

Building permits, July 2022

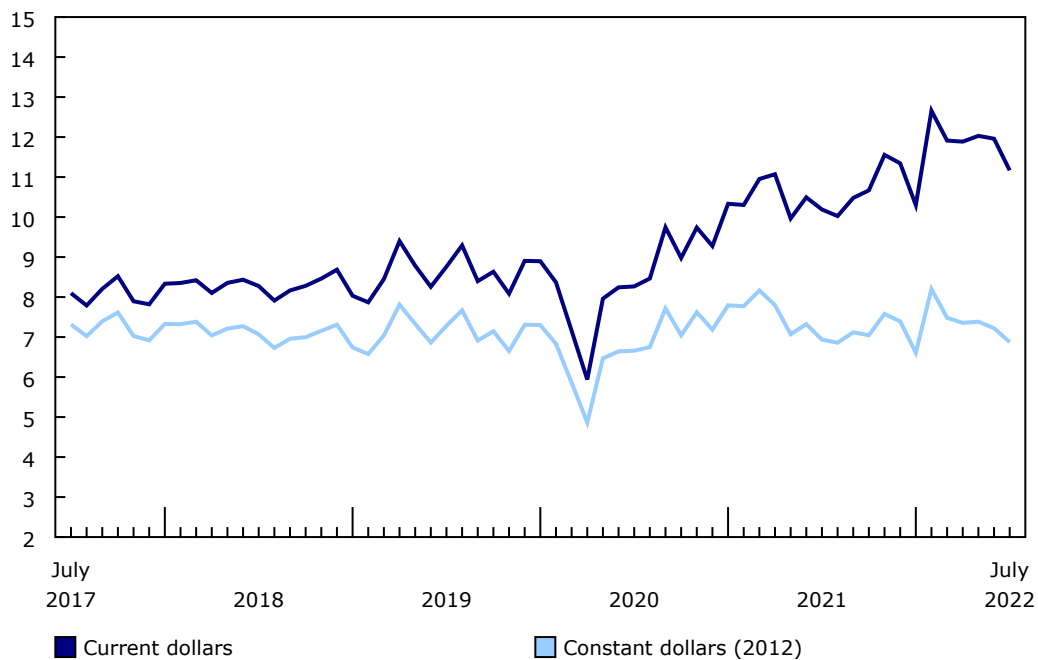
Released at 8:30 a.m. Eastern time in *The Daily*, Thursday, September 1, 2022

The total value of building permits in Canada declined 6.6% in July to \$11.2 billion, mainly due to the residential sector, which fell 8.6% to \$7.6 billion. The non-residential sector also dropped slightly by 2.1%.

On a constant dollar basis (2012=100), the total value of building permits decreased 4.8% to \$6.9 billion.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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



Infographic 1 – Building permits, July 2022

July 2022 Building Permits

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

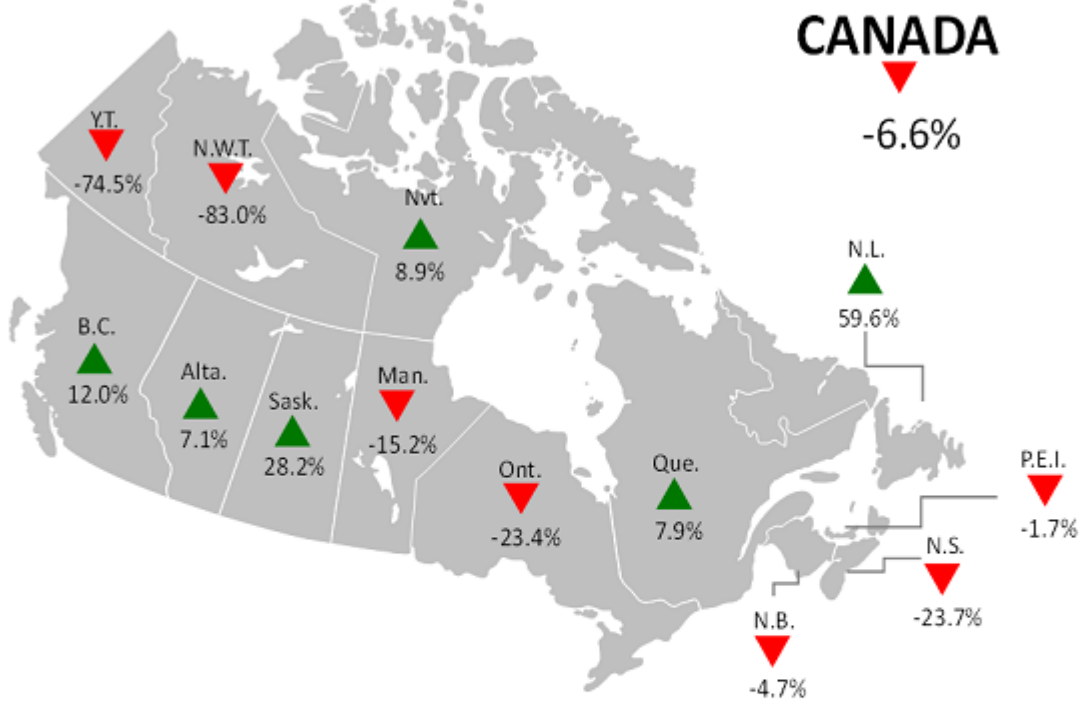
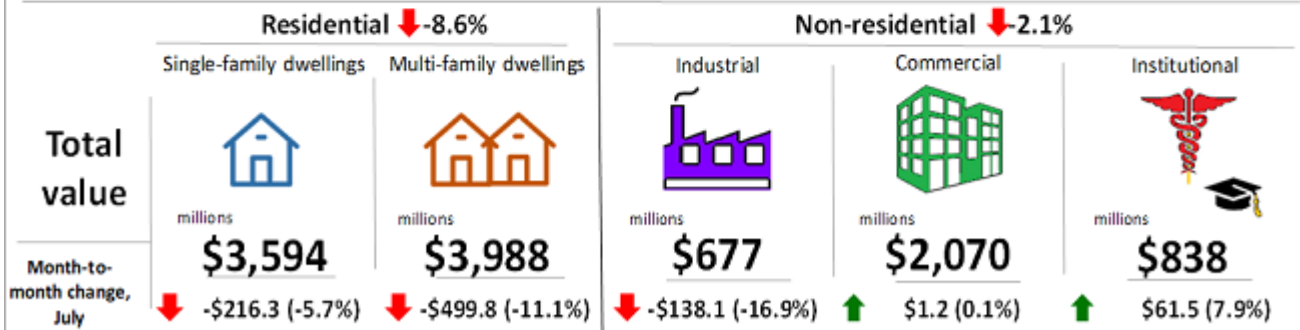


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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



Statistics Canada / Statistique Canada



Ontario pushes down residential sector

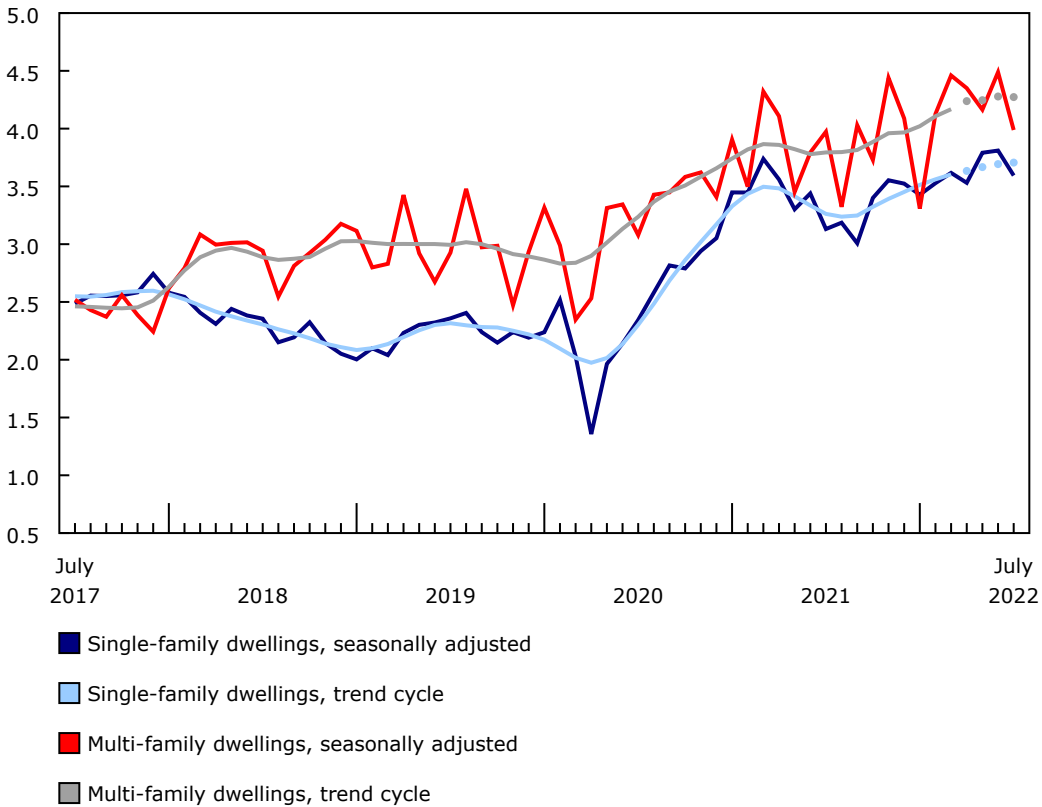
In July, residential permits decreased 8.6% to \$7.6 billion nationally. Strong gains in British Columbia and Quebec were more than offset by weak construction intentions in six other provinces.

Construction intentions in the single-family homes component declined 5.7%, as decreases in Ontario (-13.9%) more than offset the gains in six provinces. Despite the decline, this component remained 14.8% higher than the same month of 2021.

The value of building permits in the multi-family homes component dropped 11.1%. Declines were posted in six provinces, with Ontario (-32.8%) reporting the largest decrease. Conversely, British Columbia had a number of permits for condos and apartments, pushing the province's permits value up 9.3%.

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

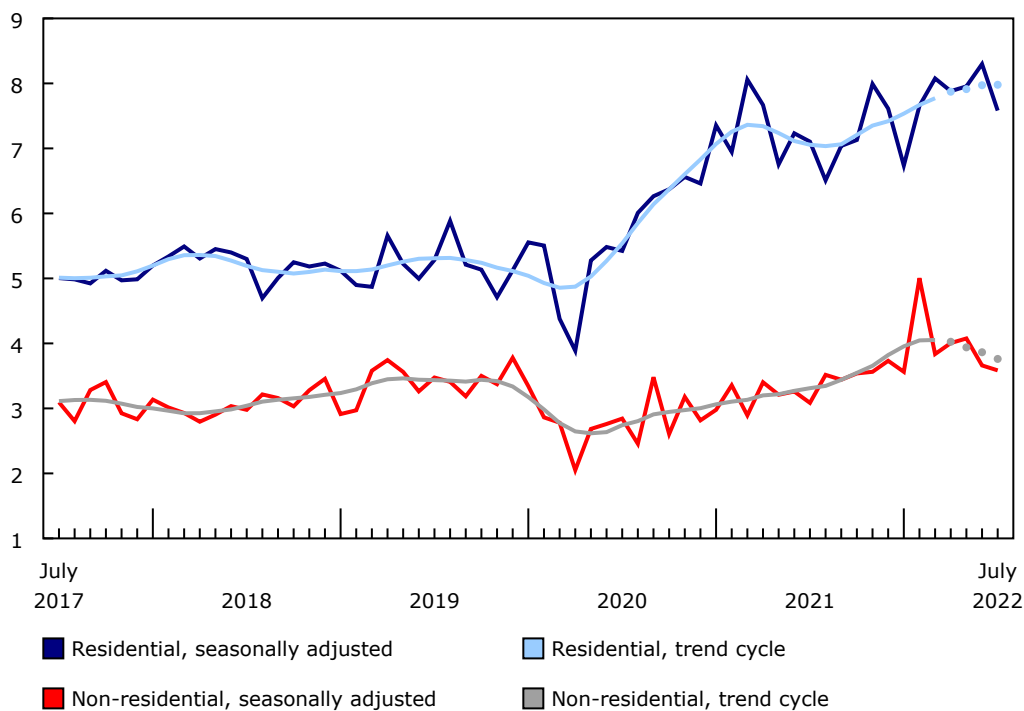
billions of dollars



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.

Industrial component drags down non-residential sector

In July, the total permit value of the non-residential sector decreased 2.1% to \$3.6 billion. Gains in the commercial and institutional components were more than offset by losses in the industrial component.

The value of building permits in the industrial component tumbled 16.9%, largely due to Ontario (-31.1%), which had its third consecutive monthly decline. After nearing the billion-dollar mark back in January and April, the component has returned to more typical levels.

Commercial permit values edged up 0.1%; Alberta (+72.8%) had the highest increase, stemming from various permits issued in Calgary and Edmonton.

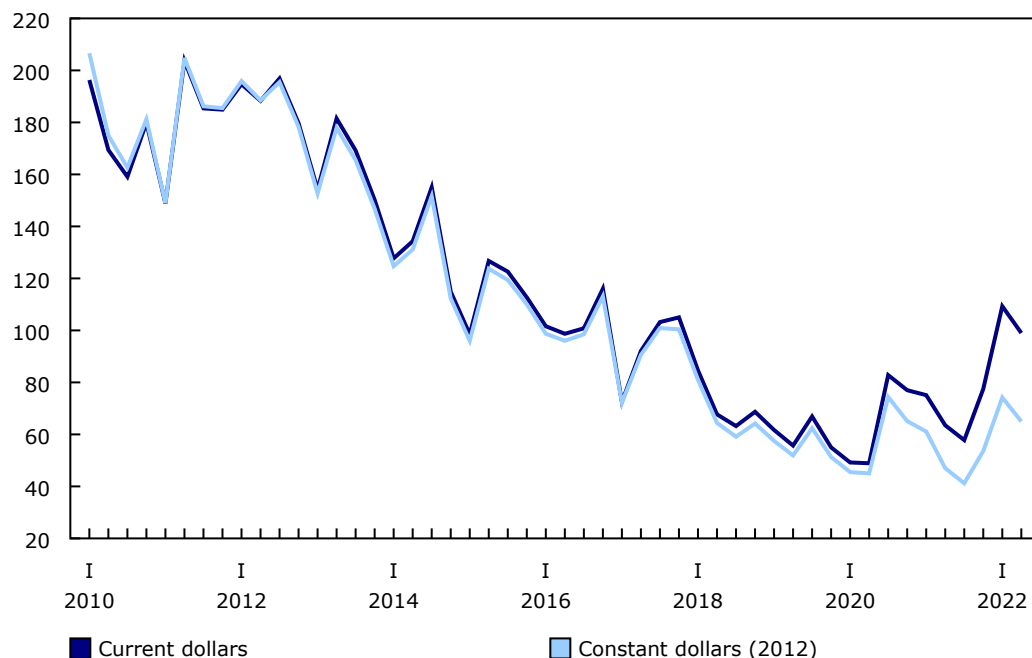
Construction intentions in the institutional component jumped 7.9%, with British Columbia (+207.2%) leading the charge. Weak results in June, as well as several large permits, contributed to the significant increase in July.

Spotlight on Newfoundland and Labrador

The value of residential permits, along with the number of units in Newfoundland and Labrador, has been on a downward trend since its peak in early 2010, with the lowest values for the series observed at the beginning of the COVID-19 pandemic. This trend has been impacting both single- and multi-family dwellings similarly. A small recovery has been observed during the pandemic, but the recovery has been mainly driven by an increase in construction costs.

Chart 4
Total value of residential building permits (Newfoundland and Labrador)

millions of dollars



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

Newfoundland and Labrador's population has remained relatively consistent at around 520,000 since 2010 (table 17-10-0009-01), leading to a smaller demand for new houses. In contrast, other provinces have had notable increases in both population and number of units during the same time period.

Since 2010, non-residential permits for the province have also been on a downward trend. On an annual basis, from 2010 to the end of 2021, the total value of permits for the sector in Newfoundland and Labrador has decreased 59.0%, while Canada, excluding the province of Newfoundland and Labrador, has jumped 38.0%.

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

To explore the impact of the COVID-19 pandemic 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. The 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](#).

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, including office buildings.
- **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

Data are subject to revisions based on late responses, methodological changes and classification updates. Unadjusted data has been revised for the previous month. Seasonally adjusted data has been revised for the previous three months.

For information on trend-cycle data, see the [StatCan Blog](#) and [Trend-cycle estimates – Frequently asked questions](#).

Next release

Data on building permits for August will be released on October 5th.

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

	July 2021	May 2022 ^r	June 2022 ^r	July 2022 ^p	June to July 2022	July 2021 to July 2022
	millions of dollars				% change	
Total	10,188.9	12,030.2	11,959.0	11,167.5	-6.6	9.6
Residential	7,104.0	7,954.5	8,298.5	7,582.3	-8.6	6.7
Single ¹	3,130.5	3,790.6	3,810.4	3,594.0	-5.7	14.8
Multiple	3,973.5	4,163.9	4,488.1	3,988.3	-11.1	0.4
Non-residential	3,085.0	4,075.7	3,660.6	3,585.2	-2.1	16.2
Industrial	626.0	829.3	815.5	677.4	-16.9	8.2
Commercial	1,654.9	2,094.6	2,069.0	2,070.2	0.1	25.1
Institutional	804.1	1,151.9	776.1	837.6	7.9	4.2
	number of units				% change	
Total dwellings	25,752	24,231	25,678	22,130	-13.8	-14.1
Single ¹	6,040	6,733	6,597	6,421	-2.7	6.3
Multiple	19,712	17,498	19,081	15,709	-17.7	-20.3

^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

	July 2021	May 2022 ^r	June 2022 ^r	July 2022 ^p	June to July 2022	July 2021 to July 2022
	millions of dollars				% change	
Canada	10,188.9	12,030.2	11,959.0	11,167.5	-6.6	9.6
Residential	7,104.0	7,954.5	8,298.5	7,582.3	-8.6	6.7
Non-residential	3,085.0	4,075.7	3,660.6	3,585.2	-2.1	16.2
Newfoundland and Labrador	32.1	54.2	25.3	40.3	59.6	25.8
Residential	16.7	37.0	17.4	31.2	79.3	86.2
Non-residential	15.3	17.3	7.9	9.2	16.1	-40.2
Prince Edward Island	37.2	40.8	74.1	72.8	-1.7	95.5
Residential	29.5	20.7	50.1	37.6	-24.9	27.5
Non-residential	7.7	20.1	24.0	35.2	46.9	355.3
Nova Scotia	167.1	254.9	225.2	171.8	-23.7	2.8
Residential	116.0	204.3	188.1	138.5	-26.4	19.4
Non-residential	51.1	50.6	37.0	33.3	-10.0	-34.7
New Brunswick	110.6	204.2	129.1	123.0	-4.7	11.2
Residential	78.1	119.5	97.4	95.5	-1.9	22.2
Non-residential	32.5	84.7	31.8	27.6	-13.3	-15.2
Quebec	2,096.8	2,162.7	2,207.8	2,382.0	7.9	13.6
Residential	1,330.0	1,188.7	1,435.4	1,549.1	7.9	16.5
Non-residential	766.8	974.0	772.4	832.8	7.8	8.6
Ontario	4,585.4	4,697.3	5,222.1	4,000.1	-23.4	-12.8
Residential	3,174.6	3,247.7	3,632.6	2,793.4	-23.1	-12.0
Non-residential	1,410.8	1,449.6	1,589.5	1,206.7	-24.1	-14.5
Manitoba	294.7	303.2	318.8	270.3	-15.2	-8.3
Residential	211.1	213.8	224.7	177.4	-21.1	-16.0
Non-residential	83.5	89.5	94.1	93.0	-1.2	11.3
Saskatchewan	153.6	192.7	223.2	286.1	28.2	86.2
Residential	64.7	104.9	108.4	120.8	11.4	86.7
Non-residential	89.0	87.8	114.8	165.4	44.1	85.9
Alberta	1,042.3	1,530.3	1,402.8	1,503.0	7.1	44.2
Residential	767.6	1,080.8	1,014.7	1,004.2	-1.0	30.8
Non-residential	274.7	449.5	388.0	498.8	28.6	81.6
British Columbia	1,639.4	2,557.8	2,034.5	2,279.4	12.0	39.0
Residential	1,297.8	1,722.4	1,500.6	1,619.1	7.9	24.8
Non-residential	341.6	835.5	533.9	660.3	23.7	93.3
Yukon	20.2	18.3	75.4	19.2	-74.5	-4.7
Residential	9.3	4.8	14.8	4.1	-72.4	-56.1
Non-residential	10.9	13.6	60.5	15.1	-75.0	39.4
Northwest Territories	8.8	4.8	3.7	0.6	-83.0	-92.9
Residential	8.0	1.2	1.9	0.1	-95.2	-98.8
Non-residential	0.9	3.5	1.8	0.5	-69.9	-37.3
Nunavut	0.6	9.0	17.1	18.7	8.9	...
Residential	0.4	8.9	12.3	11.5	-7.0	...
Non-residential	0.3	0.1	4.8	7.2	49.9	...

^r revised

^p preliminary

... not applicable

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

	July 2021	May 2022 ^r	June 2022 ^r	July 2022 ^p	June to July 2022	July 2021 to July 2022
	millions of dollars				% change	
Total, census metropolitan areas	7,764.9	9,124.3	9,197.3	8,290.0	-9.9	6.8
St. John's	20.5	24.5	13.5	23.5	74.2	14.3
Halifax	85.1	175.9	119.6	95.7	-20.0	12.5
Moncton	46.7	80.2	49.3	36.0	-27.1	-23.0
Saint John	15.0	14.7	13.7	16.8	22.7	11.5
Fredericton	..	39.7	35.4	23.1	-34.6	..
Saguenay	26.5	41.1	45.1	47.4	5.0	78.7
Québec	254.3	182.7	282.2	238.9	-15.4	-6.0
Sherbrooke	47.1	48.9	149.9	77.9	-48.1	65.3
Trois-Rivières	30.9	34.8	41.4	38.3	-7.5	24.2
Drummondville	..	30.8	37.0	30.1	-18.6	..
Montréal	998.1	1,154.4	962.0	1,058.7	10.1	6.1
Ottawa–Gatineau, Ontario and Quebec	342.3	368.6	411.1	427.2	3.9	24.8
Gatineau part	42.4	52.4	89.2	146.9	64.7	246.5
Ottawa part	299.9	316.2	321.9	280.4	-12.9	-6.5
Kingston	32.6	48.9	38.7	35.4	-8.5	8.6
Belleville	22.9	46.0	20.0	48.7	143.6	112.7
Peterborough	33.8	22.5	17.9	14.4	-19.3	-57.2
Oshawa	93.5	115.8	196.5	133.9	-31.8	43.3
Toronto	2,180.1	1,790.1	2,375.3	1,652.5	-30.4	-24.2
Hamilton	275.5	350.8	207.2	143.9	-30.6	-47.8
St. Catharines–Niagara	160.0	245.3	90.8	100.0	10.1	-37.5
Kitchener–Cambridge–Waterloo	155.5	214.5	192.7	134.2	-30.3	-13.7
Brantford	34.0	58.5	136.9	67.9	-50.4	99.6
Guelph	64.7	33.3	144.1	25.1	-82.6	-61.3
London	187.3	162.0	151.4	222.0	46.7	18.5
Windsor	86.8	154.4	196.9	124.0	-37.0	42.8
Barrie	107.5	115.7	114.3	92.7	-18.9	-13.7
Greater Sudbury	15.9	22.8 ^E	31.8	24.7	-22.2	55.6
Thunder Bay	6.1	17.6	24.3	11.9	-51.2	95.5
Winnipeg	189.0	206.5	226.1	182.3	-19.4	-3.5
Regina	59.6	37.8	34.9	33.4	-4.1	-43.9
Saskatoon	66.9	75.0	85.5	98.8	15.6	47.8
Lethbridge	24.7	42.5	25.6	28.2	10.1	14.2
Calgary	475.5	588.3	684.7	787.2	15.0	65.5
Red Deer	..	34.4	10.3	16.2	57.3	..
Edmonton	391.8	610.6	488.5	444.3	-9.0	13.4
Kelowna	90.6	216.1	124.5	168.7	35.5	86.2
Kamloops	..	26.0	29.4	28.4 ^E	-3.5	..
Chilliwack	..	30.0	23.8	15.1	-36.6	..
Abbotsford–Mission	46.6	61.7	65.3	32.4	-50.4	-30.4
Vancouver	892.2	1,586.1	1,282.8	1,404.3	9.5	57.4
Victoria	205.3	176.1	152.7	218.6	43.1	6.5
Nanaimo	..	112.7	79.1	21.8	-72.4	..

^r revised

^p preliminary

.. not available for a specific reference period

^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).