

Building permits, April 2023

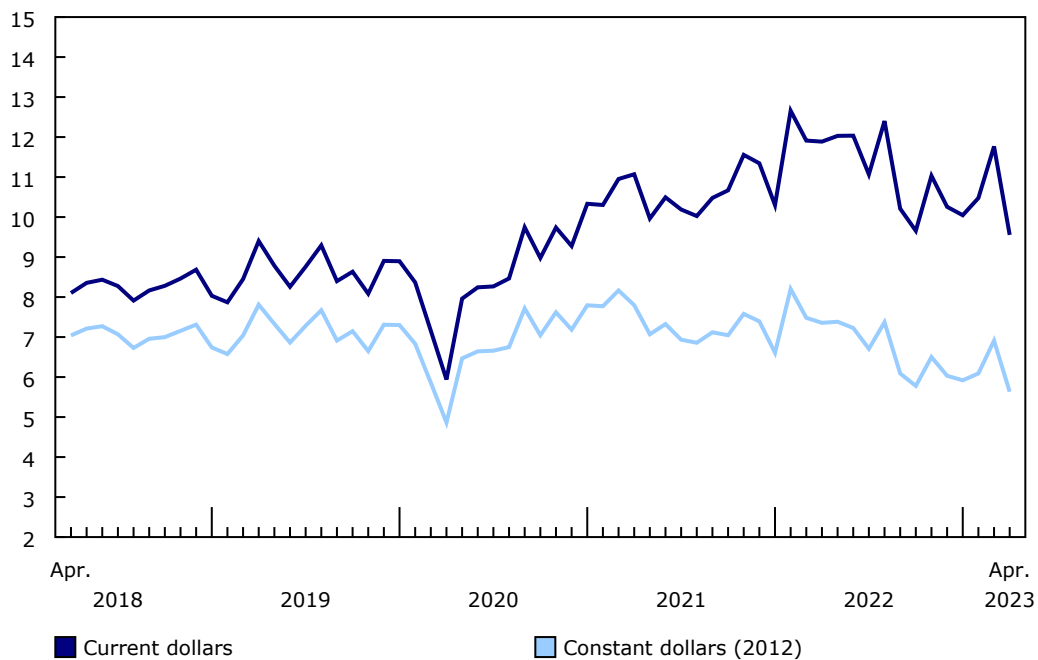
Released at 8:30 a.m. Eastern time in *The Daily*, Tuesday, June 6, 2023

The total monthly value of building permits in Canada dropped 18.8% to \$9.6 billion in April, the lowest level since December 2020.

On a constant dollar basis (2012=100), the total value of building permits fell 18.5% to \$5.6 billion in April 2023.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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

Infographic 1 – Building permits, April 2023

April 2023

Building permits

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

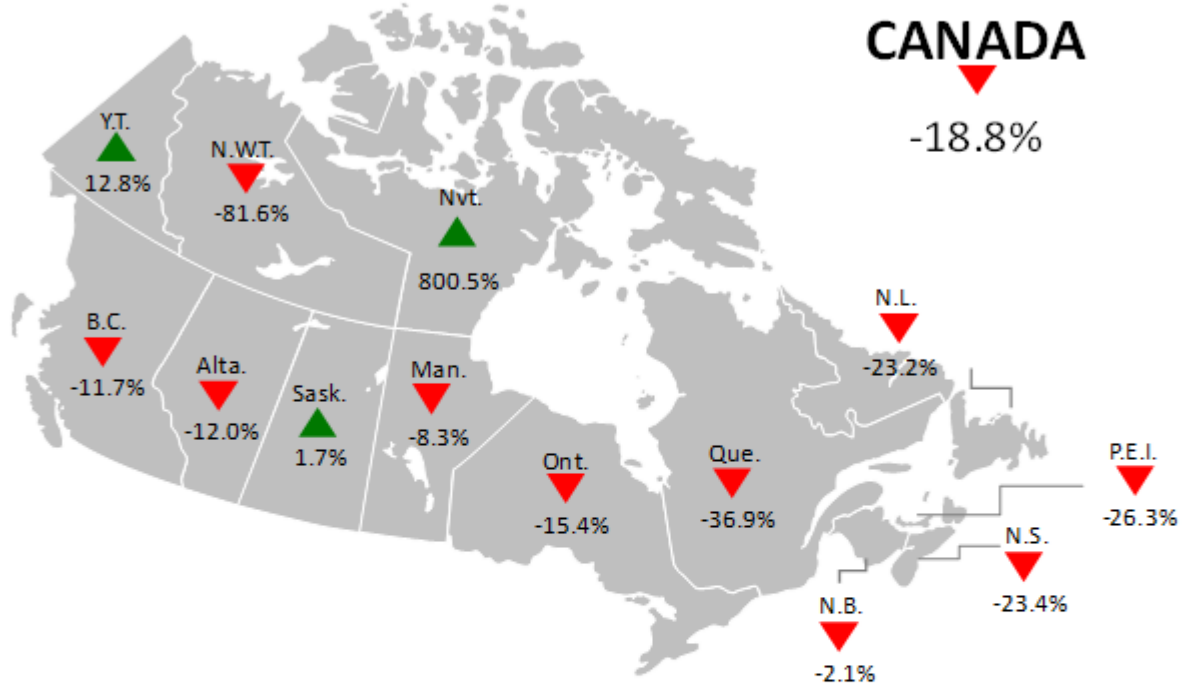
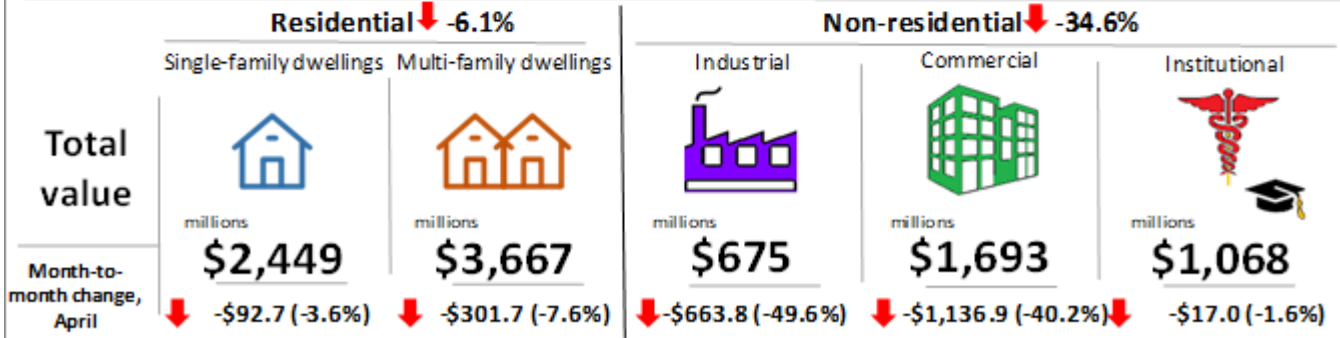


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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



Statistics Canada / Statistique Canada

Canada

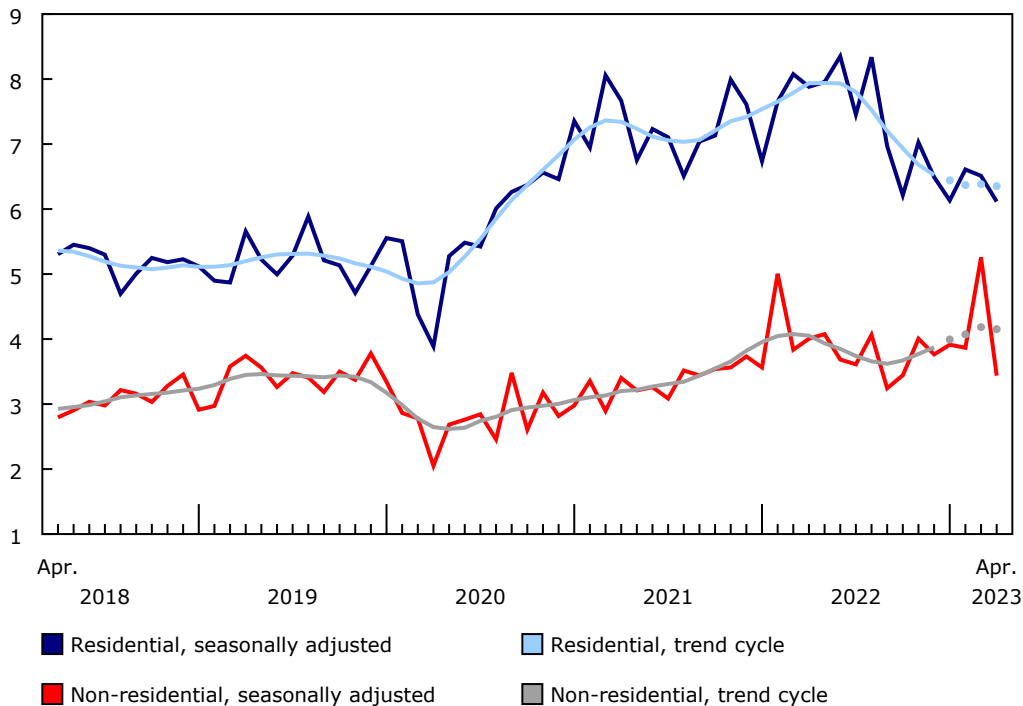
Non-residential permits down following the strongest month on record

Following a record high in March, the total monthly value of non-residential permits fell 34.6% to \$3.4 billion in April. The drop was observed across all components but was most pronounced in commercial (-40.2% or -\$1.1 billion) and industrial (-49.6% or -\$663.8 million) construction intentions.

On a seasonally unadjusted basis, the average commercial permit was valued at \$433,000 in April compared with \$901,000 in March. Similarly, the average industrial permit was valued at \$413,000 in April compared with \$1.7 million in March. The significantly lower average permit values show that the monthly declines in April are attributed to exceptionally high volumes of large-scale projects in March.

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 down for eight provinces

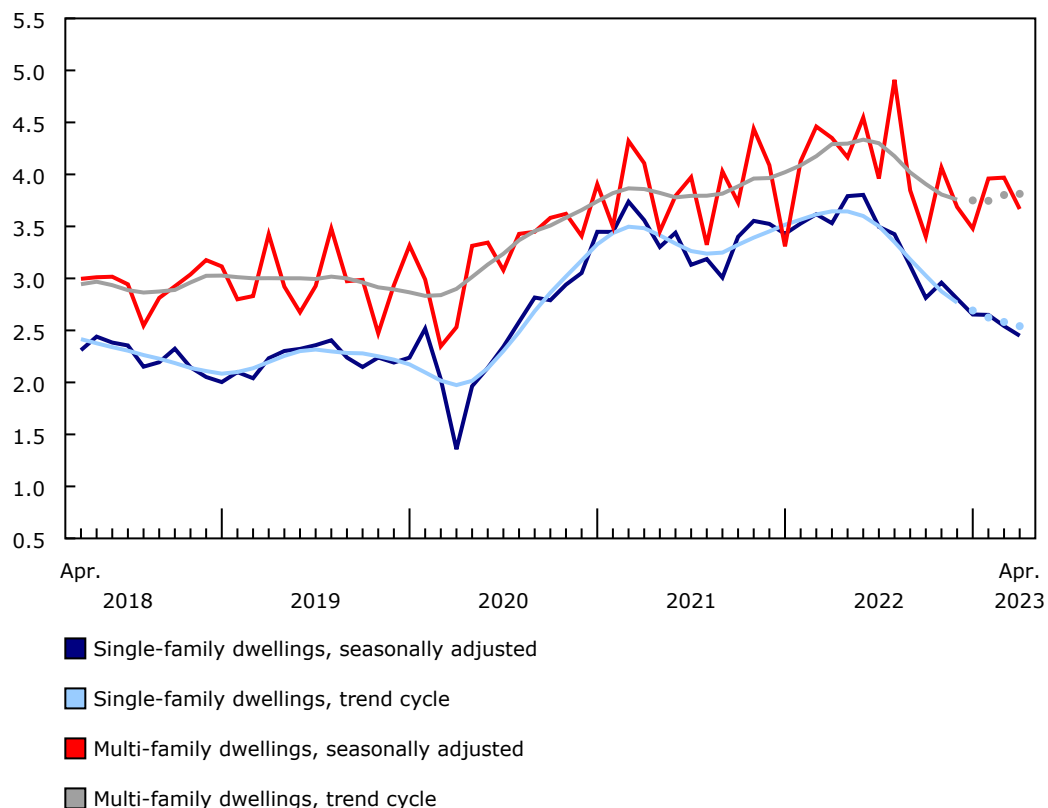
The total monthly value of residential permits declined 6.1% to \$6.1 billion, sliding for the second consecutive month. Declines were posted for both the single-family and multi-dwelling components.

Ontario (down 10.5% or -\$296.4 million) greatly contributed to the monthly decrease in the residential sector.

British Columbia (up 2.6% or +\$35.1 million) and Saskatchewan (up 45.0% or +\$15.2 million) were the two provinces to post monthly growth in residential construction intentions.

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.

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 May will be released on July 10.

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

	April 2022	February 2023 ^r	March 2023 ^r	April 2023 ^p	March to April 2023	April 2022 to April 2023
	millions of dollars				% change	
Total	11,886.0	10,475.9	11,765.7	9,553.6	-18.8	-19.6
Residential	7,880.7	6,609.5	6,510.8	6,116.4	-6.1	-22.4
Single ¹	3,530.7	2,649.3	2,542.1	2,449.4	-3.6	-30.6
Multiple	4,350.0	3,960.2	3,968.7	3,667.0	-7.6	-15.7
Non-residential	4,005.3	3,866.4	5,254.9	3,437.1	-34.6	-14.2
Industrial	977.2	1,077.6	1,339.2	675.4	-49.6	-30.9
Commercial	1,873.6	1,942.2	2,830.3	1,693.4	-40.2	-9.6
Institutional	1,154.5	846.6	1,085.3	1,068.4	-1.6	-7.5
	number of units				% change	
Total dwellings	24,256	21,903	21,183	19,002	-10.3	-21.7
Single ¹	6,084	4,101	4,003	3,990	-0.3	-34.4
Multiple	18,172	17,802	17,179	15,012	-12.6	-17.4

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

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

	April 2022	February 2023 ^r	March 2023 ^r	April 2023 ^p	March to April 2023	April 2022 to April 2023
	millions of dollars				% change	
Canada	11,886.0	10,475.9	11,765.7	9,553.6	-18.8	-19.6
Residential	7,880.7	6,609.5	6,510.8	6,116.4	-6.1	-22.4
Non-residential	4,005.3	3,866.4	5,254.9	3,437.1	-34.6	-14.2
Newfoundland and Labrador	65.7	60.6	43.1	33.2	-23.2	-49.5
Residential	44.6	24.3	25.8	21.5	-16.6	-51.9
Non-residential	21.1	36.4	17.4	11.7	-32.9	-44.6
Prince Edward Island	62.4	34.5	62.0	45.7	-26.3	-26.8
Residential	45.6	24.4	40.0	32.6	-18.5	-28.4
Non-residential	16.8	10.1	21.9	13.0	-40.6	-22.6
Nova Scotia	279.6	217.2	248.4	190.2	-23.4	-32.0
Residential	225.9	155.3	169.9	142.9	-15.9	-36.8
Non-residential	53.7	61.9	78.5	47.4	-39.7	-11.8
New Brunswick	162.5	109.8	127.5	124.9	-2.1	-23.1
Residential	125.1	75.8	88.6	87.2	-1.6	-30.3
Non-residential	37.4	34.0	38.9	37.7	-3.1	1.0
Quebec	2,666.1	2,020.4	2,450.0	1,545.5	-36.9	-42.0
Residential	1,589.7	1,185.4	1,005.7	944.2	-6.1	-40.6
Non-residential	1,076.4	835.0	1,444.3	601.4	-58.4	-44.1
Ontario	4,804.2	4,808.1	4,956.8	4,194.7	-15.4	-12.7
Residential	3,104.5	3,044.2	2,816.7	2,520.3	-10.5	-18.8
Non-residential	1,699.7	1,763.9	2,140.1	1,674.4	-21.8	-1.5
Manitoba	313.7	337.0	314.8	288.7	-8.3	-8.0
Residential	225.1	217.6	206.1	174.1	-15.5	-22.6
Non-residential	88.6	119.4	108.7	114.6	5.4	29.3
Saskatchewan	179.2	90.4	108.7	110.5	1.7	-38.3
Residential	107.5	45.9	33.8	48.9	45.0	-54.5
Non-residential	71.7	44.6	74.9	61.6	-17.8	-14.1
Alberta	1,250.5	1,216.7	1,213.0	1,067.8	-12.0	-14.6
Residential	838.3	769.8	741.8	728.4	-1.8	-13.1
Non-residential	412.2	447.0	471.1	339.4	-28.0	-17.7
British Columbia	2,082.2	1,559.3	2,168.0	1,915.0	-11.7	-8.0
Residential	1,557.5	1,048.4	1,367.8	1,402.9	2.6	-9.9
Non-residential	524.6	510.9	800.2	512.1	-36.0	-2.4
Yukon	8.8	19.1	17.8	20.1	12.8	129.7
Residential	5.7	16.1	13.0	5.4	-58.7	-5.6
Non-residential	3.1	3.0	4.8	14.8	204.6	378.3
Northwest Territories	11.1	2.7	54.8	10.1	-81.6	-9.2
Residential	11.1	2.5	1.7	1.1	-37.7	-90.5
Non-residential	0.0	0.3	53.1	9.0	-83.0	...
Nunavut	0.1	0.0	0.8	7.2	801.0	...
Residential	0.1	0.0	0.0	7.0
Non-residential	0.0	0.0	0.8	0.2	-74.6	...

^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

	April 2022	February 2023 ^r	March 2023 ^r	April 2023 ^p	March to April 2023	April 2022 to April 2023
	millions of dollars				% change	
Total, census metropolitan areas	9,042.6	7,598.3	9,301.0	7,089.3	-23.8	-21.6
St. John's	39.6	28.9	26.7	19.0	-28.7	-51.8
Halifax	192.1	123.4	151.5	76.1	-49.7	-60.4
Moncton	49.0	19.9	35.6	32.0	-10.2	-34.7
Saint John	20.0	16.7	24.9	18.5	-25.7	-7.1
Fredericton	27.5	14.6	12.4	17.9	44.5	-34.8
Saguenay	42.4	27.3	47.2	29.5	-37.5	-30.3
Québec	213.5	231.3	160.9	191.0	18.7	-10.5
Sherbrooke	57.5	70.2	38.2	52.3	36.9	-9.1
Trois-Rivières	40.8	57.3	292.0	82.2	-71.9	101.5
Drummondville	65.4	10.5	21.2	19.9	-6.2	-69.6
Montréal	1,425.3	854.9	1,133.4	529.2	-53.3	-62.9
Ottawa–Gatineau, Ontario and Quebec	456.2	395.6	365.5	431.7	18.1	-5.4
Gatineau part	143.0	60.8	59.9	106.0	77.0	-25.9
Ottawa part	313.2	334.8	305.6	325.7	6.6	4.0
Kingston	49.6	19.2	59.8	32.3	-46.0	-34.8
Bellefleur - Quinte West	50.2	39.1	20.6	21.3	3.7	-57.5
Peterborough	61.5	11.2	27.2	70.8	160.0	15.1
Oshawa	252.8	85.9	61.1	78.7	28.7	-68.9
Toronto	2,016.1	2,100.5	2,586.9	2,143.0	-17.2	6.3
Hamilton	221.5	160.9	182.1	171.5	-5.8	-22.5
St. Catharines–Niagara	173.9	118.0	107.4	82.1	-23.6	-52.8
Kitchener–Cambridge–Waterloo	167.7	122.4	109.7	140.1	27.7	-16.5
Brantford	96.1	93.9	91.8	59.6 ^E	-35.1	-38.0
Guelph	31.4	105.8	117.8	85.4	-27.5	172.0
London	150.2	119.6	112.9	126.8	12.3	-15.6
Windsor	148.6	307.6	358.8	63.8	-82.2	-57.1
Barrie	70.4	43.2	220.8	56.4	-74.4	-19.9
Greater Sudbury	25.0 ^E	17.3	14.7	12.1	-18.2	-51.8
Thunder Bay	34.4	61.6	8.9	16.1	80.2	-53.3
Winnipeg	223.5	236.2	223.1	193.9	-13.1	-13.2
Regina	41.5	28.8	23.3	28.7	23.3	-30.9
Saskatoon	95.2	29.9	51.1	30.7	-40.1	-67.8
Lethbridge	62.4	18.3	19.5	13.0	-33.0	-79.1
Calgary	601.0	568.3	598.6	506.8	-15.3	-15.7
Red Deer	6.9	14.7	2.9	26.0	795.0	277.6
Edmonton	322.2	374.2	389.1	309.3	-20.5	-4.0
Kelowna	120.4	67.4	83.9	97.9	16.6	-18.8
Kamloops	57.8	11.5	21.5	12.5	-42.1	-78.5
Chilliwack	47.1	21.1	13.7	26.7	95.0	-43.4
Abbotsford–Mission	81.3	74.8	69.5	45.1	-35.1	-44.5
Vancouver	1,254.5	784.1	1,338.3	1,078.0	-19.5	-14.1
Victoria	155.0	184.5	147.9	164.5	11.2	6.1
Nanaimo	50.5	21.4	77.8	28.2	-63.7	-44.1

^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).