

Building permits, November 2021

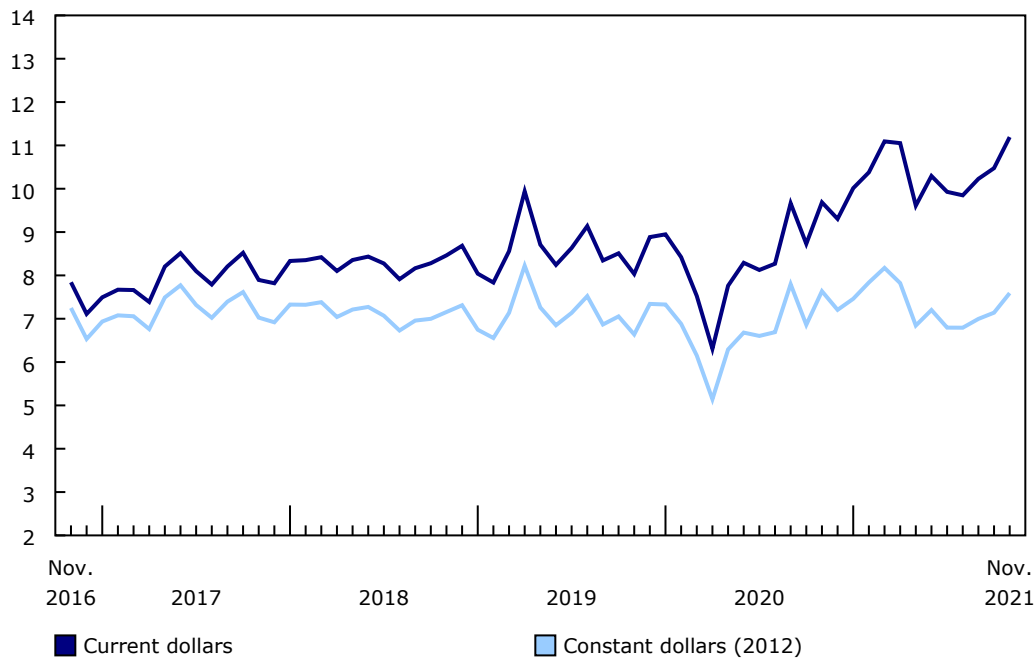
Released at 8:30 a.m. Eastern time in *The Daily*, Wednesday, January 5, 2022

The total value of building permits increased 6.8% to \$11.2 billion in November. Seven provinces, led by Alberta (+20.6%) reported increases. Construction intentions in the residential sector rose 12.0% while the non-residential sector declined 3.4%.

On a constant dollar basis (2012=100) building permits increased 6.3% to \$7.6 billion.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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

Infographic 1 – Building permits, November 2021

November 2021

Building permits

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

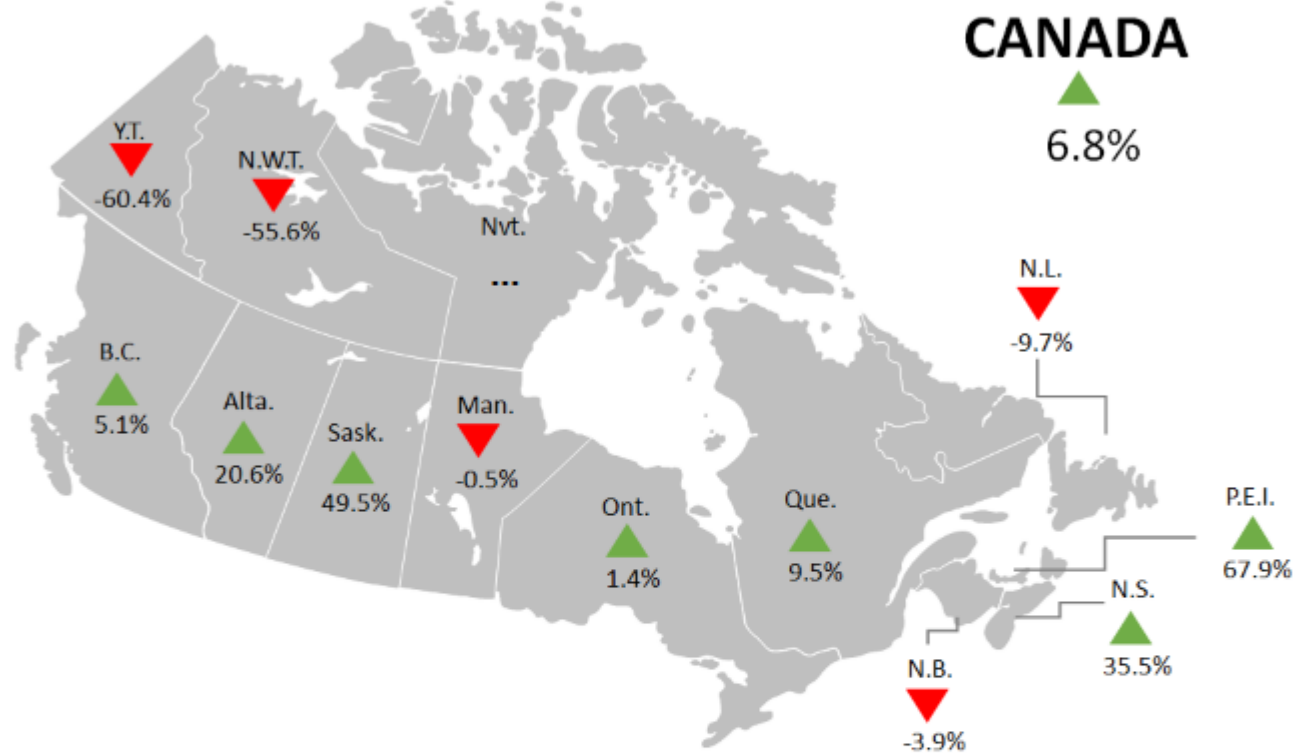
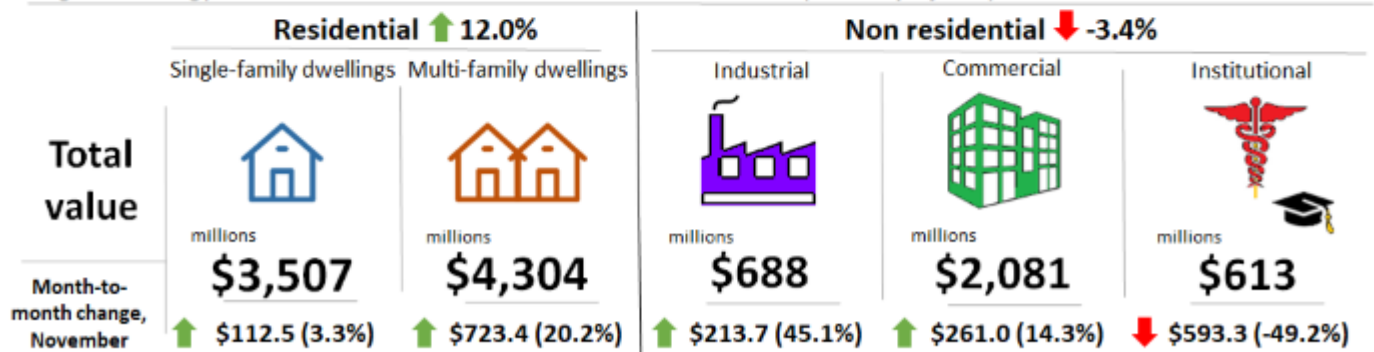


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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

Residential sector up for a third consecutive month

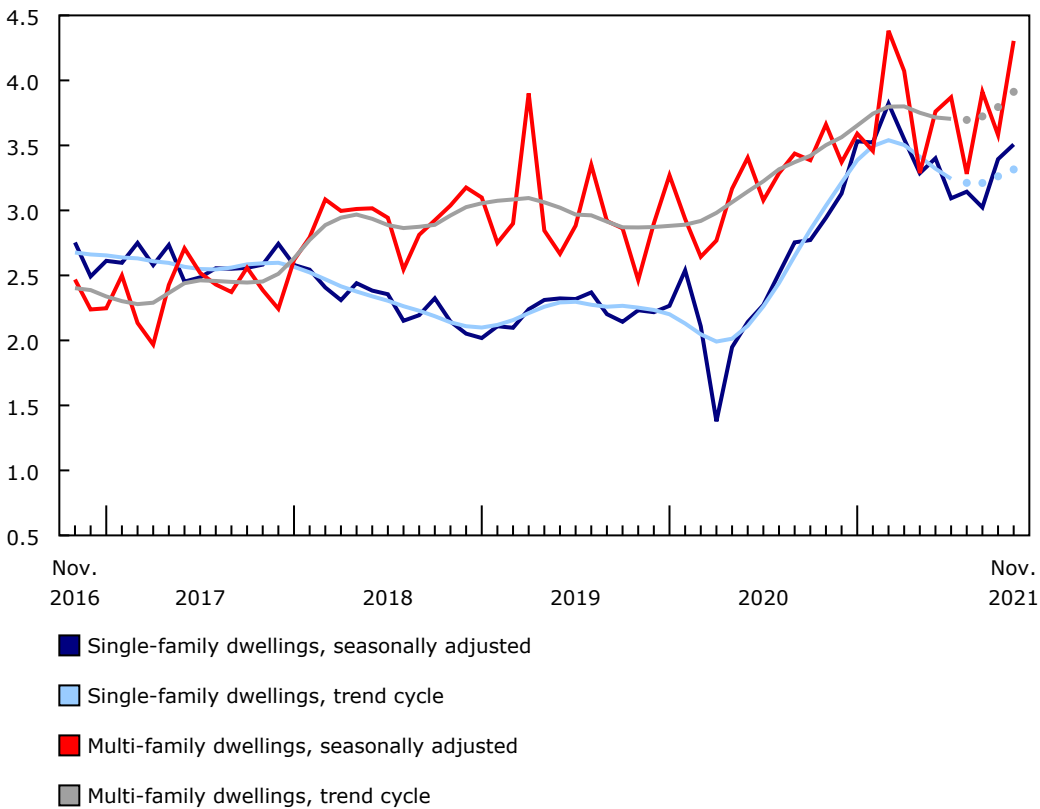
Construction intentions for the residential sector increased 12.0% to \$7.8 billion at the national level, reaching the highest level since the record set in March 2021. Growth in the sector was driven mostly by British Columbia (+31.7%).

The total value of multi-family permits bounced back 20.2% after the previous month's 8.5% decline. A \$256 million permit for the Plaza One residential tower in Surrey pushed British Columbia 53.9% higher for the month.

Permits for single family homes rose 3.3%, reflecting strength in Ontario (+4.2%) and Quebec (+8.3%). In Nova Scotia, the value of single-family permits rose 35.9% to a record value of \$118 million in November.

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

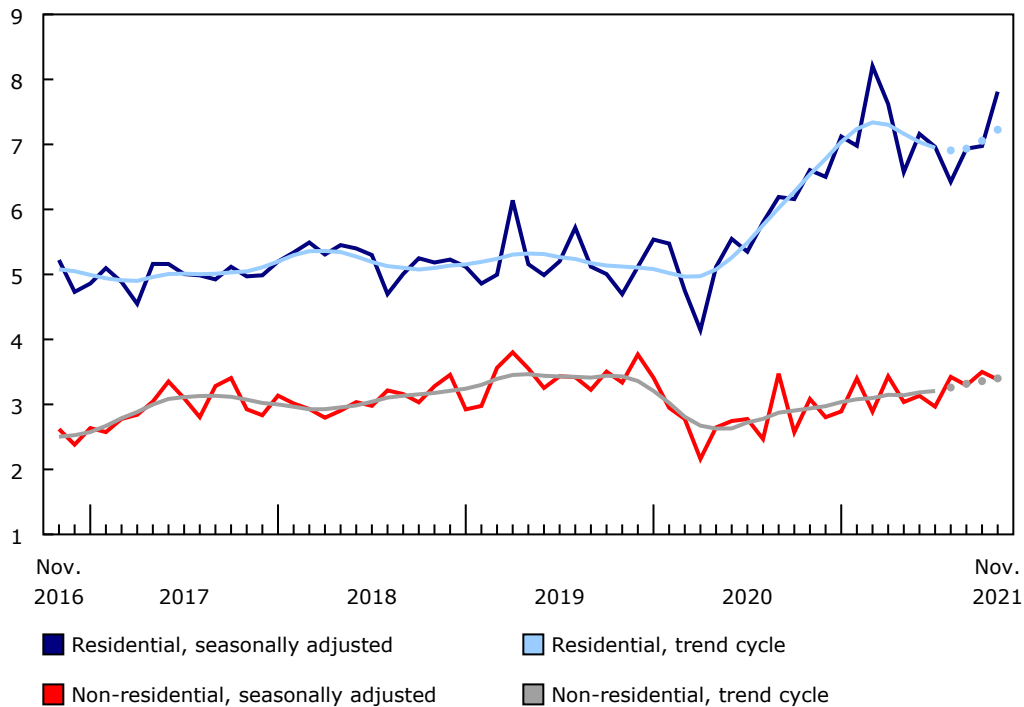
billions of dollars



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.

Institutional component weighs down non-residential sector

The value of institutional permits fell 49.2% in November to \$613 million, reversing October's strong growth. This was the lowest level for institutional permits since April 2020.

Construction intentions in the commercial component rose by 14.3%. Alberta (+140.2%) led the growth, with a \$316 million permit approved for the BMO convention centre expansion in Calgary.

Industrial permits rose 45.1% in November following a strong downturn in October. Much of the growth was from Ontario (+98.0%), where permits reached their highest level since August 2019.

Despite notable growth in the commercial and industrial components, the non-residential sector declined 3.4% overall in November.

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 revisions based on late responses. Data for the two previous 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 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 December 2021 will be released on February 2nd, 2022.

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

	November 2020	September 2021 ^r	October 2021 ^r	November 2021 ^p	October to November 2021	November 2020 to November 2021
	millions of dollars				% change	
Total	9,686.3	10,228.0	10,475.1	11,192.4	6.8	15.5
Residential	6,603.8	6,934.2	6,974.7	7,810.7	12.0	18.3
Single ¹	2,942.5	3,022.6	3,394.3	3,506.8	3.3	19.2
Multiple	3,661.3	3,911.6	3,580.4	4,303.9	20.2	17.6
Non-residential	3,082.6	3,293.7	3,500.4	3,381.7	-3.4	9.7
Industrial	557.0	689.0	474.1	687.8	45.1	23.5
Commercial	1,632.9	1,877.0	1,820.1	2,081.0	14.3	27.4
Institutional	892.7	727.8	1,206.2	612.9	-49.2	-31.3
	number of units				% change	
Total dwellings	24,244	24,890	24,046	26,300	9.4	8.5
Single ¹	6,370	5,667	6,218	6,461	3.9	1.4
Multiple	17,874	19,223	17,828	19,839	11.3	11.0

^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

	November 2020	September 2021 ^r	October 2021 ^r	November 2021 ^p	October to November 2021	November 2020 to November 2021
	millions of dollars				% change	
Canada	9,686.3	10,228.0	10,475.1	11,192.4	6.8	15.5
Residential	6,603.8	6,934.2	6,974.7	7,810.7	12.0	18.3
Non-residential	3,082.6	3,293.7	3,500.4	3,381.7	-3.4	9.7
Newfoundland and Labrador	94.8	63.4	34.7	31.3	-9.7	-67.0
Residential	27.7	24.7	27.2	22.5	-17.1	-18.6
Non-residential	67.2	38.7	7.5	8.8	17.3	-86.9
Prince Edward Island	35.5	44.8	32.6	54.8	67.9	54.2
Residential	30.9	26.2	28.3	41.2	45.5	33.1
Non-residential	4.6	18.6	4.3	13.6	214.3	194.9
Nova Scotia	157.3	199.4	203.2	275.4	35.5	75.1
Residential	120.9	140.0	147.6	222.5	50.8	84.0
Non-residential	36.4	59.4	55.7	52.9	-4.9	45.6
New Brunswick	128.2	107.4	125.6	120.7	-3.9	-5.8
Residential	93.3	60.6	95.6	92.1	-3.7	-1.3
Non-residential	34.9	46.8	30.0	28.7	-4.6	-18.0
Quebec	1,810.8	2,144.1	2,235.5	2,447.3	9.5	35.2
Residential	1,301.2	1,322.6	1,375.6	1,575.3	14.5	21.1
Non-residential	509.6	821.5	859.9	872.0	1.4	71.1
Ontario	4,508.1	4,268.2	4,481.7	4,542.7	1.4	0.8
Residential	2,976.1	3,088.2	3,027.9	3,226.2	6.5	8.4
Non-residential	1,532.0	1,180.0	1,453.7	1,316.6	-9.4	-14.1
Manitoba	267.5	348.1	333.3	331.6	-0.5	24.0
Residential	180.1	213.9	238.1	232.9	-2.2	29.3
Non-residential	87.4	134.2	95.2	98.7	3.6	12.9
Saskatchewan	121.9	158.6	128.1	191.4	49.5	57.0
Residential	87.0	102.8	74.4	130.6	75.5	50.2
Non-residential	35.0	55.8	53.6	60.8	13.3	73.9
Alberta	1,042.7	1,326.9	1,097.3	1,323.0	20.6	26.9
Residential	697.3	747.5	806.5	753.0	-6.6	8.0
Non-residential	345.4	579.4	290.8	570.0	96.0	65.0
British Columbia	1,509.8	1,532.9	1,771.7	1,861.5	5.1	23.3
Residential	1,081.5	1,188.8	1,146.9	1,510.0	31.7	39.6
Non-residential	428.4	344.1	624.9	351.5	-43.7	-17.9
Yukon	4.2	30.6	28.2	11.2	-60.4	165.2
Residential	3.0	18.2	5.6	3.3	-40.7	9.9
Non-residential	1.2	12.4	22.7	7.9	-65.2	548.0
Northwest Territories	5.5	3.3	3.2	1.4	-55.6	-74.3
Residential	4.9	0.9	1.1	1.1	-4.4	-77.7
Non-residential	0.6	2.4	2.1	0.3	-84.1	-48.5
Nunavut	0.0 ^E	0.4	0.0	0.0
Residential	0.0 ^E	0.0	0.0	0.0
Non-residential	0.0 ^E	0.4	0.0	0.0

^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

	November 2020	September 2021 ^r	October 2021 ^r	November 2021 ^p	October to November 2021	November 2020 to November 2021
	millions of dollars				% change	
Total, census metropolitan areas	7,202.0	7,752.5	7,694.2	8,578.0	11.5	19.1
St. John's	22.3	49.6	24.3	19.7	-18.7	-11.5
Halifax	85.4	124.0	111.3	202.7	82.2	137.4
Moncton	56.8	42.8	42.1	32.4	-22.8	-42.9
Saint John	16.5	12.6	23.6	26.6	13.1	61.7
Saguenay	27.1	34.5	33.5	92.2	175.5	240.2
Québec	153.3	136.1	220.5	214.8	-2.6	40.1
Sherbrooke	57.1	76.5	67.4	100.4	48.9	76.0
Trois-Rivières	23.9	48.3	42.8	60.0	40.1	150.8
Montréal	954.4	1,001.7	1,111.9	1,232.8	10.9	29.2
Ottawa–Gatineau, Ontario and Quebec	318.8	521.4	398.5	376.6	-5.5	18.1
Gatineau part	56.7	159.5	109.8	55.1	-49.8	-2.8
Ottawa part	262.0	362.0	288.7	321.5	11.4	22.7
Kingston	33.8	21.8	138.3	39.7	-71.3	17.5
Belleville	16.2	16.1	18.1	23.5	29.5	45.1
Peterborough	12.4	26.8	46.8	21.9	-53.2	76.9
Oshawa	128.3	85.0	102.5	78.6	-23.4	-38.7
Toronto	2,024.6	1,941.6	1,939.4	2,210.9	14.0	9.2
Hamilton	189.0	113.3	260.9	146.6	-43.8	-22.4
St. Catharines–Niagara	149.9	156.6	153.2	93.0	-39.3	-38.0
Kitchener–Cambridge–Waterloo	200.6	146.9	138.8	182.3	31.3	-9.2
Brantford	28.0	59.7	19.6	106.4	441.8	279.3
Guelph	61.4	35.5	29.4	35.5	20.8	-42.2
London	352.6	215.2	196.6	159.5	-18.9	-54.8
Windsor	100.8	97.9	59.1	103.1	74.6	2.3
Barrie	53.4	65.3	137.4	124.3	-9.5	132.9
Greater Sudbury	34.4	16.7	21.2	27.6 ^E	30.2	-19.6
Thunder Bay	4.0	10.4	12.8	11.1	-13.3	178.2
Winnipeg	177.1	267.8	219.4	190.0	-13.4	7.3
Regina	26.9	30.6	28.1	42.9	52.8	59.4
Saskatoon	64.9	96.8	69.4	98.5	41.9	51.9
Lethbridge	23.3	27.3	23.4	23.2	-1.2	-0.3
Calgary	400.1	824.3	537.2	718.2	33.7	79.5
Edmonton	386.0	329.0	357.3	330.6	-7.5	-14.4
Kelowna	62.9	91.2	131.0	75.7	-42.2	20.3
Abbotsford–Mission	52.5	28.7	98.9	46.1	-53.4	-12.3
Vancouver	776.4	885.6	713.4	1,169.4	63.9	50.6
Victoria	127.2	115.0	165.9	161.2	-2.8	26.8

^r revised

^p preliminary

^E use with caution

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).