

Building permits, October 2021

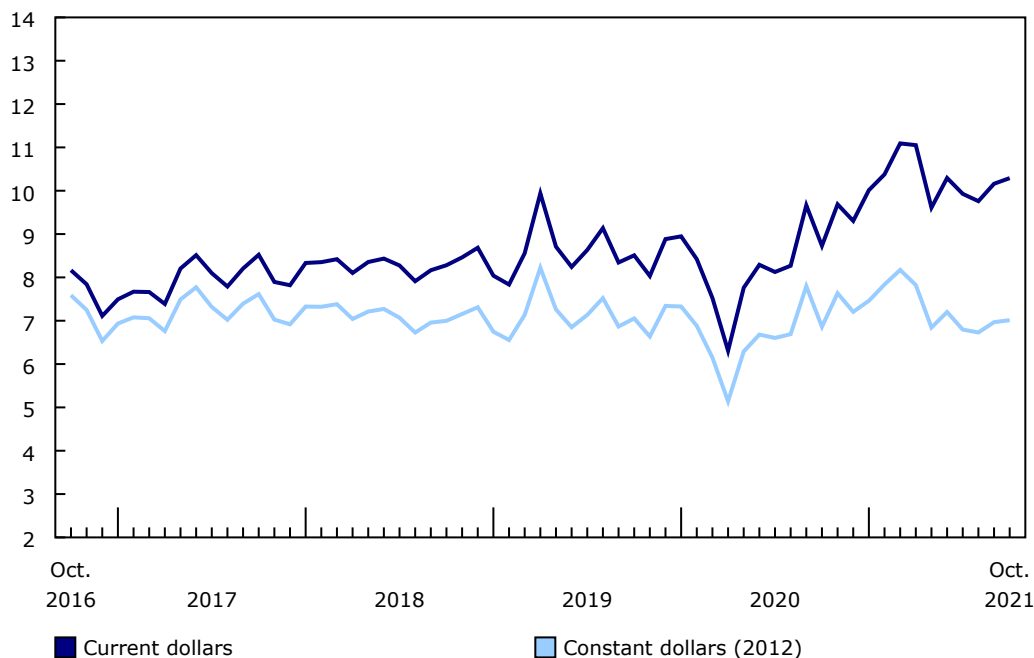
Released at 8:30 a.m. Eastern time in *The Daily*, Wednesday, December 1, 2021

The total value of building permits increased 1.3% to \$10.3 billion in October, led by gains in British Columbia (+15.0%) and Ontario (+4.5%). Construction intentions in the non-residential sector were up 4.2%, while the residential sector edged down 0.1%.

On a constant dollar basis (2012=100), building permits increased 0.7% to \$7.0 billion.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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



Infographic 1 – Building permits, October 2021

October 2021

Building permits

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

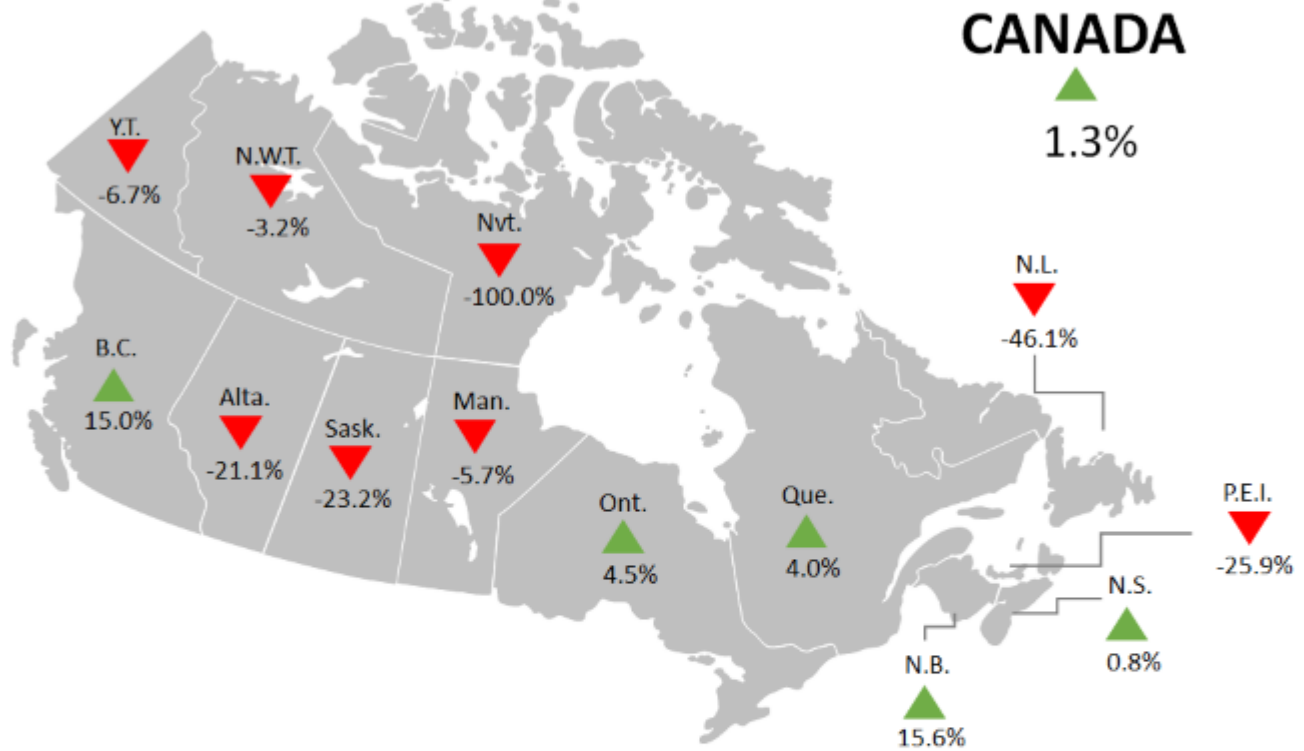
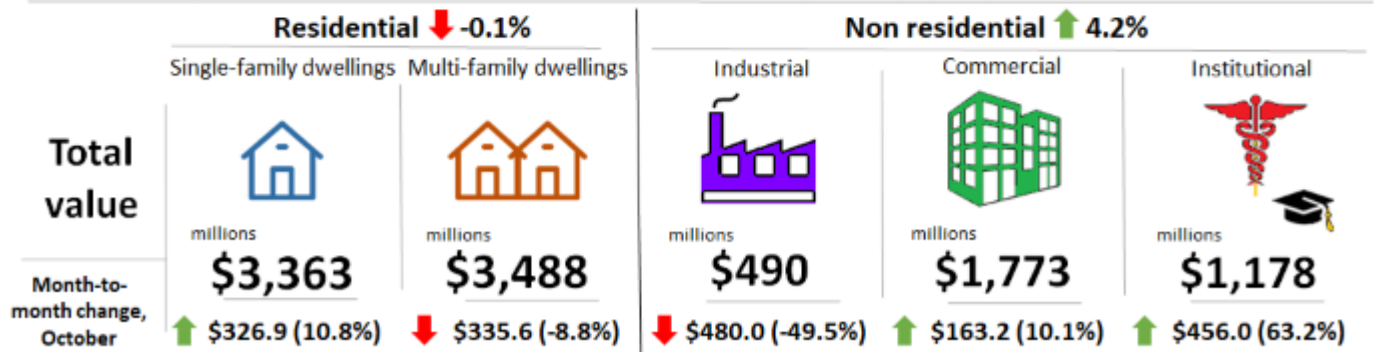


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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

New Brunswick sees big jump in residential sector

Residential construction intentions edged down 0.1% to \$6.9 billion, with Ontario (-2.2%) and British Columbia (-4.9%) pulling down the sector.

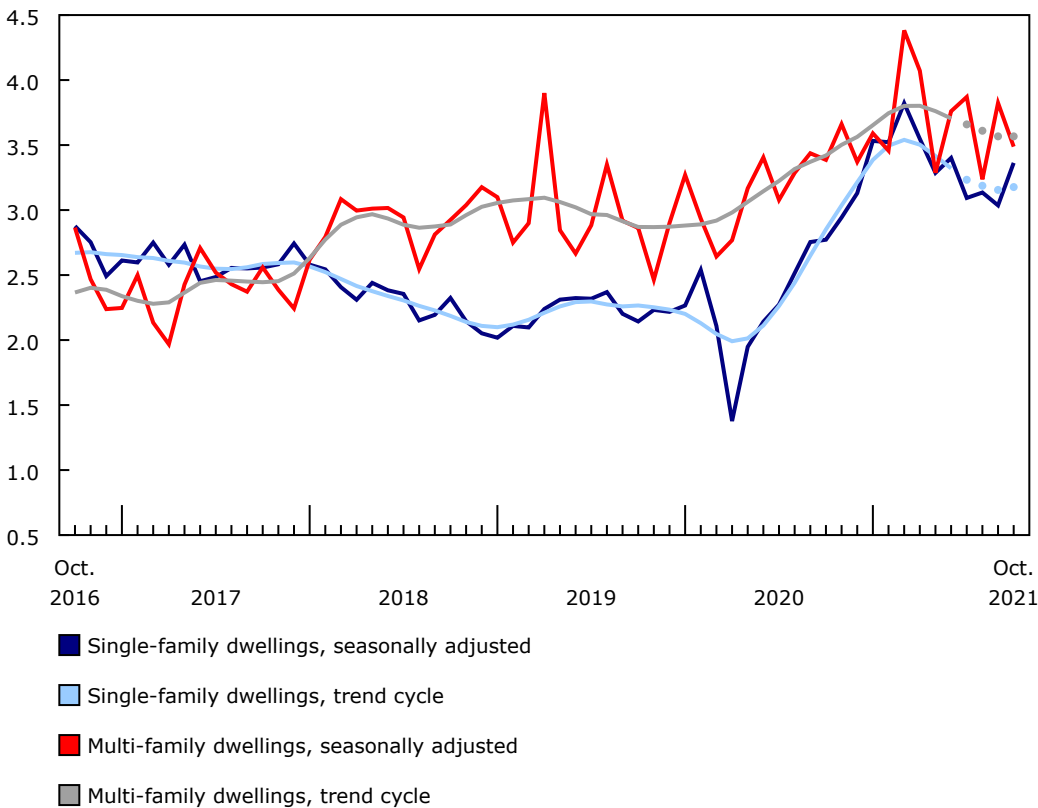
Multi-family units fell 8.8% at the national level, following a strong September, mostly due to fewer higher valued permits issued in Ontario and British Columbia.

Conversely, New Brunswick (+123.8%) reported its second highest value on record, stemming from high value apartment permits in the cities of Saint John, Moncton and Shediac.

The value of permits for single-family homes rose 10.8% in October, led by Ontario (+15.1%). Saskatchewan was the only province to report a decline (-8.6%).

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

billions of dollars

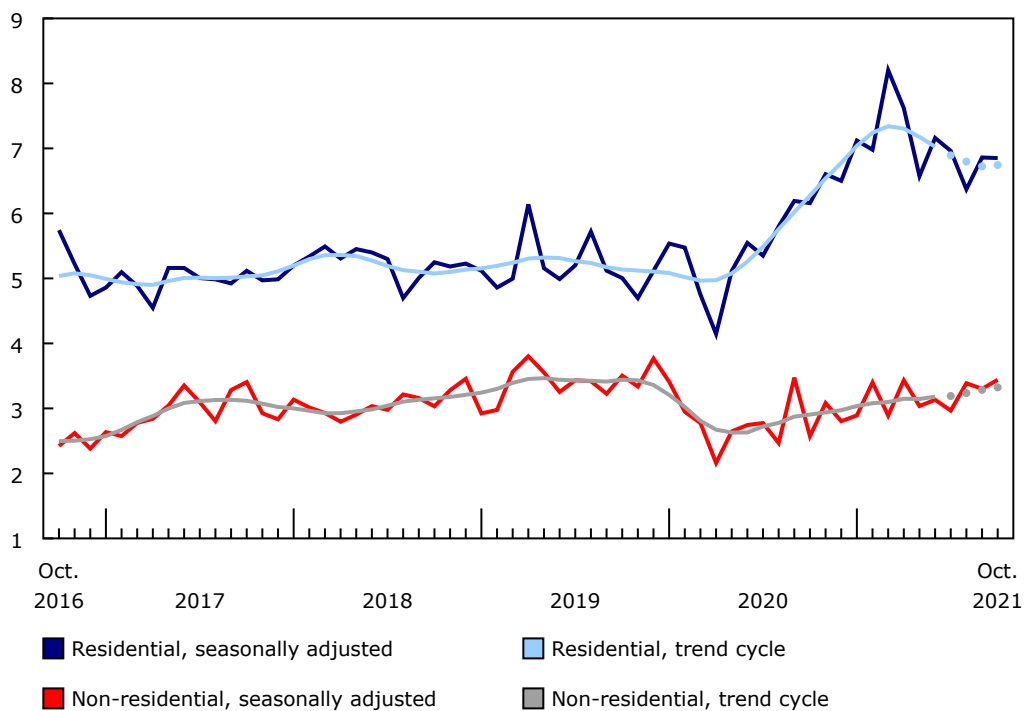


Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the previous three months. For more information, see the note to readers.

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 previous three months. For more information, see the note to readers.

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

Non-residential sector recovery continues

Construction intentions for institutional buildings jumped 63.2%, with a \$254 million Mills Memorial hospital project in Terrace, British Columbia helping construction intentions for the province to increase substantially (+528.9%) compared with the previous month.

Commercial building permits rose 10.1% for the month, with Ontario leading the way (+36.8%) with notable projects in Toronto such as the office renovation for the SickKids foundation.

September's strong growth in industrial building permits, which largely reflected the Calgary International Airport's Airside Maintenance expansion project, returned to more normal levels in October.

Overall, the total value of building permits in the non-residential sector at the national level rose 4.2% to \$3.4 billion, 16.7% above the pre-pandemic level in February 2020.

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 charts.

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 2021 will be released on January 5, 2022.

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

	October 2020	August 2021 ^r	September 2021 ^r	October 2021 ^p	September to October 2021	October 2020 to October 2021
	millions of dollars				% change	
Total	8,728.9	9,758.6	10,160.7	10,291.3	1.3	17.9
Residential	6,157.8	6,371.2	6,859.8	6,851.1	-0.1	11.3
Single ¹	2,771.7	3,135.3	3,036.2	3,363.2	10.8	21.3
Multiple	3,386.1	3,235.9	3,823.5	3,487.9	-8.8	3.0
Non-residential	2,571.1	3,387.4	3,300.9	3,440.2	4.2	33.8
Industrial	579.5	566.6	969.5	489.5	-49.5	-15.5
Commercial	1,243.5	1,834.3	1,609.7	1,773.0	10.1	42.6
Institutional	748.2	986.5	721.7	1,177.7	63.2	57.4
	number of units				% change	
Total dwellings	22,542	22,594	24,595	23,693	-3.7	5.1
Single ¹	5,999	5,791	5,610	6,139	9.4	2.3
Multiple	16,542	16,803	18,985	17,554	-7.5	6.1

^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 2020	August 2021 ^r	September 2021 ^r	October 2021 ^p	September to October 2021	October 2020 to October 2021
	millions of dollars				% change	
Canada	8,728.9	9,758.6	10,160.7	10,291.3	1.3	17.9
Residential	6,157.8	6,371.2	6,859.8	6,851.1	-0.1	11.3
Non-residential	2,571.1	3,387.4	3,300.9	3,440.2	4.2	33.8
Newfoundland and Labrador	37.9	31.4	63.1	34.0	-46.1	-10.2
Residential	27.8	19.7	24.3	26.5	9.2	-4.8
Non-residential	10.0	11.7	38.8	7.5	-80.7	-25.3
Prince Edward Island	80.9	53.8	44.8	33.2	-25.9	-59.0
Residential	31.6	37.9	26.2	28.3	8.3	-10.4
Non-residential	49.2	15.9	18.6	4.8	-74.0	-90.2
Nova Scotia	176.5	172.2	189.1	190.6	0.8	8.0
Residential	132.1	126.1	130.8	137.1	4.8	3.8
Non-residential	44.4	46.1	58.3	53.5	-8.3	20.4
New Brunswick	126.9	93.8	106.8	123.4	15.6	-2.7
Residential	79.6	71.8	60.1	93.9	56.1	17.9
Non-residential	47.3	22.0	46.7	29.5	-36.7	-37.5
Quebec	1,781.9	2,296.1	2,133.1	2,217.6	4.0	24.5
Residential	1,275.3	1,307.5	1,318.5	1,362.4	3.3	6.8
Non-residential	506.5	988.5	814.6	855.1	5.0	68.8
Ontario	3,889.7	4,035.9	4,231.0	4,421.1	4.5	13.7
Residential	2,899.1	2,681.2	3,072.3	3,004.2	-2.2	3.6
Non-residential	990.6	1,354.7	1,158.7	1,416.9	22.3	43.0
Manitoba	207.5	346.2	339.9	320.5	-5.7	54.5
Residential	137.2	235.5	206.5	227.1	9.9	65.5
Non-residential	70.3	110.7	133.3	93.4	-29.9	33.0
Saskatchewan	126.6	135.3	158.1	121.5	-23.2	-4.1
Residential	84.5	70.2	102.8	69.6	-32.3	-17.6
Non-residential	42.1	65.0	55.3	51.9	-6.2	23.1
Alberta	965.6	1,100.5	1,361.8	1,074.1	-21.1	11.2
Residential	624.1	716.7	747.4	799.5	7.0	28.1
Non-residential	341.5	383.8	614.4	274.6	-55.3	-19.6
British Columbia	1,307.9	1,434.5	1,499.0	1,723.8	15.0	31.8
Residential	856.4	1,081.9	1,152.0	1,095.6	-4.9	27.9
Non-residential	451.4	352.6	347.0	628.2	81.0	39.2
Yukon	11.7	17.3	30.5	28.4	-6.7	144.1
Residential	7.3	13.8	18.1	5.8	-68.1	-20.4
Non-residential	4.4	3.5	12.4	22.7	82.7	416.0
Northwest Territories	15.8	8.4 ^E	3.3	3.2	-3.2	-79.9
Residential	2.5	6.6 ^E	0.9	1.1	31.2	-54.8
Non-residential	13.3	1.8	2.4	2.1	-15.4	-84.6
Nunavut	0.1 ^E	33.4	0.4	0.0	-100.0	-100.0
Residential	0.1 ^E	2.2	0.0	0.0	...	-100.0
Non-residential	0.0 ^E	31.1	0.4	0.0	-100.0	...

^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

	October 2020	August 2021 ^r	September 2021 ^r	October 2021 ^p	September to October 2021	October 2020 to October 2021
	millions of dollars				% change	
Total, census metropolitan areas	6,805.5	7,258.6	7,540.8	7,595.8	0.7	11.6
St. John's	24.2	21.6	49.6	23.6	-52.4	-2.5
Halifax	111.3	89.3	113.3	102.7	-9.4	-7.8
Moncton	49.1	38.6	42.3	41.5	-1.7	-15.4
Saint John	18.0	15.4	11.6	20.3	74.2	12.8
Saguenay	28.8	58.2	34.1	33.1	-2.9	14.8
Québec	177.9	212.4	139.7	224.2	60.5	26.0
Sherbrooke	67.4	51.1	76.7	67.7	-11.7	0.4
Trois-Rivières	20.3	45.1	44.7	38.2	-14.4	88.4
Montréal	953.8	1,061.8	998.0	1,104.5	10.7	15.8
Ottawa–Gatineau, Ontario and Quebec	413.1	435.0	514.0	391.0	-23.9	-5.3
Gatineau part	99.9	94.8	158.6	109.5	-30.9	9.6
Ottawa part	313.2	340.2	355.4	281.5	-20.8	-10.1
Kingston	88.7	23.2	21.7	137.6	534.5	55.3
Belleville	24.3	14.7	16.1	18.0	12.1	-25.7
Peterborough	30.4	35.0	27.5	46.8	70.2	53.6
Oshawa	124.7	132.7	84.7	99.9	18.0	-19.9
Toronto	1,825.2	1,829.4	1,920.2	1,914.9	-0.3	4.9
Hamilton	178.9	164.7	115.1	263.7	129.1	47.4
St. Catharines–Niagara	108.8	164.0	157.3	162.1	3.1	49.0
Kitchener–Cambridge–Waterloo	125.0	169.3	159.0	139.5	-12.3	11.6
Brantford	40.5	12.7	59.8	19.6	-67.1	-51.5
Guelph	60.3	51.4	35.3	28.6	-19.2	-52.6
London	191.1	159.2	214.9	195.0	-9.2	2.0
Windsor	68.7	68.5	97.9	60.7	-38.0	-11.7
Barrie	100.1	45.1	65.3	137.4	110.3	37.2
Greater Sudbury	39.1	18.8	16.2	20.1	24.2	-48.7
Thunder Bay	8.9	42.3	10.3	12.8	24.4	44.8
Winnipeg	130.1	272.3	261.5	214.9	-17.8	65.2
Regina	27.5	35.9	29.2	26.6	-8.8	-3.3
Saskatoon	68.0	65.7	94.2	69.8	-25.9	2.6
Lethbridge	25.0	14.1	27.6	23.4	-15.1	-6.4
Calgary	375.1	526.5	681.3	529.0	-22.4	41.0
Edmonton	365.5	341.7	339.1	350.8	3.5	-4.0
Kelowna	68.5	105.8	90.9	131.1	44.2	91.5
Abbotsford–Mission	43.6	47.8	29.0	99.0	241.4	127.1
Vancouver	723.9	755.1	849.2	684.4	-19.4	-5.5
Victoria	99.8	134.4	113.9	163.5	43.6	63.9

^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; infostats@statcan.gc.ca) or Media Relations (statcan.mediahotline-ligneinfomedias.statcan@statcan.gc.ca).