

Building permits, August 2021

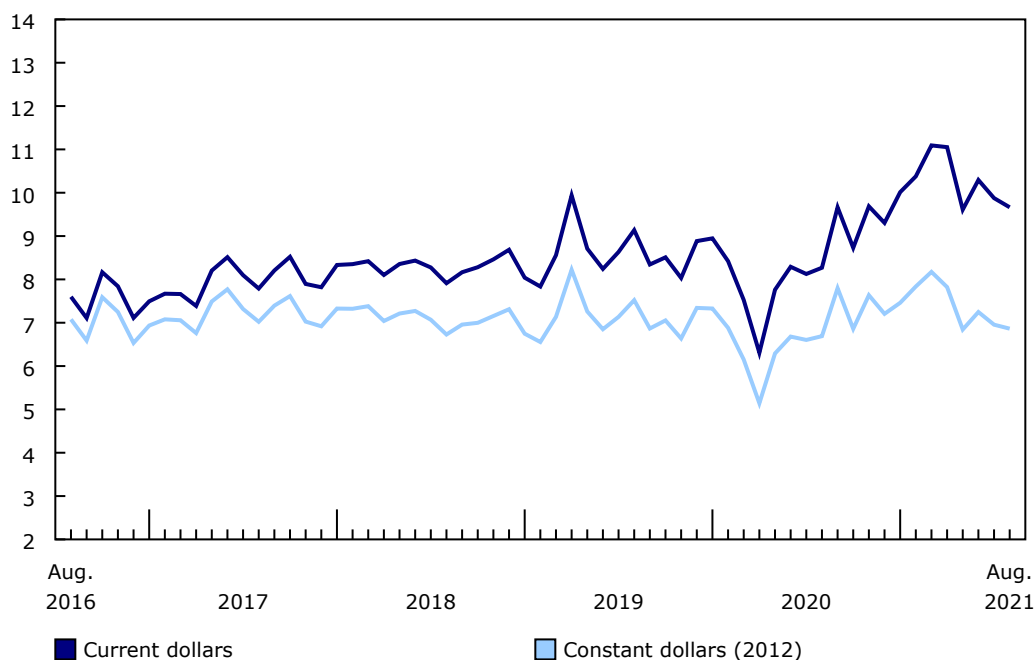
Released at 8:30 a.m. Eastern time in *The Daily*, Monday, October 4, 2021

The total value of building permits in Canada decreased 2.1% to \$9.7 billion in August. Although most provinces reported increases, notable declines in Ontario and British Columbia pulled the national results lower compared with July.

On a constant dollar basis (2012=100), the total value of building permits fell 1.3%.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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



Infographic 1 – Building permits, August 2021

August 2021

Building permits

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

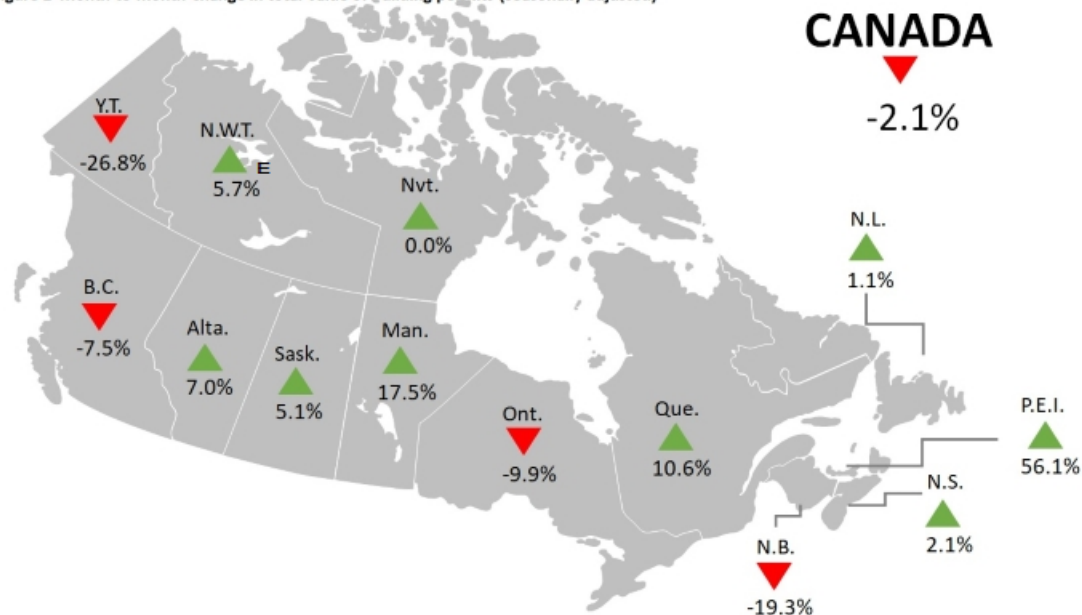
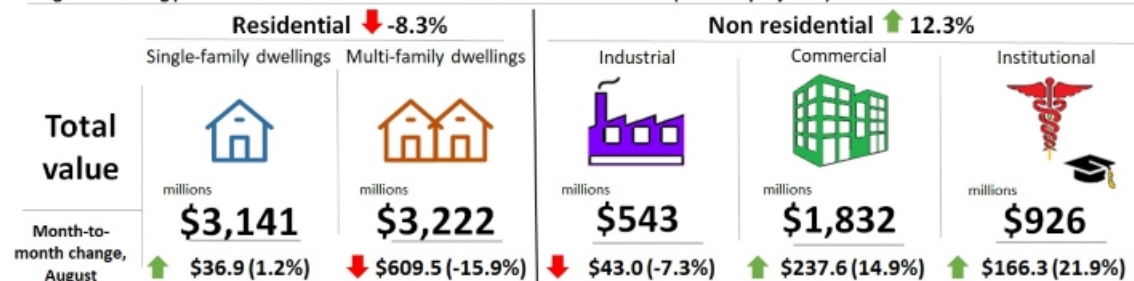


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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

Residential permits continue to trend down since March peak

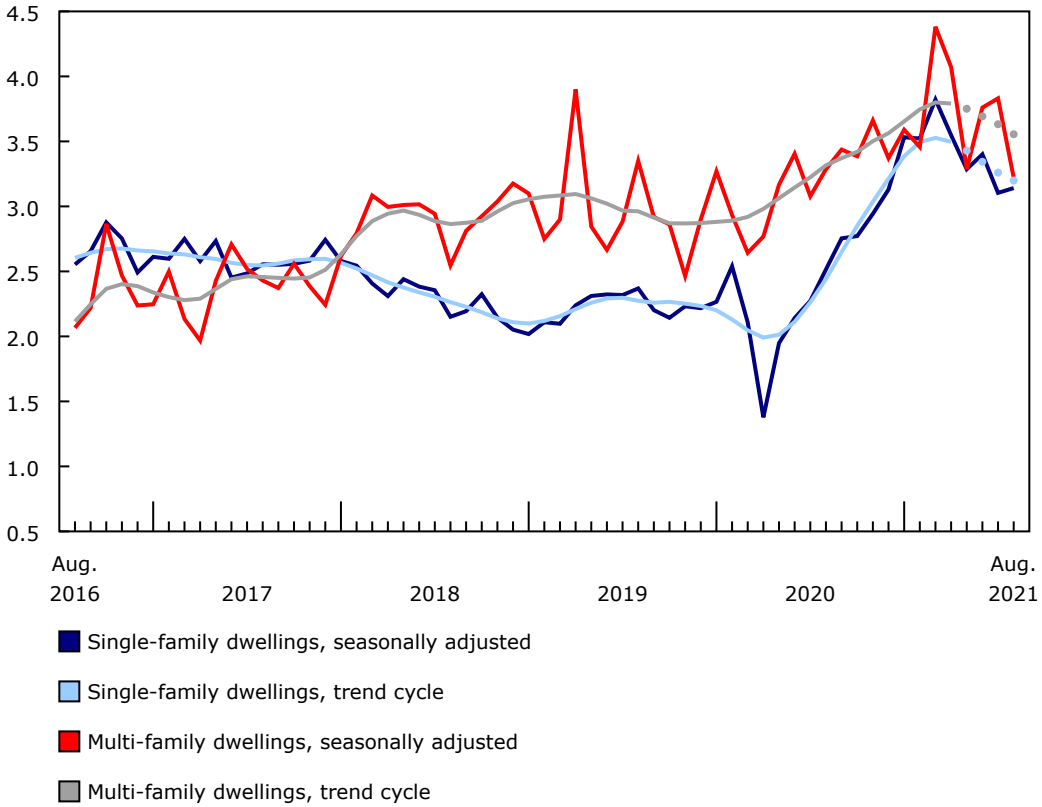
Residential permits decreased 8.3% to \$6.4 billion in August, the lowest level since March. Ontario and British Columbia drove most of the decline.

Construction intentions for multi-family units fell 15.9%, largely reflecting Ontario's decline (-24.3%). This was despite the approval of high value condominium projects in the city of Toronto.

In contrast, single family intentions were up slightly (+1.2%), led by a 15.7% gain in Quebec. Additionally, Newfoundland and Labrador (+0.7%) reported the first provincial increase in this component after six consecutive monthly declines.

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

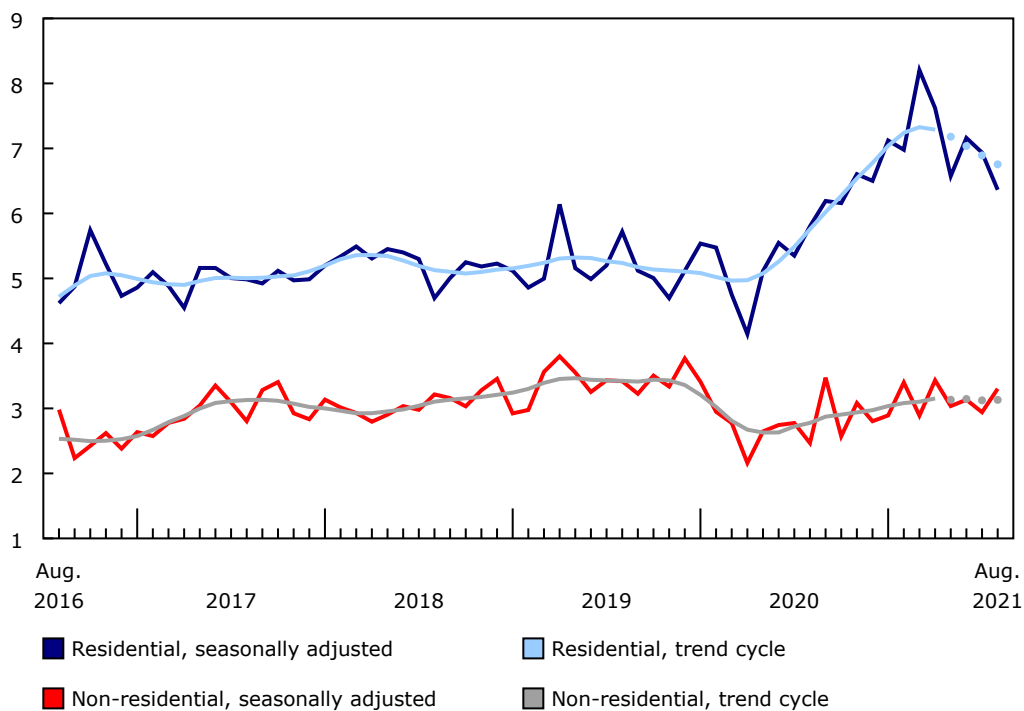
billions of dollars



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 up in August

Non-residential building permits rose 12.3% to \$3.3 billion, led by higher construction intentions in Quebec and Alberta.

Commercial building permits were up 14.9% nationally, supported by Ontario's third consecutive month of growth. A 10-storey office building permit in the city of North York contributed to Ontario's gains.

The value of institutional building permits rose 21.9% in August. Much of this growth came from Quebec (+78.0%), largely reflecting a \$116 million permit for an expansion of a hospital building in the city of Verdun.

Construction intentions for industrial buildings decreased 7.3% to \$543 million in August. Nova Scotia reported the largest monthly percentage decrease (-90.9%), following a strong July which included a \$40 million utility building permit issued by the city of Halifax.

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 and quarter-to-quarter 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 are 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 (e.g., single-detached house, bungalow, linked home [linked at the foundation]).
- **Multi-family dwellings:** Residential buildings containing multiple dwelling units (e.g., 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 September will be released on November 2, 2021.

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

	August 2020	June 2021 ^r	July 2021 ^r	August 2021 ^p	July to August 2021	August 2020 to August 2021
	millions of dollars				% change	
Total	8,268.5	10,294.1	9,876.2	9,664.4	-2.1	16.9
Residential	5,801.1	7,161.4	6,935.2	6,362.6	-8.3	9.7
Single ¹	2,515.4	3,401.5	3,103.8	3,140.7	1.2	24.9
Multiple	3,285.7	3,760.0	3,831.4	3,221.9	-15.9	-1.9
Non-residential	2,467.4	3,132.7	2,941.0	3,301.8	12.3	33.8
Industrial	490.3	514.5	586.4	543.4	-7.3	10.8
Commercial	1,337.7	1,724.8	1,594.4	1,832.0	14.9	37.0
Institutional	639.4	893.4	760.2	926.5	21.9	44.9
	number of units				% change	
Total dwellings	22,882	25,226	25,359	22,550	-11.1	-1.5
Single ¹	5,459	6,526	5,970	5,809	-2.7	6.4
Multiple	17,423	18,700	19,389	16,742	-13.7	-3.9

^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

	August 2020	June 2021 ^r	July 2021 ^r	August 2021 ^P	July to August 2021	August 2020 to August 2021
	millions of dollars				% change	
Canada	8,268.5	10,294.1	9,876.2	9,664.4	-2.1	16.9
Residential	5,801.1	7,161.4	6,935.2	6,362.6	-8.3	9.7
Non-residential	2,467.4	3,132.7	2,941.0	3,301.8	12.3	33.8
Newfoundland and Labrador	37.0	28.4	31.3	31.7	1.1	-14.2
Residential	26.5	21.2	16.3	20.0	22.7	-24.7
Non-residential	10.4	7.1	15.1	11.7	-22.2	12.3
Prince Edward Island	58.7	51.1	34.8	54.3	56.1	-7.5
Residential	35.4	31.1	27.0	38.4	41.9	8.4
Non-residential	23.3	20.0	7.7	15.9	105.9	-31.7
Nova Scotia	138.1	189.6	162.0	165.5	2.1	19.8
Residential	100.5	152.4	109.6	122.4	11.7	21.8
Non-residential	37.5	37.2	52.4	43.0	-17.8	14.7
New Brunswick	88.5	111.4	107.2	86.5	-19.3	-2.3
Residential	57.3	71.0	76.3	67.3	-11.8	17.3
Non-residential	31.2	40.3	31.0	19.2	-37.8	-38.3
Quebec	1,788.2	2,148.3	2,058.8	2,276.6	10.6	27.3
Residential	1,265.8	1,348.0	1,314.1	1,312.9	-0.1	3.7
Non-residential	522.4	800.4	744.8	963.7	29.4	84.5
Ontario	3,704.5	4,585.5	4,454.2	4,015.0	-9.9	8.4
Residential	2,777.3	3,423.9	3,098.9	2,674.8	-13.7	-3.7
Non-residential	927.2	1,161.5	1,355.3	1,340.2	-1.1	44.5
Manitoba	263.0	333.3	296.3	348.0	17.5	32.3
Residential	178.3	210.2	211.2	236.6	12.0	32.7
Non-residential	84.7	123.1	85.1	111.4	30.9	31.5
Saskatchewan	107.5	157.8	125.9	132.4	5.1	23.1
Residential	73.4	81.1	61.1	68.6	12.3	-6.5
Non-residential	34.1	76.8	64.9	63.8	-1.7	86.8
Alberta	928.5	1,324.0	1,014.1	1,084.9	7.0	16.8
Residential	562.7	854.5	763.6	710.3	-7.0	26.2
Non-residential	365.8	469.6	250.5	374.6	49.5	2.4
British Columbia	1,145.3	1,323.2	1,560.3	1,442.5	-7.5	26.0
Residential	716.5	942.9	1,237.7	1,091.1	-11.8	52.3
Non-residential	428.8	380.3	322.6	351.4	8.9	-18.1
Yukon	7.0	27.8	23.2	17.0	-26.8	142.2
Residential	5.9	12.4	12.3	13.5	9.3	129.2
Non-residential	1.1	15.4	10.9	3.5	-67.9	210.2
Northwest Territories	2.0	7.3	8.0	8.5 ^E	5.7	324.1
Residential	1.4	6.4	7.2	6.7 ^E	-6.3	388.4
Non-residential	0.6	0.9	0.9	1.8	106.2	182.7
Nunavut	0.3 ^E	6.4	0.0	1.5	...	347.8
Residential	0.1 ^E	6.4	0.0	0.0	...	-100.0
Non-residential	0.2 ^E	0.0	0.0	1.5	...	614.3

^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

	August 2020	June 2021 ^r	July 2021 ^r	August 2021 ^P	July to August 2021	August 2020 to August 2021
	millions of dollars				% change	
Total, census metropolitan areas	6,447.5	8,032.8	7,493.2	7,170.8	-4.3	11.2
St. John's	19.1	20.9	20.4	22.1	8.3	15.7
Halifax	65.1	110.9	72.2	81.7	13.2	25.6
Moncton	21.5	28.9	42.1	34.3	-18.4	59.9
Saint John	13.0	16.0	13.9	15.0	7.7	16.0
Saguenay	28.2	45.4	26.1	57.9	121.6	105.6
Québec	169.4	98.6	244.7	205.2	-16.2	21.1
Sherbrooke	98.7	72.6	45.1	49.0	8.6	-50.4
Trois-Rivières	26.9	33.1	26.2	42.3	61.8	57.3
Montréal	981.3	1,167.3	997.2	1,052.3	5.5	7.2
Ottawa–Gatineau, Ontario and Quebec	327.3	369.8	337.6	424.9	25.9	29.8
Gatineau part	65.0	78.8	39.3	94.0	138.9	44.6
Ottawa part	262.2	291.0	298.2	330.9	11.0	26.2
Kingston	47.2	31.1	23.5	23.2	-1.0	-50.8
Bellefleur	16.5	24.5	22.0	14.8	-32.8	-10.2
Peterborough	8.5	29.1	33.3	35.5	6.4	318.4
Oshawa	130.5	230.8	89.1	132.0	48.2	1.2
Toronto	1,676.5	2,208.8	2,127.3	1,829.3	-14.0	9.1
Hamilton	166.0	267.1	291.4	167.0	-42.7	0.6
St. Catharines–Niagara	80.6	116.0	154.8	162.3	4.9	101.4
Kitchener–Cambridge–Waterloo	208.9	129.6	150.7	168.3	11.7	-19.4
Brantford	51.1	13.7	18.9	12.7	-32.7	-75.1
Guelph	50.5	106.0	64.9	51.0	-21.5	0.9
London	269.0	227.5	172.0	151.1	-12.2	-43.8
Windsor	90.0	67.4	82.1	68.6	-16.4	-23.8
Barrie	70.2	149.6	105.2	45.2	-57.0	-35.6
Greater Sudbury	28.1	31.3	16.0	19.0	18.6	-32.6
Thunder Bay	7.2	19.0	5.5	42.2	669.7	483.2
Winnipeg	181.3	246.1	185.5	271.2	46.3	49.6
Regina	24.1	39.9	36.4	36.8	1.2	53.0
Saskatoon	58.3	85.1	64.1	60.4	-5.8	3.7
Lethbridge	21.7	76.7	22.4	13.2	-41.0	-39.1
Calgary	373.5	638.5	439.2	483.7	10.1	29.5
Edmonton	335.6	421.9	401.1	348.5	-13.1	3.9
Kelowna	57.7	102.9	93.0	105.7	13.7	83.3
Abbotsford–Mission	49.6	46.9	47.3	47.3	0.0	-4.6
Vancouver	587.9	601.3	824.0	758.8	-7.9	29.1
Victoria	106.8	158.4	197.9	138.0	-30.3	29.2

^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).