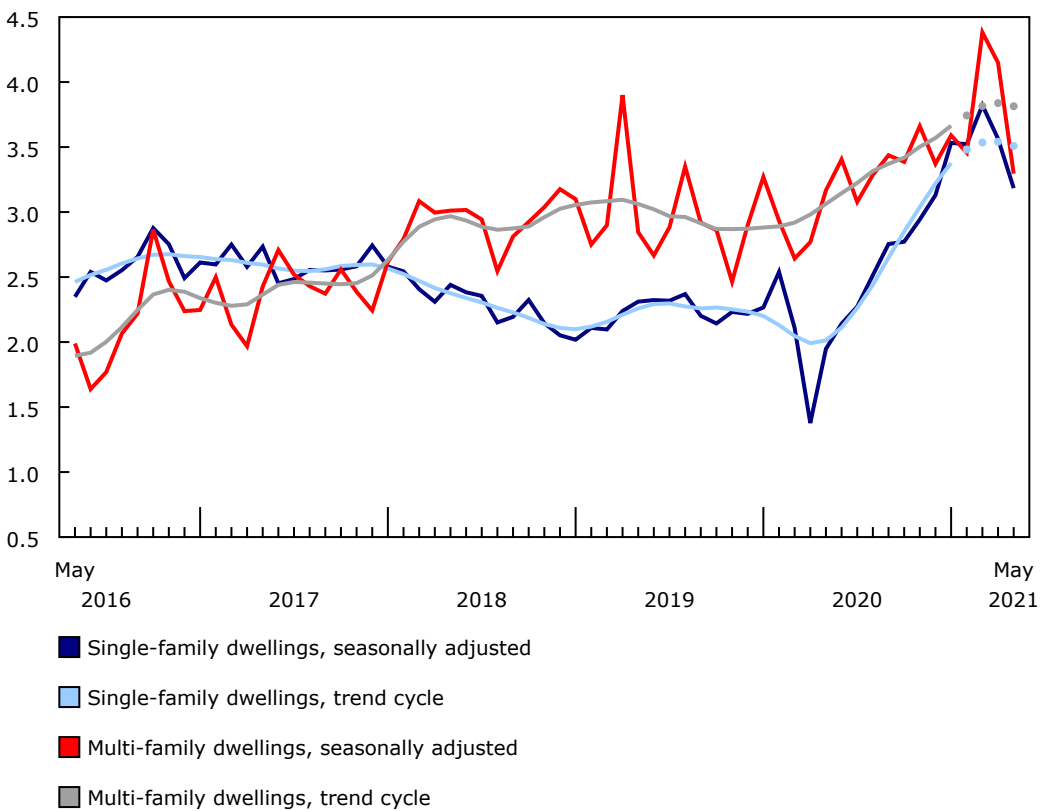
The value of permits for multi-family dwellings dropped 20.6% to \$3.3 billion in May, the lowest value since August 2020. Ontario was responsible for the majority of the decline.

All provinces except for Newfoundland and Labrador posted a decrease in the value of permits issued for single-family dwellings, which fell 10.6% nationally to \$3.2 billion. Quebec accounted for almost half of the national decline, with fewer permits issued in municipalities outside of the census metropolitan areas.

Overall, the value of permits issued in the residential sector pulled back 16.0% to \$6.5 billion.

Chart 2
Value of building permits for the single-family and multi-family components

billions of dollars

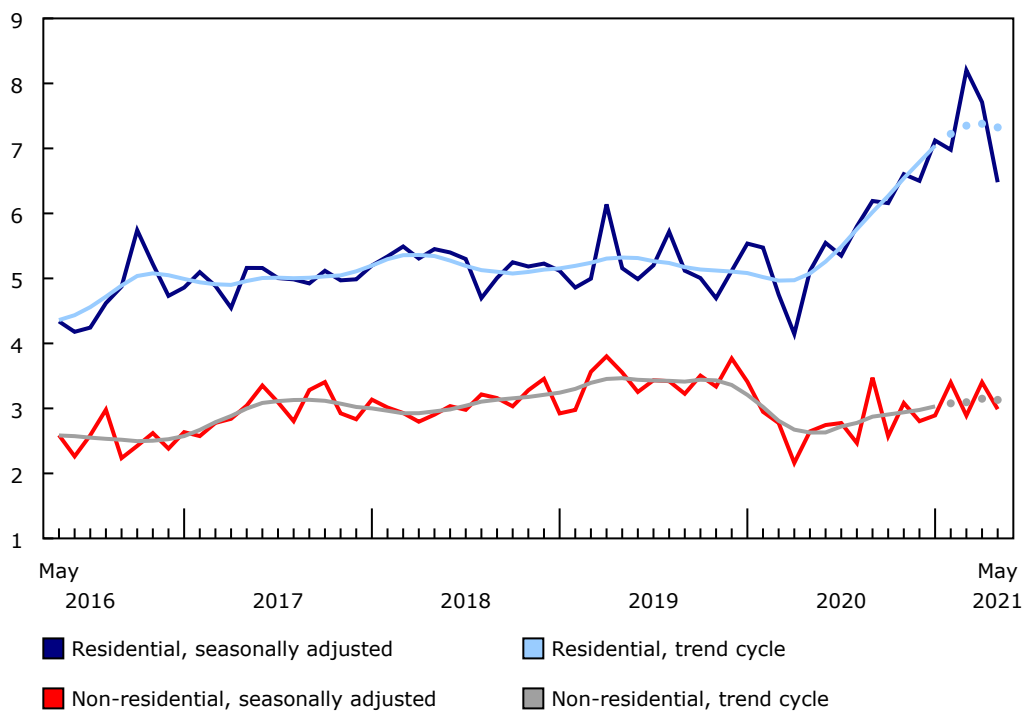


Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the three previous months. For more information, see the note to readers.

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

Chart 3
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.

Non-residential permits drop due to Ontario and Quebec

Construction intentions for the non-residential sector were down 12.2% to \$3.0 billion in May, with Ontario and Quebec falling 21.5% and 22.9% respectively.

Commercial permits tumbled 15.8% to \$1.6 billion overall. Ontario dropped 33.9% as no permit in excess of \$25 million was issued for the province in May, compared with six in the previous month, worth a total of \$295 million.

The value of permits issued for industrial buildings fell 14.6% to \$511 million. Seven provinces reported a decline in this component, with Quebec recording the largest decrease. Quebec saw an uptick in April, largely due to a \$105 million permit issued for renovations to a mining facility in the municipality of Sept-Îles.

The value of institutional permits decreased 3.4% to \$900 million. Gains in four provinces, led by British Columbia and Manitoba, were not enough to counter a \$115 million decline observed in Quebec.

To explore data using an interactive user interface, visit the [Building permits: Interactive Dashboard](#).

To explore the impact of COVID-19 on the socioeconomic landscape, please consult 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 with current dollar values, 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](#).

Starting with the March 2021 reference period, monthly constant dollar estimates have been made available for the entire data series (34-10-0066-01). Constant dollars remove the effects of price changes over time and are calculated using quarterly deflators from the Building Construction Price Index (18-10-0135-01). Typically, the first two months of a quarter use the previous quarter's price level and are revised when the new quarterly price index becomes available.

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 month have been revised. Seasonally adjusted data for the previous two 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 June will be released on August 4.

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

	May 2020	March 2021 ^r	April 2021 ^r	May 2021 ^p	April to May 2021	May 2020 to May 2021
	millions of dollars				% change	
Total	7,760.7	11,092.2	11,115.3	9,467.2	-14.8	22.0
Residential	5,114.9	8,203.1	7,712.4	6,479.5	-16.0	26.7
Single ¹	1,948.0	3,821.6	3,563.6	3,184.4	-10.6	63.5
Multiple	3,166.9	4,381.5	4,148.8	3,295.1	-20.6	4.0
Non-residential	2,645.8	2,889.1	3,402.9	2,987.7	-12.2	12.9
Industrial	595.2	678.6	598.1	510.9	-14.6	-14.2
Commercial	1,419.3	1,463.3	1,873.9	1,577.1	-15.8	11.1
Institutional	631.3	747.3	931.0	899.7	-3.4	42.5
	number of units				% change	
Total dwellings	19,442	29,057	25,628	22,861	-10.8	17.6
Single ¹	4,159	7,565	6,999	6,433	-8.1	54.7
Multiple	15,283	21,493	18,629	16,428	-11.8	7.5

^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

	May 2020	March 2021 ^r	April 2021 ^r	May 2021 ^P	April to May 2021	May 2020 to May 2021
	millions of dollars				% change	
Canada	7,760.7	11,092.2	11,115.3	9,467.2	-14.8	22.0
Residential	5,114.9	8,203.1	7,712.4	6,479.5	-16.0	26.7
Non-residential	2,645.8	2,889.1	3,402.9	2,987.7	-12.2	12.9
Newfoundland and Labrador	62.8	31.9	30.5	96.7	217.5	53.9
Residential	15.1	24.7	25.0	21.9	-12.5	45.2
Non-residential	47.8	7.2	5.4	74.8	...	56.6
Prince Edward Island	43.7	79.5	67.6	52.4	-22.5	19.8
Residential	29.0	59.4	47.0	36.1	-23.0	24.5
Non-residential	14.7	20.1	20.6	16.3	-21.2	10.6
Nova Scotia	120.5	176.0	105.6	103.3	-2.2	-14.3
Residential	83.9	154.2	79.7	83.4	4.6	-0.5
Non-residential	36.6	21.9	25.9	19.9	-23.2	-45.7
New Brunswick	65.2	131.6	151.0	104.3	-30.9	59.9
Residential	46.8	97.4	118.4	64.2	-45.8	37.1
Non-residential	18.4	34.2	32.6	40.1	23.0	118.1
Quebec	1,529.7	2,375.3	2,353.7	2,312.4	-1.8	51.2
Residential	946.5	1,688.1	1,434.5	1,603.6	11.8	69.4
Non-residential	583.2	687.2	919.2	708.8	-22.9	21.5
Ontario	3,606.2	4,910.6	5,139.1	3,773.8	-26.6	4.6
Residential	2,335.7	3,670.7	3,716.9	2,657.9	-28.5	13.8
Non-residential	1,270.5	1,239.9	1,422.2	1,115.9	-21.5	-12.2
Manitoba	198.7	317.1	296.0	315.2	6.5	58.6
Residential	118.8	204.0	190.8	191.6	0.4	61.3
Non-residential	79.9	113.1	105.2	123.6	17.5	54.7
Saskatchewan	75.5	125.4	143.5	118.5	-17.5	56.9
Residential	48.7	82.3	83.7	64.0	-23.6	31.4
Non-residential	26.8	43.1	59.8	54.5	-8.9	103.2
Alberta	734.7	1,157.5	1,273.2	1,180.9	-7.2	60.7
Residential	455.0	785.5	907.2	836.6	-7.8	83.9
Non-residential	279.7	371.9	366.0	344.3	-5.9	23.1
British Columbia	1,309.9	1,761.8	1,531.1	1,371.7	-10.4	4.7
Residential	1,025.6	1,418.5	1,089.8	905.7	-16.9	-11.7
Non-residential	284.3	343.3	441.3	466.0	5.6	63.9
Yukon	8.2	5.0	22.7	20.0	-12.2	143.7
Residential	7.2	3.4	18.4	8.9	-51.7	23.6
Non-residential	1.0	1.6	4.4	11.1	152.8	...
Northwest Territories	5.5	15.2	1.3	17.4	...	213.1
Residential	2.7	12.9	1.1	5.8	447.5	112.5
Non-residential	2.8	2.3	0.2	11.6	...	309.2
Nunavut	0.0 ^E	5.2 ^E	0.0 ^E	0.8 ^E
Residential	0.0 ^E	2.0 ^E	0.0 ^E	0.0 ^E
Non-residential	0.0 ^E	3.3 ^E	0.0 ^E	0.8 ^E

^r revised

^P preliminary

... not applicable

^E use with caution

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

	May 2020	March 2021 ^r	April 2021 ^r	May 2021 ^P	April to May 2021	May 2020 to May 2021
	millions of dollars				% change	
Total, census metropolitan areas	6,402.4	8,419.7	8,148.2	6,909.9	-15.2	7.9
St. John's	28.0	21.1	17.8	85.1	377.3	203.8
Halifax	64.6	95.6	27.7	16.4	-41.0	-74.7
Moncton	19.4	34.9	45.4	29.7	-34.6	53.4
Saint John	12.3	22.0	19.8	22.2	11.8	80.7
Saguenay	20.1	49.3	48.2	46.0	-4.7	128.8
Québec	161.9	324.3	264.4	212.6	-19.6	31.3
Sherbrooke	54.8	78.0	78.6	71.5	-9.0	30.5
Trois-Rivières	25.8	38.0	43.3	29.7	-31.4	15.5
Montréal	895.5	1,073.4	1,034.3	1,241.9	20.1	38.7
Ottawa–Gatineau, Ontario and Quebec	343.8	348.2	387.4	457.0	18.0	32.9
Gatineau part	40.3	108.1	75.7	95.1	25.7	135.9
Ottawa part	303.5	240.1	311.6	361.9	16.1	19.2
Kingston	18.8	38.4	33.5	30.2	-10.1	60.5
Belleville	13.1	22.1	25.9	22.6	-12.7	73.2
Peterborough	13.6	26.0	36.9	62.1	68.4	357.7
Oshawa	68.7	233.8	211.3	136.6	-35.4	98.9
Toronto	1,880.8	2,211.6	2,503.6	1,486.4	-40.6	-21.0
Hamilton	233.9	312.9	176.4	80.7	-54.2	-65.5
St. Catharines–Niagara	100.6	135.6	151.7	102.1	-32.7	1.5
Kitchener–Cambridge–Waterloo	178.9	240.9	214.7	168.7	-21.4	-5.7
Brantford	59.1	29.8	25.9	13.0	-49.8	-78.0
Guelph	40.0	48.7	29.9	16.5	-44.8	-58.8
London	154.5	281.0	239.3	198.6	-17.0	28.6
Windsor	68.3	103.8	88.7	73.1	-17.6	7.0
Barrie	61.1	130.6	57.8	54.3	-6.0	-11.1
Greater Sudbury	25.9	23.5	42.0	19.6	-53.2	-24.1
Thunder Bay	13.9	9.8	14.8	8.1	-45.4	-42.1
Winnipeg	149.7	210.7	193.7	243.2	25.6	62.5
Regina	18.2	25.3	32.3	30.2	-6.4	66.0
Saskatoon	34.6	62.1	63.3	67.1	6.0	94.1
Lethbridge	14.0	26.1	38.8	31.6	-18.6	126.4
Calgary	323.9	478.3	589.0	543.0	-7.8	67.7
Edmonton	269.1	360.6	413.2	388.0	-6.1	44.2
Kelowna	48.8	101.4	99.8	142.5	42.8	192.1
Abbotsford–Mission	39.2	68.0	25.3	41.4	63.4	5.7
Vancouver	866.1	1,054.0	726.7	597.6	-17.8	-31.0
Victoria	81.7	99.9	146.7	140.6	-4.2	72.0

^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).