

Building permits, December 2022

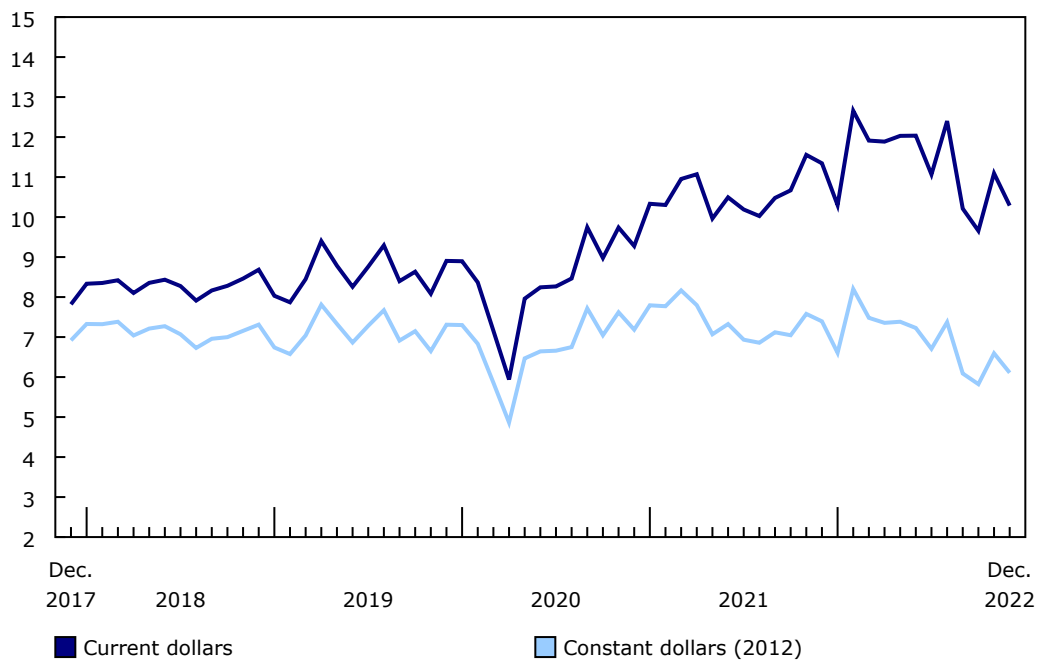
Released at 8:30 a.m. Eastern time in *The Daily*, Thursday, February 2, 2023

The monthly total seasonally adjusted value of building permits in Canada decreased 7.3% in December to \$10.3 billion. Declines were posted in both the residential and the non-residential sectors.

On a constant dollar basis (2012=100), the total value of building permits fell 7.4% to \$6.1 billion.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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

Infographic 1 – Building permits, December 2022

December 2022

Building Permits

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

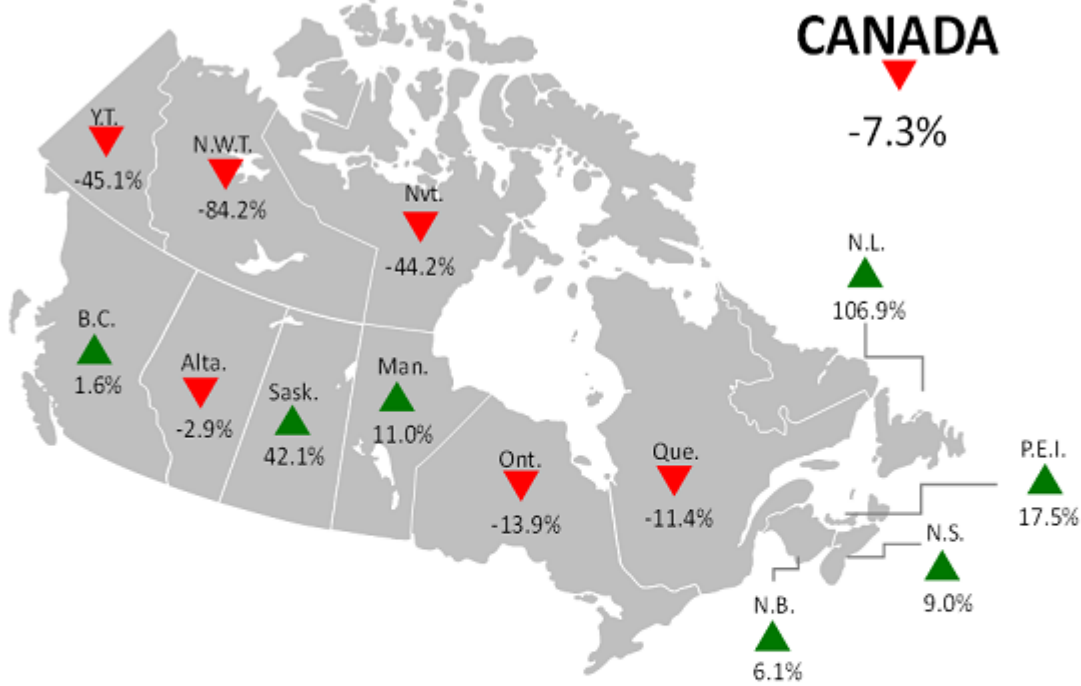
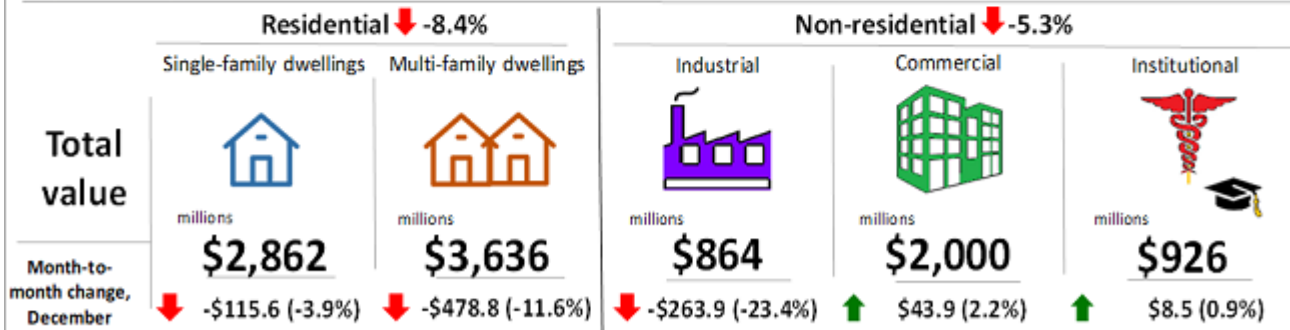


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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



Statistics Canada / Statistique Canada



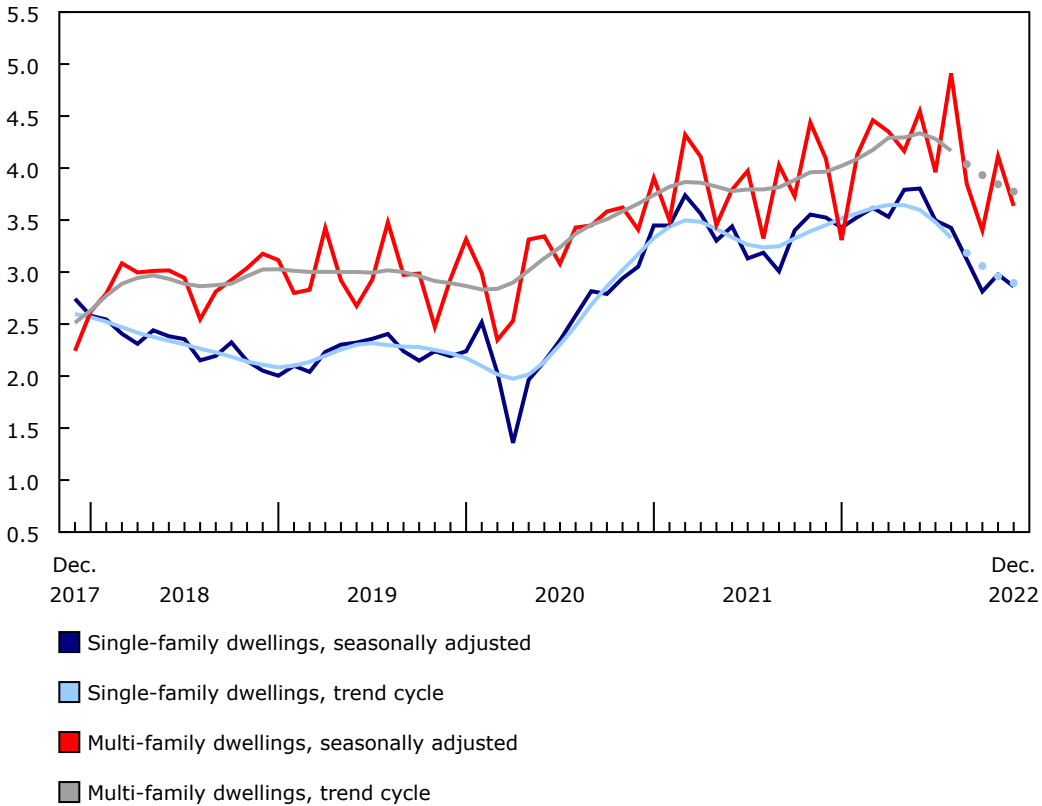
Residential sector down in December following a strong November

The total value of residential permits declined 8.4% to \$6.5 billion in December.

Construction intentions in the single-family homes component decreased 3.9% while multi-family permit values fell 11.6%, with seven provinces posting declines. Quebec (-43.4%) contributed to much of the decline in the multi-family component following a strong November. Conversely, notable gains were posted in New Brunswick (+46.4%) and Saskatchewan (+36.9%) in December.

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

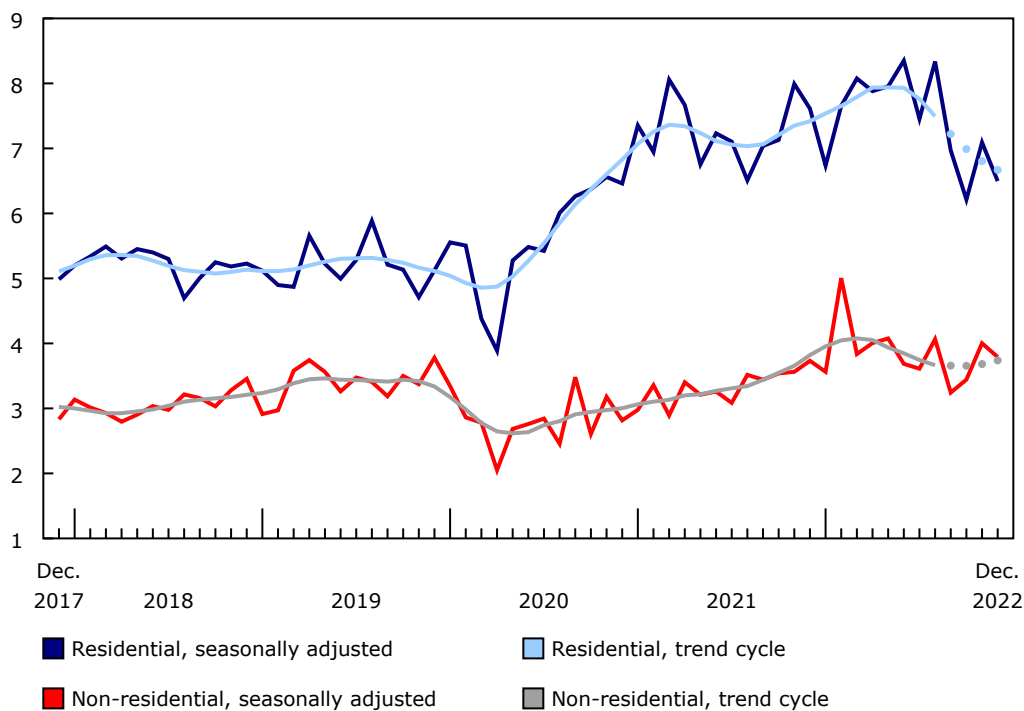
billions of dollars



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.

Ontario drags down non-residential sector

The total value of non-residential permits declined 5.3% to \$3.8 billion in December. Decreases posted in Ontario more than offset gains posted in seven provinces.

Construction intentions in the industrial sector decreased 23.4% in December, following a record high in November.

In December, the value of commercial permits edged up 2.2%, with seven provinces posting increases. Alberta led the way with a variety of large permits in Calgary.

The total value of institutional building permits posted a modest growth month over month (+0.9%). Large losses in Ontario (-30.1%) were offset by notable gains in Quebec (+45.1%), Manitoba (+228.6%) and Saskatchewan (+333.8%). The superlative results in the latter two provinces were driven by building permits for new hospital construction.

Fourth quarter construction intentions continue to slow

The total value of building permits in the fourth quarter of 2022 decreased 7.8% from the previous quarter to \$31.0 billion.

The residential sector decreased for the second consecutive quarter in the fourth quarter after a year of multiple interest rate hikes. Rising interest rates impact construction intentions, as they increase the costs for new projects and can make it more difficult for developers and buyers to secure financing. Construction intentions fell 13.0% to \$19.8 billion in the quarter, with declines posted in all provinces except Newfoundland and Labrador. Single-family permits decreased 13.8%, while multi-family permits dropped 12.3%.

The non-residential sector increased by 2.9% to \$11.2 billion, led by the industrial component, which sharply increased by 29.5% to a record quarterly high (\$2.8 billion). Commercial permit values remained relatively stable (+0.3%), while institutional permit values fell by 12.3% for a third consecutive quarterly decrease.

Annual review of 2022: trending decline for building permits of single-family homes

The total current dollar value of building permits continued to climb to new records, increasing 6.8% in 2022. However, the annual increase was largely the result of inflated valuations from persistent material and labour cost increases. On a constant dollar basis (2012=100), the total value of building permits declined 6.6% to \$83.0 billion.

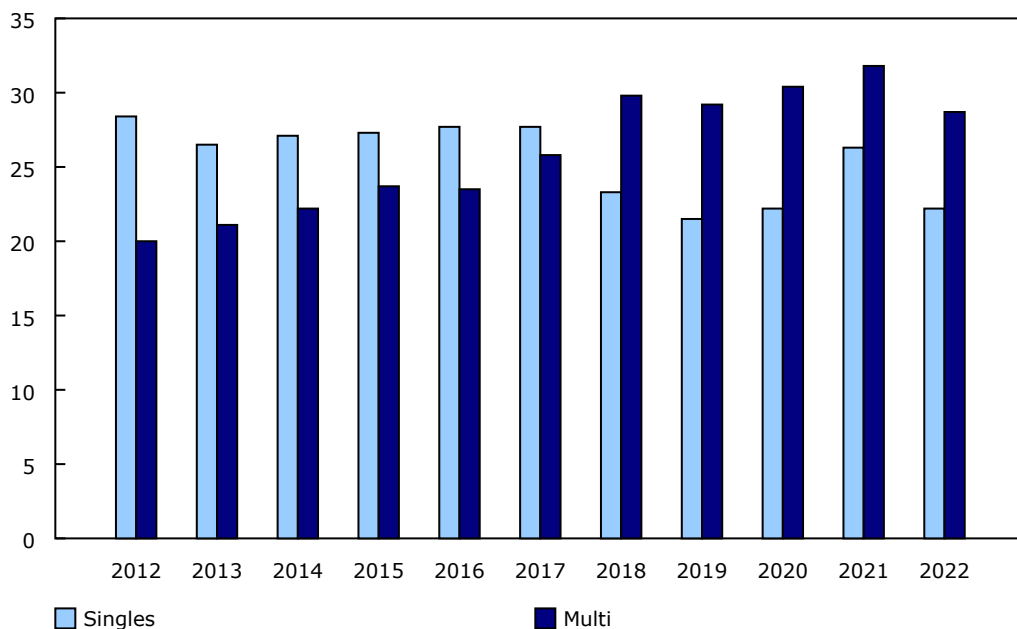
The remainder of the article will be presented in constant dollars to eliminate the impact of changes in purchasing power of the dollar over time.

After three consecutive yearly increases, construction intentions in the residential sector declined 12.3% to \$50.9 billion. Decreases in the value of single-family permits (-15.5%) outpaced the decline in multi-family permits (-9.6%) in 2022.

The amount and mix of residential permits for single and multi-family homes can be attributed to a multitude of supply and demand factors, such as shifting household characteristics and preferences, changing construction regulations, and the price of single and multi-family homes. Chart 4 shows that over time, residential construction intentions have shifted away from single-family buildings, which composed of 58.8% of the value of residential building permits 10 years earlier compared with 43.6% in 2022. This translated to 84,000 units (\$28.4 billion) being issued for single-family homes in 2012 compared with 72,000 new single-family units in 2022 (\$22.2 billion), despite [a population increase of over four million people over the same period](#).

Chart 4
Value of residential building permits in constant dollars (2012)

billions of dollars



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

The non-residential sector was up 4.1% to \$32.0 billion in 2022. Despite a second consecutive yearly increase, the sector remains below pre-COVID-19 pandemic levels (\$34.6 billion in 2019). Much of the increase was due to the industrial component, which sharply increased by 20.1%. This was led by 10 industrial permits valued over \$100 million throughout the year, including a \$425 million permit in November for a manufacturing facility in Toronto.

Despite the largest building permit of the year being worth almost \$1.5 billion for a new hospital in Vancouver, the institutional component advanced 3.0%. The commercial component posted a marginal decline of 0.7% on an annual basis.

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, and 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 January will be released on March 3, 2023.

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

	December 2021	October 2022 ^r	November 2022 ^r	December 2022 ^p	November to December 2022	December 2021 to December 2022
	millions of dollars				% change	
Total	11,344.2	9,656.6	11,093.3	10,287.4	-7.3	-9.3
Residential	7,612.2	6,213.8	7,091.8	6,497.4	-8.4	-14.6
Single ¹	3,524.3	2,813.3	2,977.4	2,861.8	-3.9	-18.8
Multiple	4,087.9	3,400.5	4,114.4	3,635.6	-11.6	-11.1
Non-residential	3,732.0	3,442.8	4,001.5	3,790.0	-5.3	1.6
Industrial	862.3	839.0	1,127.8	863.9	-23.4	0.2
Commercial	1,960.0	1,981.6	1,956.3	2,000.1	2.2	2.0
Institutional	909.7	622.3	917.5	926.0	0.9	1.8
	number of units				% change	
Total dwellings	25,903	19,287	21,754	19,346	-11.1	-25.3
Single ¹	7,150	4,941	4,818	4,788	-0.6	-33.0
Multiple	18,753	14,346	16,936	14,558	-14.0	-22.4

^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

	December 2021	October 2022 ^r	November 2022 ^r	December 2022 ^P	November to December 2022	December 2021 to December 2022
	millions of dollars				% change	
Canada	11,344.2	9,656.6	11,093.3	10,287.4	-7.3	-9.3
Residential	7,612.2	6,213.8	7,091.8	6,497.4	-8.4	-14.6
Non-residential	3,732.0	3,442.8	4,001.5	3,790.0	-5.3	1.6
Newfoundland and Labrador	31.1	32.9	31.0	64.2	106.9	106.4
Residential	25.7	27.3	23.7	29.2	23.1	13.6
Non-residential	5.4	5.6	7.3	35.0	377.3	545.0
Prince Edward Island	49.9	26.6 ^E	47.8	56.1	17.5	12.4
Residential	33.6	23.3	32.9	30.7	-6.6	-8.6
Non-residential	16.3	3.3	14.9	25.4	70.8	55.9
Nova Scotia	241.6	190.1	193.4	210.9	9.0	-12.7
Residential	174.1	134.1	145.3	170.1	17.0	-2.4
Non-residential	67.5	55.9	48.1	40.9	-15.0	-39.5
New Brunswick	120.0	139.8	119.5	126.8	6.1	5.7
Residential	98.7	96.2	77.2	85.2	10.4	-13.7
Non-residential	21.3	43.6	42.3	41.6	-1.7	95.5
Quebec	2,500.0	1,819.9	2,011.0	1,781.0	-11.4	-28.8
Residential	1,636.2	1,109.1	1,290.1	982.8	-23.8	-39.9
Non-residential	863.8	710.8	720.9	798.3	10.7	-7.6
Ontario	4,732.1	3,617.4	5,117.7	4,405.1	-13.9	-6.9
Residential	3,192.7	2,185.9	2,971.8	2,775.5	-6.6	-13.1
Non-residential	1,539.4	1,431.5	2,145.9	1,629.7	-24.1	5.9
Manitoba	337.1	305.0	321.9	357.4	11.0	6.0
Residential	243.4	183.1	167.7	154.8	-7.7	-36.4
Non-residential	93.7	121.8	154.2	202.6	31.4	116.2
Saskatchewan	142.4	140.8	126.4	179.6	42.1	26.1
Residential	83.9	80.2	62.6	74.5	18.9	-11.2
Non-residential	58.6	60.5	63.7	105.1	65.0	79.5
Alberta	1,183.6	1,169.4	1,202.4	1,167.2	-2.9	-1.4
Residential	839.0	796.9	862.0	769.7	-10.7	-8.3
Non-residential	344.6	372.5	340.4	397.6	16.8	15.4
British Columbia	1,975.3	2,156.3	1,898.9	1,929.5	1.6	-2.3
Residential	1,276.0	1,553.5	1,435.7	1,416.7	-1.3	11.0
Non-residential	699.3	602.8	463.2	512.8	10.7	-26.7
Yukon	8.3	27.3	13.6	7.5	-45.1	-10.1
Residential	7.6	8.7	13.5	7.2	-46.5	-5.5
Non-residential	0.7	18.6	0.1	0.2	178.8	-63.8
Northwest Territories	22.7	14.7	8.7	1.4	-84.2	-94.0
Residential	1.2	12.7	8.6	1.0	-88.4	-16.3
Non-residential	21.6	2.0	0.1	0.4	404.0	-98.2
Nunavut	0.0	16.6	1.2	0.7	-44.2	...
Residential	0.0	2.8	0.7	0.1	-92.4	...
Non-residential	0.0	13.8	0.6	0.6	10.3	...

^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

	December 2021	October 2022 ^r	November 2022 ^r	December 2022 ^p	November to December 2022	December 2021 to December 2022
	millions of dollars				% change	
Total, census metropolitan areas	8,092.8	7,110.7	8,406.7	7,454.1	-11.3	-7.9
St. John's	20.4	17.6	16.1	22.4	38.7	9.8
Halifax	144.9	122.7	108.0	115.3	6.7	-20.5
Moncton	27.2	45.0	24.5	31.6	29.3	16.2
Saint John	28.8	21.3	15.2	21.8	43.7	-24.4
Fredericton	..	18.8	22.8	15.9	-30.4	..
Saguenay	37.2	37.4	32.3	23.1	-28.4	-37.8
Québec	289.5	223.4	282.7	224.3	-20.7	-22.5
Sherbrooke	65.1	44.1	61.5	47.0	-23.6	-27.8
Trois-Rivières	28.9	36.5	36.3	86.4	138.4	199.5
Drummondville	..	31.1	31.1	15.2	-51.3	..
Montréal	1,068.1	722.5	804.1	731.2	-9.1	-31.5
Ottawa–Gatineau, Ontario and Quebec	546.7	372.9	356.7	329.7	-7.6	-39.7
Gatineau part	150.1	64.6	73.7 ^E	64.2	-12.9	-57.3
Ottawa part	396.6	308.3	283.0	265.6	-6.2	-33.0
Kingston	24.9	13.3	43.1	26.3	-39.1	5.8
Belleville	34.5	25.2	27.3	12.5	-54.4	-63.9
Peterborough	20.3	13.0	78.0	42.2	-45.9	108.1
Oshawa	205.7	169.3	91.6	52.3	-42.9	-74.6
Toronto	1,745.6	1,162.0	2,502.6	2,005.1	-19.9	14.9
Hamilton	164.9	164.7	272.8	145.8	-46.6	-11.6
St. Catharines–Niagara	187.9	152.8	185.9	70.3	-62.2	-62.6
Kitchener–Cambridge–Waterloo	177.7	202.4	259.3	237.1	-8.5	33.4
Brantford	56.4	69.5	28.9	61.9	114.1	9.7
Guelph	106.8	27.2	24.6	52.3	112.7	-51.0
London	188.9	145.4	186.3	169.8	-8.9	-10.1
Windsor	66.4	65.4	104.9	89.2	-14.9	34.3
Barrie	127.4	219.1	61.2	75.3	23.1	-40.9
Greater Sudbury	31.4	12.2	16.5	15.4	-6.3	-50.9
Thunder Bay	11.3	18.7	7.7	9.2	19.7	-18.7
Winnipeg	236.9	221.4	206.4	239.0	15.8	0.9
Regina	36.8	25.3	25.2	25.0	-0.8	-32.2
Saskatoon	68.4	83.6	61.6	68.4	11.1	0.1
Lethbridge	33.3	16.5	23.6	17.0	-28.0	-48.9
Calgary	534.0	550.2	604.3	669.2	10.7	25.3
Red Deer	..	5.3	5.9	4.8	-19.4	..
Edmonton	373.1	362.5	389.8	286.7	-26.4	-23.1
Kelowna	117.4	92.3	140.7	115.2	-18.1	-1.9
Kamloops	..	39.0	27.4	38.7	41.6	..
Chilliwack	..	14.7	29.7	8.5	-71.3	..
Abbotsford–Mission	75.8	60.0	45.6	36.6	-19.7	-51.7
Vancouver	1,104.6	1,438.4	1,160.8	1,174.3	1.2	6.3
Victoria	105.7	157.0	120.8	125.3	3.7	18.5
Nanaimo	..	20.9	52.0	36.6	-29.6	..

^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).