

Building permits, March 2023

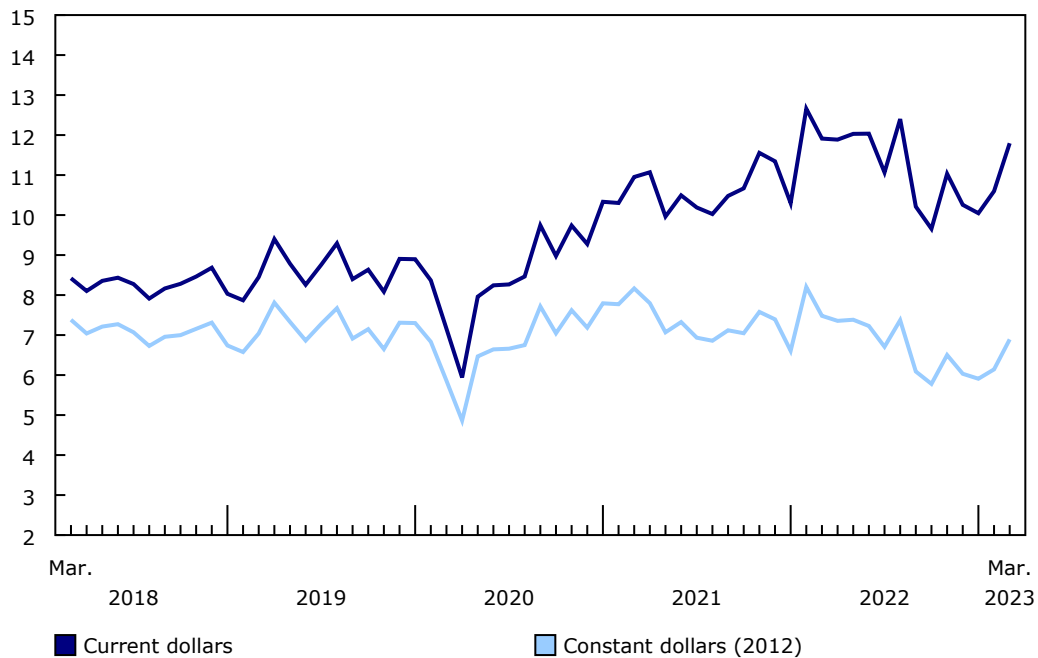
Released at 8:30 a.m. Eastern time in *The Daily*, Wednesday, May 10, 2023

The total monthly value of building permits in Canada advanced 11.3% in March to \$11.8 billion, led by sharply increasing monthly non-residential growth (+32.0%).

On a constant dollar basis (2012=100), the total value of building permits went up 12.2% to \$6.9 billion.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



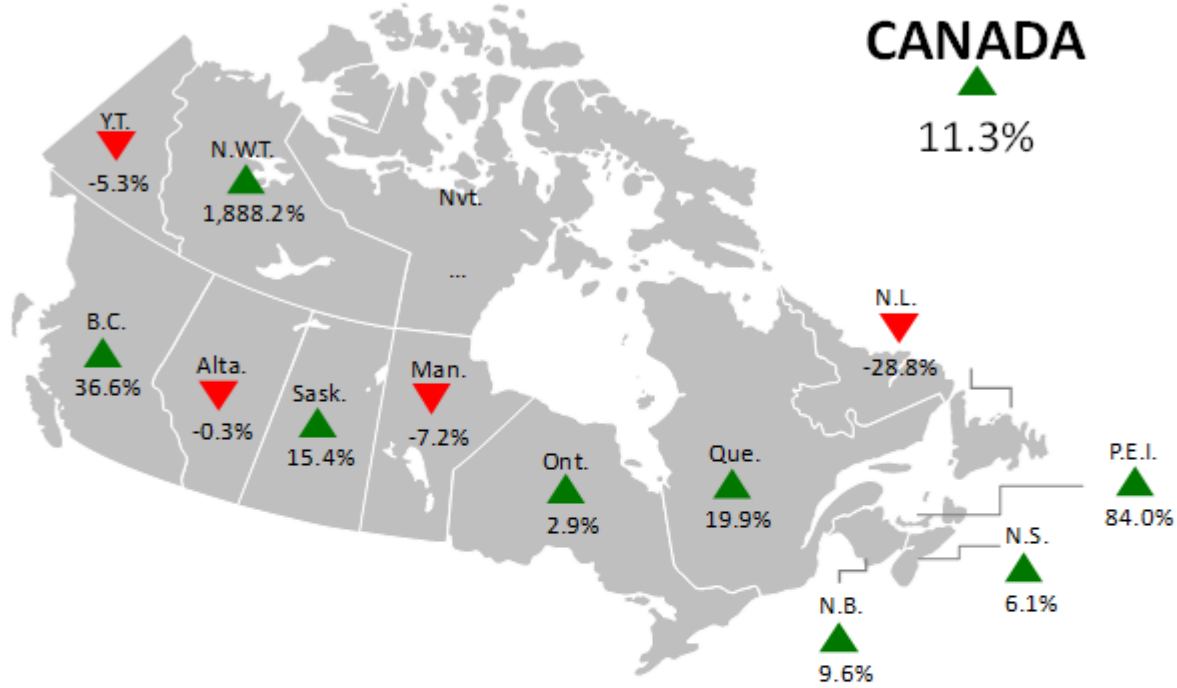
Source(s): Table 34-10-0066-01.

Infographic 1 – Building permits, March 2023

March 2023

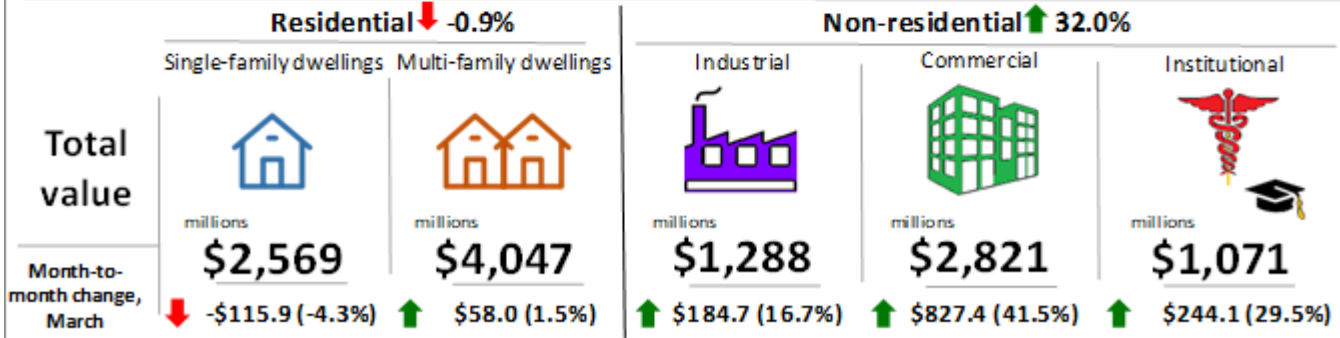
Building permits

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



... not applicable

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



Non-residential permits ramp up as sector reaches record high

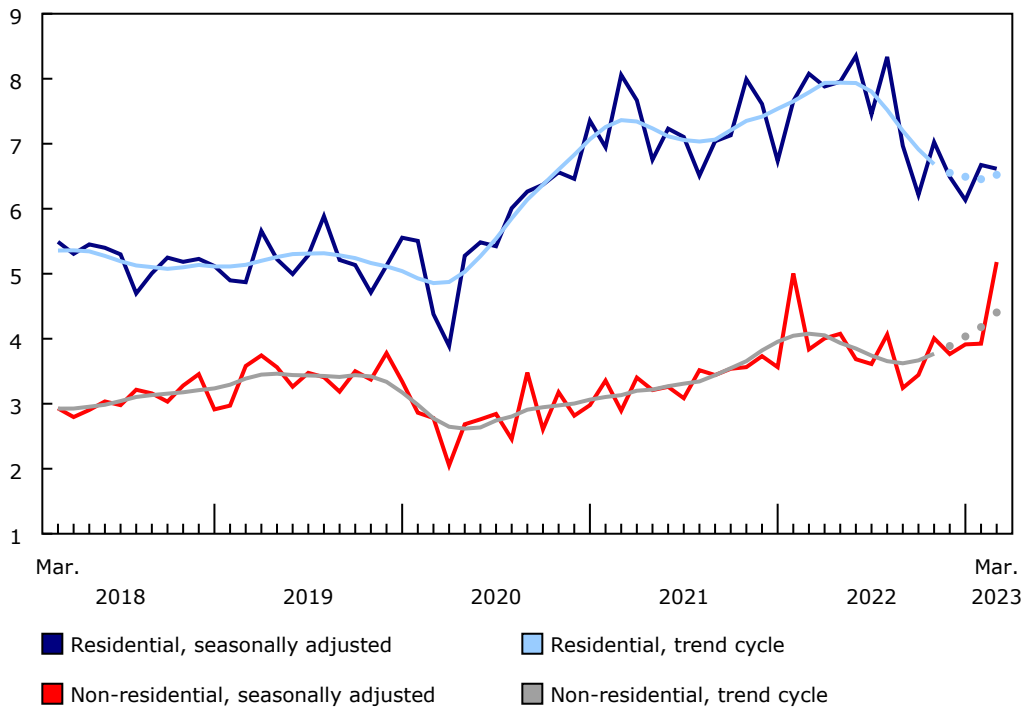
The total monthly value of non-residential permits sharply increased 32.0% to a record-high \$5.2 billion, with 10 individual non-residential projects valued at over \$100 million each.

The largest project of the month was the \$570 million new General Motors and POSCO Chemical cathode active materials facility in Bécancour, Quebec, which led the value of building permits in the industrial component to sharply increase by 16.7% nationally. This project is linked to the [Canadian Critical Minerals Strategy](#), for which further major investments in industrial projects are anticipated.

Commercial (+41.5%) and institutional (+29.5%) construction intentions also posted significant monthly gains to support a record-high month for the non-residential sector.

Chart 2
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.

Residential construction intentions stall

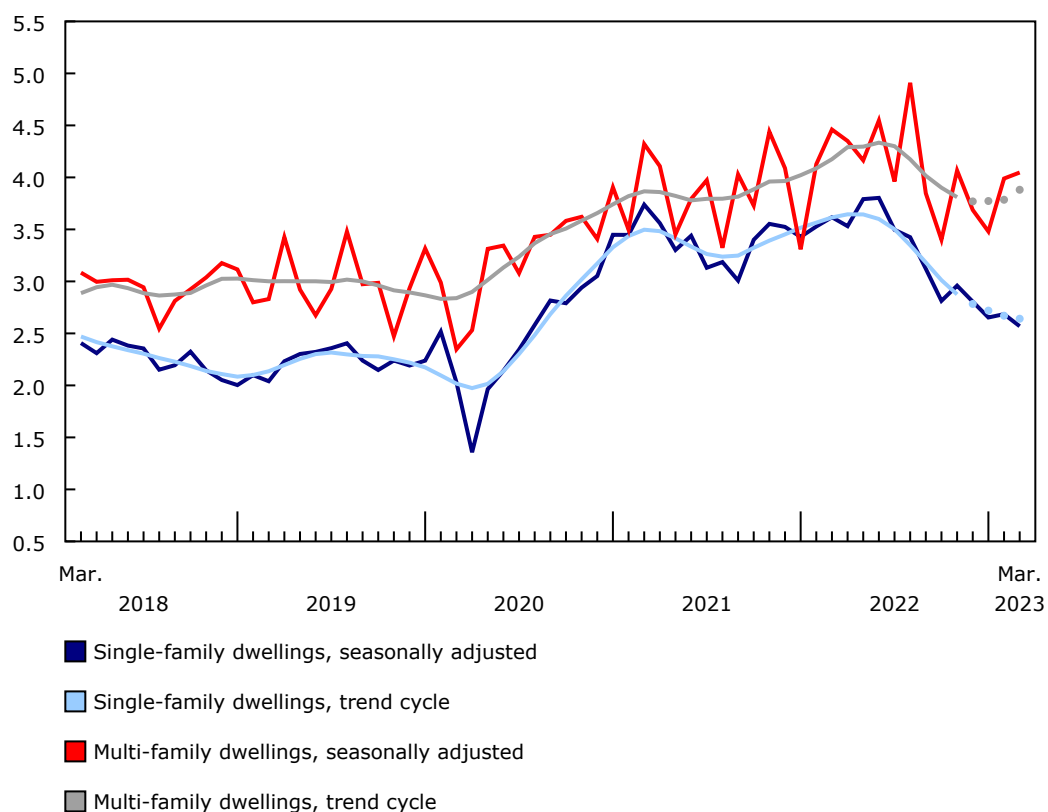
Following a promising February, March saw the value of new residential permits taper off (-0.9%) to \$6.6 billion. Nationally, permits for 21,400 new dwellings were issued in the month.

British Columbia continued to sharply increase with strong construction intentions (values up +30.9% or +\$321.9 million) in March, concentrated in metropolitan high-rise multi-dwelling developments. The four Atlantic provinces collectively also had notable monthly gains in multi-dwelling (+40.6% or +\$48.1 million) and total residential (+14.0% or +\$39.5 million) permit values.

These gains were nationally offset by declines in five provinces. Ontario (-8.1% or -\$246.6 million) weighed down the sector the most, while Saskatchewan (-27.0% or -\$12.7 million) posted the largest proportional decline of the month.

Chart 3
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.

First quarter of 2023 ticks upward, led by non-residential building permits

The total value of building permits in the first quarter of 2023 gained 4.8% from the last quarter of 2022 to \$32.4 billion, ending three consecutive quarterly declines.

On a constant dollar basis (2012=100), the total quarterly value of building permits increased 3.4% to \$18.9 billion.

The commercial component (+17.2%) led the quarterly growth, much of which was from building permits issued in March. Overall, the non-residential sector expanded 16.1% to a record-high \$13.0 billion in the first quarter of 2023, greatly exceeding the previous quarterly record of \$12.4 billion. This coincided with the Bank of Canada's decision to pause interest rate hikes, the first reprieve since initial hikes started in March 2022.

However, this signalling is yet to be reflected in residential construction intentions, which declined 1.6% to \$19.4 billion, sliding for the third consecutive quarter. Declines in the value of residential permits were posted in six provinces which more than offset gains in Ontario, Manitoba, Nova Scotia and Prince Edward Island. Manitoba posted the most notable quarterly gains in both the value of residential permits (+27.5%) and the number of new dwelling units created (+58.7%), as their [quarterly population growth simultaneously edged out the national average](#).

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

For more information on construction, please visit the [Construction statistics](#) portal.

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 March will be released on June 6.

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

	March 2022	January 2023 ^r	February 2023 ^r	March 2023 ^p	February to March 2023	March 2022 to March 2023
	millions of dollars				% change	
Total	11,912.4	10,045.9	10,597.5	11,795.8	11.3	-1.0
Residential	8,076.4	6,133.3	6,673.3	6,615.5	-0.9	-18.1
Single ¹	3,616.7	2,653.0	2,684.6	2,568.7	-4.3	-29.0
Multiple	4,459.7	3,480.2	3,988.8	4,046.8	1.5	-9.3
Non-residential	3,836.0	3,912.6	3,924.2	5,180.3	32.0	35.0
Industrial	718.2	760.3	1,103.3	1,288.0	16.7	79.3
Commercial	2,043.4	2,242.8	1,993.7	2,821.0	41.5	38.1
Institutional	1,074.4	909.5	827.2	1,071.3	29.5	-0.3
	number of units				% change	
Total dwellings	23,478	19,434	22,125	21,389	-3.3	-8.9
Single ¹	6,309	4,180	4,130	3,922	-5.0	-37.8
Multiple	17,169	15,254	17,995	17,467	-2.9	1.7

^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 [34-10-0066-02](#).

Table 2
Value of building permits, by province and territory – Seasonally adjusted

	March 2022	January 2023 ^r	February 2023 ^r	March 2023 ^p	February to March 2023	March 2022 to March 2023
	millions of dollars				% change	
Canada	11,912.4	10,045.9	10,597.5	11,795.8	11.3	-1.0
Residential	8,076.4	6,133.3	6,673.3	6,615.5	-0.9	-18.1
Non-residential	3,836.0	3,912.6	3,924.2	5,180.3	32.0	35.0
Newfoundland and Labrador	57.6	31.0	61.2	43.6	-28.8	-24.3
Residential	39.5	25.8	24.9	26.8	7.8	-32.0
Non-residential	18.1	5.2	36.4	16.8	-53.8	-7.4
Prince Edward Island	51.8	30.3	34.3	63.1	84.0	21.9
Residential	45.8	21.6	24.2	41.2	70.4	-10.1
Non-residential	6.0	8.6	10.1	21.9	116.7	267.3
Nova Scotia	204.9	188.6	217.5	230.7	6.1	12.6
Residential	163.6	119.9	156.4	170.4	8.9	4.1
Non-residential	41.3	68.7	61.1	60.3	-1.2	46.1
New Brunswick	168.9	100.0	110.2	120.7	9.6	-28.5
Residential	116.9	62.9	76.7	83.2	8.5	-28.8
Non-residential	52.0	37.2	33.5	37.5	11.9	-27.8
Quebec	2,517.0	1,789.7	2,095.6	2,512.4	19.9	-0.2
Residential	1,501.3	980.3	1,235.5	1,130.7	-8.5	-24.7
Non-residential	1,015.7	809.4	860.1	1,381.6	60.6	36.0
Ontario	4,837.9	4,302.9	4,840.7	4,980.7	2.9	3.0
Residential	3,437.8	2,606.2	3,060.4	2,813.7	-8.1	-18.2
Non-residential	1,400.2	1,696.6	1,780.3	2,167.0	21.7	54.8
Manitoba	304.5	385.2	341.8	317.3	-7.2	4.2
Residential	200.7	213.3	220.2	208.9	-5.1	4.1
Non-residential	103.8	171.9	121.7	108.4	-10.9	4.5
Saskatchewan	184.6	147.5	90.3	104.2	15.4	-43.5
Residential	110.3	78.3	47.1	34.4	-27.0	-68.9
Non-residential	74.2	69.2	43.2	69.9	61.7	-5.9
Alberta	1,209.9	1,183.8	1,230.2	1,227.1	-0.3	1.4
Residential	788.3	814.7	768.7	728.6	-5.2	-7.6
Non-residential	421.6	369.1	461.5	498.5	8.0	18.2
British Columbia	2,363.2	1,874.3	1,553.6	2,122.7	36.6	-10.2
Residential	1,663.7	1,201.3	1,040.4	1,362.4	30.9	-18.1
Non-residential	699.5	673.0	513.1	760.3	48.2	8.7
Yukon	9.8	8.9	19.3	18.3	-5.3	87.7
Residential	7.2	7.7	16.3	13.5	-17.5	85.9
Non-residential	2.5	1.2	3.0	4.8	61.1	92.8
Northwest Territories	0.8	3.7	2.8	54.8
Residential	0.5	1.1	2.5	1.7	-31.7	217.1
Non-residential	0.3	2.6	0.3	53.1
Nunavut	1.5	0.0	0.0	0.0	...	-100.0
Residential	0.7	0.0	0.0	0.0	...	-100.0
Non-residential	0.8	0.0	0.0	0.0	...	-100.0

^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

	March 2022	January 2023 ^r	February 2023 ^r	March 2023 ^p	February to March 2023	March 2022 to March 2023
	millions of dollars				% change	
Total, census metropolitan areas	8,964.9	7,279.0	7,633.0	9,292.1	21.7	3.6
St. John's	34.1	16.7	29.7	27.1	-8.7	-20.4
Halifax	110.9	89.5	126.2	157.2	24.5	41.7
Moncton	46.7	27.8	19.5	31.0	59.4	-33.6
Saint John	31.9	21.9	16.6	24.5	47.4	-23.2
Fredericton	25.1	12.3 ^E	14.7	12.6	-14.2	-49.9
Saguenay	27.8	58.3	27.4	47.3	72.7	70.3
Québec	234.7	145.0	231.2	160.9	-30.4	-31.5
Sherbrooke	65.6	59.6	63.4	36.6	-42.2	-44.1
Trois-Rivières	45.0	62.6	53.0	289.9	447.5	543.8
Drummondville	26.5	10.5	10.4	21.4	106.7	-19.2
Montréal	1,151.3	739.2	908.3	1,201.2	32.3	4.3
Ottawa–Gatineau, Ontario and Quebec	439.9	294.3	399.3	362.8	-9.1	-17.5
Gatineau part	89.4	89.7	61.2	60.6	-1.0	-32.2
Ottawa part	350.5	204.6	338.1	302.2	-10.6	-13.8
Kingston	44.2	33.9	17.9	64.3	260.1	45.6
Belleville - Quinte West	25.2	36.0	39.3	20.8	-47.2	-17.5
Peterborough	42.0	18.0	11.4	28.1	147.7	-33.0
Oshawa	144.5	118.3	86.5	63.3	-26.8	-56.2
Toronto	2,278.5	2,096.7	2,084.2	2,583.9	24.0	13.4
Hamilton	165.2	125.4	162.3	182.6	12.5	10.6
St. Catharines–Niagara	135.0	87.9	117.6	107.2	-8.8	-20.6
Kitchener–Cambridge–Waterloo	190.3	167.5	121.9	111.7	-8.3	-41.3
Brantford	58.0	29.7	93.9	91.9	-2.1	58.5
Guelph	51.1	48.0	102.4	112.8	10.2	120.8
London	192.1	125.6	120.2	115.9	-3.6	-39.7
Windsor	133.1	51.0	307.8	370.5	20.4	178.4
Barrie	219.4	82.5	48.1	172.7	259.1	-21.3
Greater Sudbury	31.3	17.5	17.8	15.0	-15.8	-52.2
Thunder Bay	5.9	23.4	61.6	9.1	-85.2	55.9
Winnipeg	206.9	209.5	235.2	220.5	-6.2	6.6
Regina	52.0	49.3	27.9	24.8	-10.9	-52.3
Saskatoon	87.5	62.7	30.4	49.1	61.5	-43.9
Lethbridge	32.7	18.0	17.9	18.0	0.3	-44.9
Calgary	517.6	614.7	573.8	603.5	5.2	16.6
Red Deer	9.0	5.0	14.9	3.0	-79.6	-66.2
Edmonton	391.6	296.4	376.2	381.1	1.3	-2.7
Kelowna	175.0	80.2	67.1	80.5	20.0	-54.0
Kamloops	24.1	17.0	10.7	22.0	105.2	-8.5
Chilliwack	44.5	10.1	21.1	13.7	-34.8	-69.1
Abbotsford–Mission	80.0	37.8	74.4	68.4	-8.1	-14.5
Vancouver	1,349.4	1,212.3	780.4	1,316.8	68.7	-2.4
Victoria	168.7	121.8	182.4	140.9	-22.7	-16.4
Nanaimo	58.6 ^E	27.9	22.0	78.1	255.1	33.3

^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).