

# Building permits, January 2023

Released at 8:30 a.m. Eastern time in *The Daily*, Friday, March 3, 2023

The monthly total value of building permits in Canada decreased 4.0% in January to \$9.8 billion.

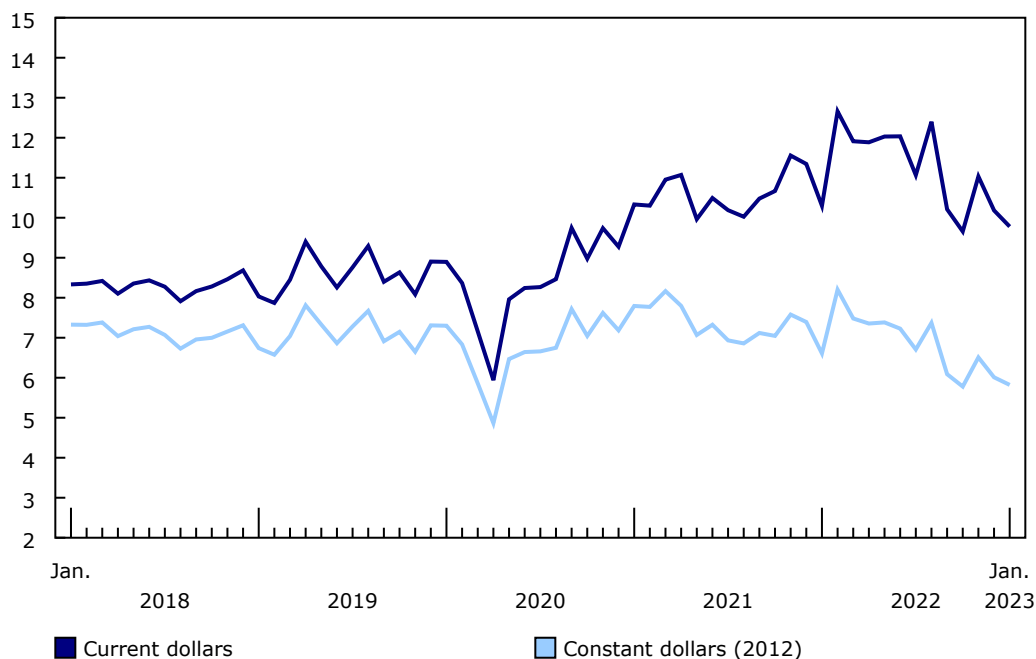
There were eight provinces that reported decreases in January, with the multi-residential sector in British Columbia significantly contributing to the national fall.

The residential sector declined 6.6% to \$6.1 billion in January, while the non-residential sector was relatively stable, increasing a modest 0.7% to \$3.7 billion.

On a constant dollar basis (2012=100), the total value of building permits went down 3.2% to \$5.8 billion in January.

**Chart 1**  
**Total value of building permits, seasonally adjusted**

billions of dollars



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



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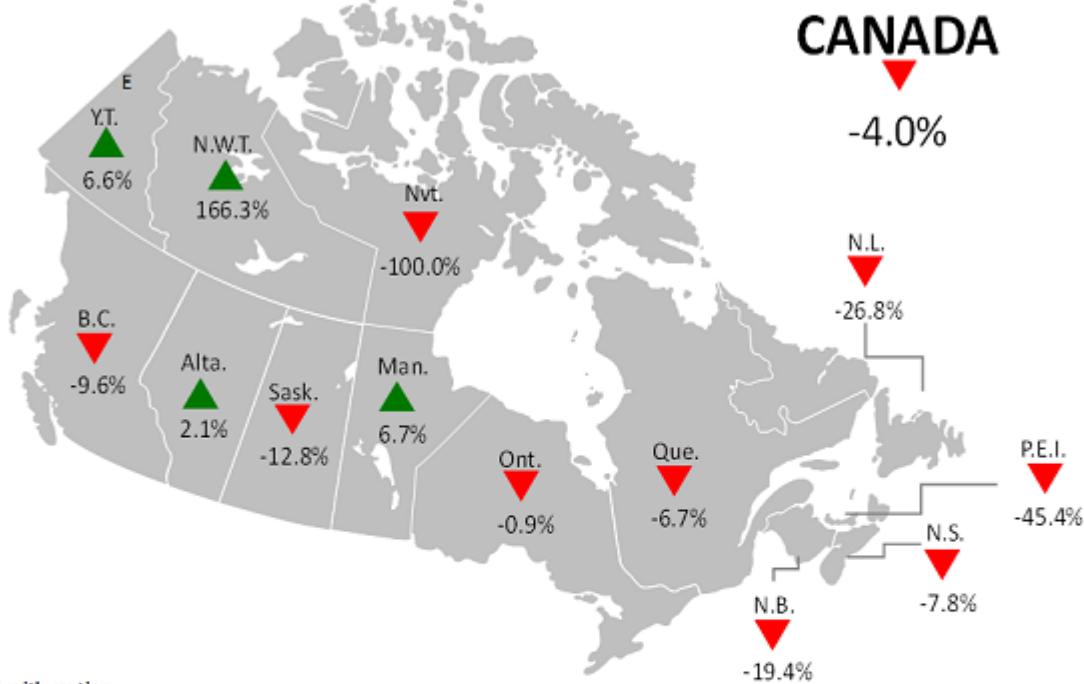
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Infographic 1 – Building permits, January 2023

# January 2023

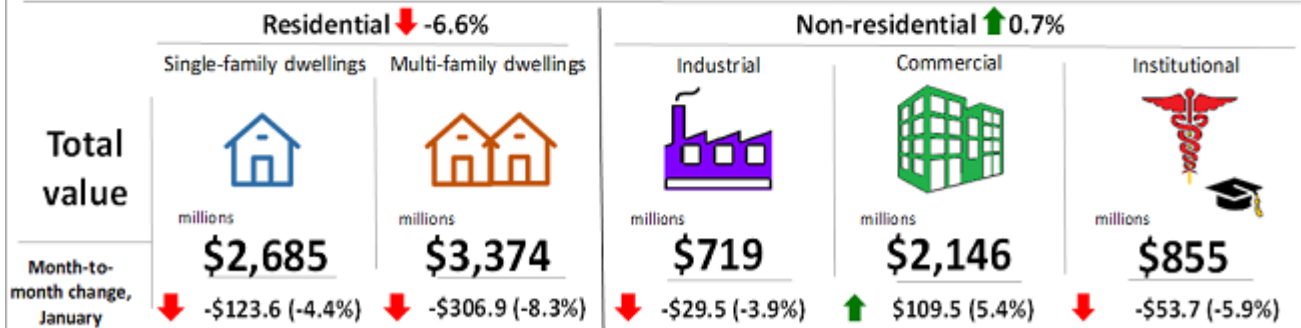
## Building permits

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



E use with caution

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.



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### Residential sector falls for second consecutive month

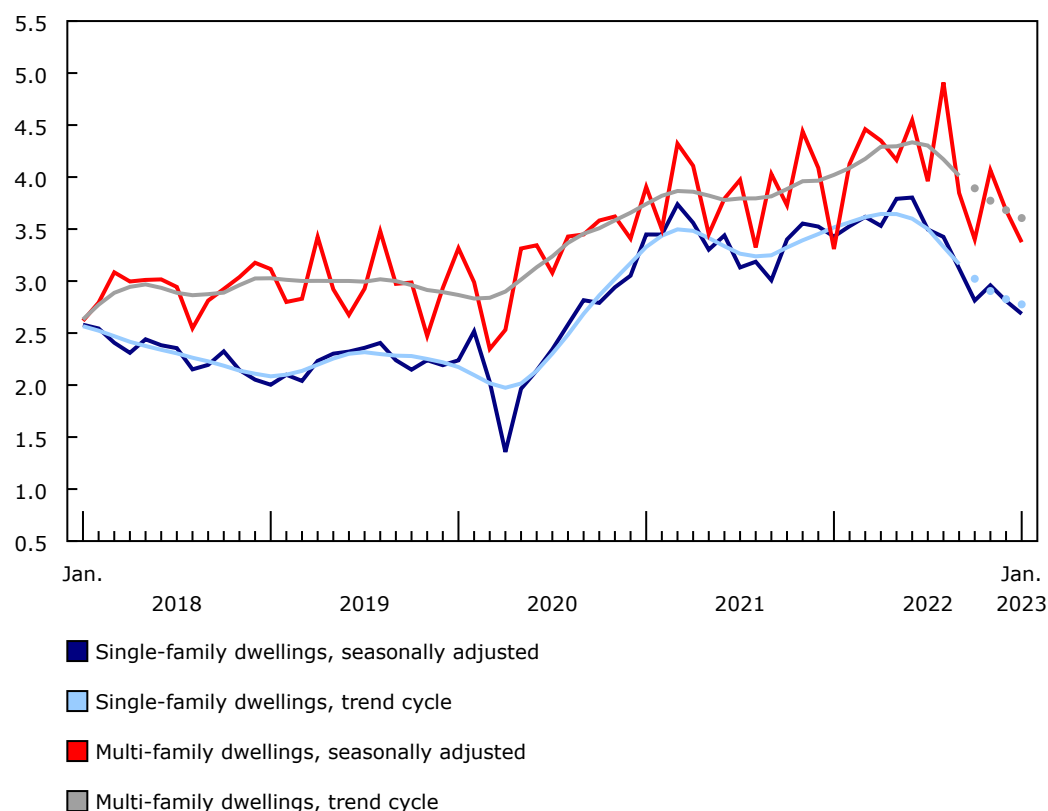
Residential permits decreased 6.6% to \$6.1 billion in January with seven provinces posting decreases.

The downward trend of multi-family homes continued as construction intentions declined 8.3% in January. Most of the decline stemmed from British Columbia (-27.9% or -\$301.2 million) following a month of significant urban development intentions. Conversely, Manitoba posted a notable increase (+106.0% or +\$63.0 million) in January.

Total permit values for single-family homes decreased 4.4% in January, with Quebec (-13.5% or -\$74.6 million) contributing the most to the decline. Alberta (+0.8%) and British Columbia (+0.6%) were the only provinces to post increases for this component.

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

billions of dollars

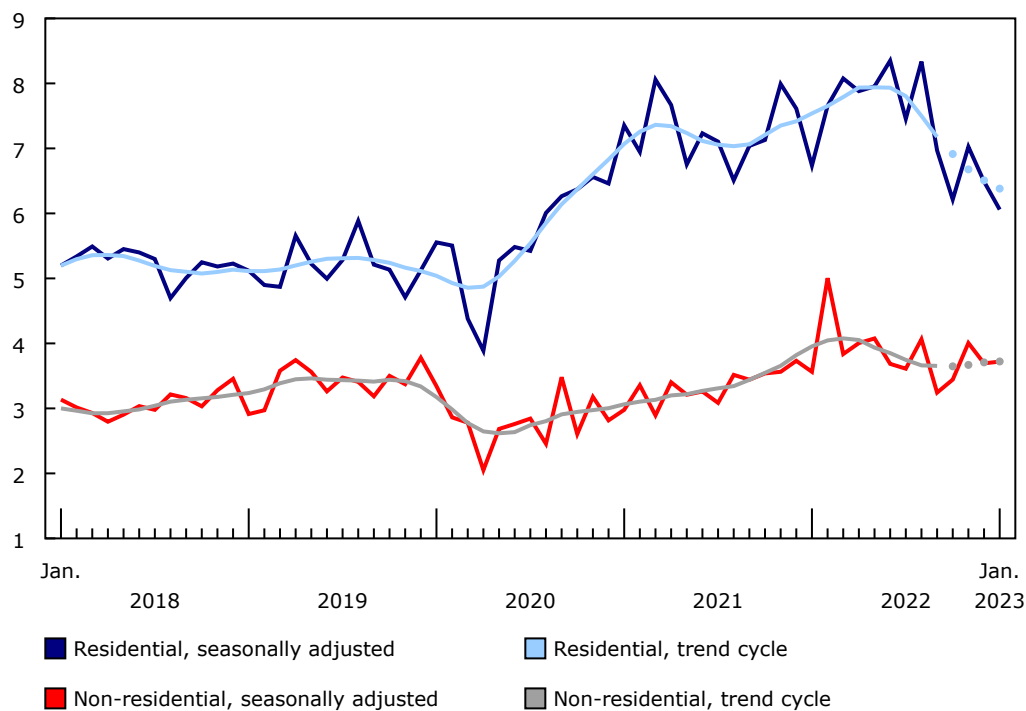


**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the previous three months. For more information, see the Note to readers.

**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 relatively stable month-to-month

The total value of non-residential sector permits was up slightly by 0.7% to \$3.7 billion in January, with gains in the commercial component offsetting losses in both the industrial and institutional components.

Commercial permit values increased 5.4% in January, with Ontario leading the charge (+22.8%). This was the second consecutive monthly increase as the component reached the third-highest recorded value since the start of the series (2011).

The value of building permits in the industrial component decreased 3.9% in January, with six provinces posting declines. After reaching its peak at over a billion dollars in November 2022, the component returned to more normal levels in January 2023.

Construction intentions in the institutional sector decreased 5.9% in January, with Quebec (-21.1%) having the biggest decline. Conversely, British Columbia jumped 43.8% due to an \$87 million permit for an educational building in Kelowna.

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](#).

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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 February will be released on April 3.*

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

	January 2022	November 2022 <sup>r</sup>	December 2022 <sup>r</sup>	January 2023 <sup>p</sup>	December 2022 to January 2023	January 2022 to January 2023
	millions of dollars				% change	
<b>Total</b>	<b>10,298.5</b>	<b>11,031.5</b>	<b>10,183.0</b>	<b>9,778.8</b>	<b>-4.0</b>	<b>-5.0</b>
Residential	6,735.7	7,025.2	6,489.7	6,059.2	-6.6	-10.0
Single <sup>1</sup>	3,428.1	2,959.1	2,808.7	2,685.1	-4.4	-21.7
Multiple	3,307.6	4,066.1	3,681.0	3,374.1	-8.3	2.0
Non-residential	3,562.8	4,006.4	3,693.4	3,719.6	0.7	4.4
Industrial	982.6	1,119.2	748.4	718.9	-3.9	-26.8
Commercial	1,788.4	1,966.5	2,036.3	2,145.8	5.4	20.0
Institutional	791.8	920.7	908.6	854.9	-5.9	8.0
	number of units				% change	
<b>Total dwellings</b>	<b>21,825</b>	<b>21,638</b>	<b>19,378</b>	<b>18,579</b>	<b>-4.1</b>	<b>-14.9</b>
Single <sup>1</sup>	6,703	4,781	4,721	4,364	-7.6	-34.9
Multiple	15,122	16,857	14,657	14,215	-3.0	-6.0

<sup>r</sup> revised

<sup>p</sup> 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**

	January 2022	November 2022 <sup>r</sup>	December 2022 <sup>r</sup>	January 2023 <sup>p</sup>	December 2022 to January 2023	January 2022 to January 2023
	millions of dollars				% change	
<b>Canada</b>	<b>10,298.5</b>	<b>11,031.5</b>	<b>10,183.0</b>	<b>9,778.8</b>	<b>-4.0</b>	<b>-5.0</b>
<b>Residential</b>	<b>6,735.7</b>	<b>7,025.2</b>	<b>6,489.7</b>	<b>6,059.2</b>	<b>-6.6</b>	<b>-10.0</b>
<b>Non-residential</b>	<b>3,562.8</b>	<b>4,006.4</b>	<b>3,693.4</b>	<b>3,719.6</b>	<b>0.7</b>	<b>4.4</b>
Newfoundland and Labrador	35.3	31.2	62.4	45.7 <sup>E</sup>	-26.8	29.5
Residential	32.2	23.9	29.1	25.1	-13.5	-21.9
Non-residential	3.1	7.3	33.3	20.5 <sup>E</sup>	-38.3	566.5
Prince Edward Island	37.6	47.3	55.2	30.1	-45.4	-19.9
Residential	33.8	32.4	29.8	21.6	-27.5	-36.1
Non-residential	3.7	14.9	25.4	8.5	-66.6	127.8
Nova Scotia	184.5	192.5	206.1	190.0	-7.8	3.0
Residential	151.1	143.8	164.0	123.1	-24.9	-18.5
Non-residential	33.3	48.7	42.1	66.9	59.1	100.8
New Brunswick	94.6	119.1	125.7	101.3	-19.4	7.1
Residential	67.1	76.8	84.1	64.2	-23.7	-4.2
Non-residential	27.5	42.3	41.6	37.1	-10.9	34.7
Quebec	2,548.2	1,991.1	1,833.9	1,711.3	-6.7	-32.8
Residential	1,577.5	1,263.2	1,022.4	970.1	-5.1	-38.5
Non-residential	970.6	727.8	811.5	741.2	-8.7	-23.6
Ontario	4,325.8	5,102.0	4,246.1	4,206.4	-0.9	-2.8
Residential	2,903.5	2,964.2	2,752.1	2,612.9	-5.1	-10.0
Non-residential	1,422.3	2,137.8	1,494.0	1,593.4	6.7	12.0
Manitoba	264.4	324.4	354.7	378.5	6.7	43.2
Residential	190.7	170.4	151.1	211.6	40.0	11.0
Non-residential	73.8	154.0	203.5	166.9	-18.0	126.3
Saskatchewan	171.0	129.7	179.6	156.6	-12.8	-8.4
Residential	80.3	64.4	74.5	84.4	13.3	5.1
Non-residential	90.6	65.3	105.1	72.2	-31.3	-20.4
Alberta	1,230.8	1,206.3	1,165.6	1,189.6	2.1	-3.3
Residential	760.7	867.3	771.6	834.7	8.2	9.7
Non-residential	470.1	338.9	394.0	354.9	-9.9	-24.5
British Columbia	1,396.1	1,864.5	1,944.4	1,757.8	-9.6	25.9
Residential	929.3	1,395.9	1,402.7	1,103.5	-21.3	18.7
Non-residential	466.9	468.6	541.7	654.4	20.8	40.2
Yukon	5.9	13.5	7.3	7.8	6.6	33.1
Residential	5.4	13.4	7.1	6.7	-6.3	22.9
Non-residential	0.5	0.1	0.2	1.2	394.5	152.0
Northwest Territories	1.3	8.7	1.4	3.7	166.3	187.9
Residential	0.8	8.6	1.0	1.1	10.1	30.0
Non-residential	0.4	0.1	0.4	2.6	576.7	499.1
Nunavut	3.2	1.2	0.7	0.0	-100.0	-100.0
Residential	3.2	0.7	0.1	0.0	-100.0	-100.0
Non-residential	0.0	0.6	0.6	0.0	-100.0	...

r revised

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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 adjusted<sup>1</sup>**

	January 2022	November 2022 <sup>r</sup>	December 2022 <sup>r</sup>	January 2023 <sup>p</sup>	December 2022 to January 2023	January 2022 to January 2023
	millions of dollars				% change	
<b>Total, census metropolitan areas</b>	<b>7,171.7</b>	<b>8,402.1</b>	<b>7,502.2</b>	<b>7,103.8</b>	<b>-5.3</b>	<b>-0.9</b>
St. John's	26.1	16.1	21.2	16.4	-22.9	-37.3
Halifax	106.2	106.4	112.1	86.7	-22.7	-18.4
Moncton	27.9	24.8	31.9	27.7	-13.0	-0.6
Saint John	14.1	15.0	22.2	20.3	-8.5	43.6
Fredericton	13.9	22.8	15.8	12.5 <sup>E</sup>	-21.3	-10.6
Saguenay	38.7	33.4	23.2	55.5	139.7	43.4
Québec	224.0	284.2	216.5	148.5	-31.4	-33.7
Sherbrooke	39.5	61.5	47.0	58.5	24.3	48.2
Trois-Rivières	31.1	36.4	88.8	46.1	-48.1	48.1
Drummondville	32.2	30.8	14.8	10.1	-31.6	-68.5
Montréal	1,147.6	803.9	765.9	706.2	-7.8	-38.5
Ottawa–Gatineau, Ontario and Quebec	356.7	349.3	312.8	296.2	-5.3	-17.0
Gatineau part	68.5	73.3 <sup>E</sup>	67.1	89.1	32.9	30.1
Ottawa part	288.2	276.0	245.7	207.0	-15.7	-28.2
Kingston	37.0	43.2	26.0	34.2	31.3	-7.5
Belleville	39.3	28.0	12.5	34.5	175.4	-12.1
Peterborough	39.6	77.7	43.0	18.4	-57.3	-53.6
Oshawa	101.5	94.5	53.3	122.8	130.4	21.0
Toronto	1,798.4	2,527.4	2,026.7	2,022.3	-0.2	12.5
Hamilton	143.2	268.5	144.8	117.4 <sup>E</sup>	-18.9	-18.0
St. Catharines–Niagara	131.4	184.2	71.4	84.1	17.8	-36.0
Kitchener–Cambridge–Waterloo	170.4	256.4	238.4	182.2	-23.6	6.9
Brantford	35.0	28.9	61.9	29.7	-52.0	-15.1
Guelph	52.7	26.9	54.0	44.5	-17.6	-15.5
London	215.4	183.1	169.4	129.3 <sup>E</sup>	-23.7	-40.0
Windsor	113.2	105.2	88.1	62.4	-29.1	-44.8
Barrie	59.8	62.2	75.9	80.7	6.3	34.9
Greater Sudbury	27.9 <sup>E</sup>	16.1	15.3	17.9	17.2	-35.7
Thunder Bay	7.0	7.6	9.0	23.4	159.4	233.0
Winnipeg	187.1	209.5	236.9	203.2	-14.2	8.6
Regina	39.9	25.6	25.7	52.4	104.2	31.3
Saskatoon	76.1	61.4	68.9	66.0	-4.2	-13.3
Lethbridge	29.3	23.3	17.0	18.1	6.7	-38.2
Calgary	569.6	606.8	668.8	630.9	-5.7	10.8
Red Deer	6.6	5.9	4.9	5.1	4.5	-22.3
Edmonton	378.0	385.2	283.6	291.5	2.8	-22.9
Kelowna	79.2	142.1	111.6	82.9	-25.7	4.6
Kamloops	14.1	27.2	37.6	17.0	-54.9	20.3
Chilliwack	34.1	29.7	8.5	10.2	20.0	-70.0
Abbotsford–Mission	44.3	45.2	36.3	37.6	3.6	-15.1
Vancouver	685.1	1,141.4	1,197.8	1,137.8	-5.0	66.1
Victoria	99.5	120.7	124.4	117.5	-5.5	18.1
Nanaimo	57.9	52.7	36.8	29.1	-20.9	-49.6

<sup>r</sup> revised

<sup>p</sup> preliminary

<sup>E</sup> 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](mailto:infostats@statcan.gc.ca)) or Media Relations ([statcan.mediahotline-ligneinfomedias.statcan@statcan.gc.ca](mailto:statcan.mediahotline-ligneinfomedias.statcan@statcan.gc.ca)).