

Building permits, July 2023

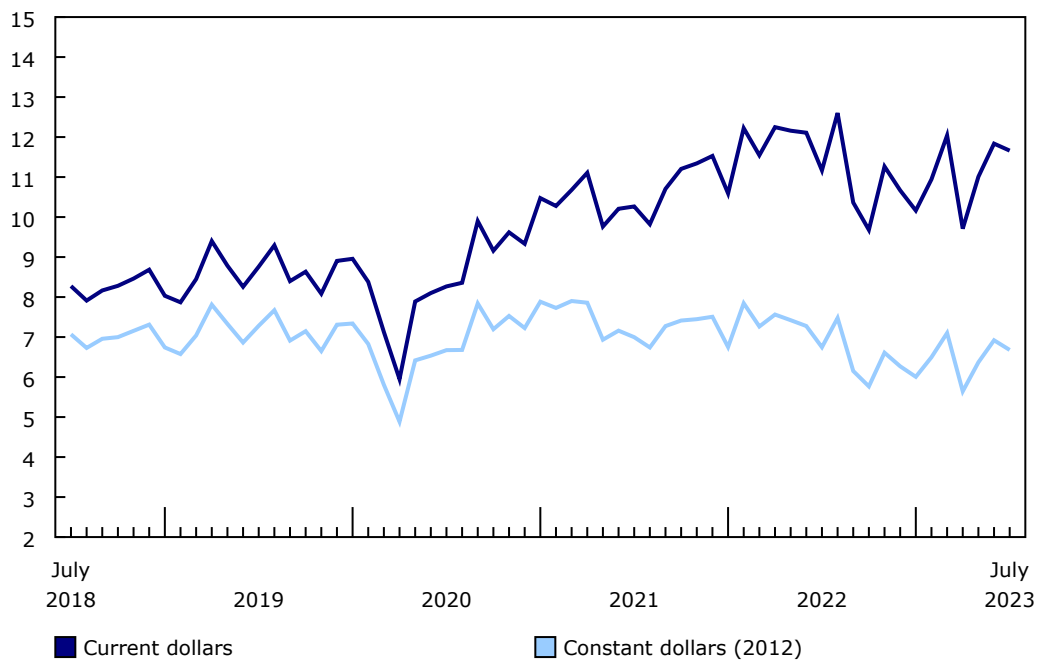
Released at 8:30 a.m. Eastern time in *The Daily*, Thursday, September 7, 2023

The total monthly value of building permits in Canada declined 1.5% in July to \$11.7 billion despite a monthly gain of 5.4% in the residential sector.

On a constant dollar basis (2012=100), the total value of building permits was down 3.5% to \$6.7 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 2023

July 2023

Building permits

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

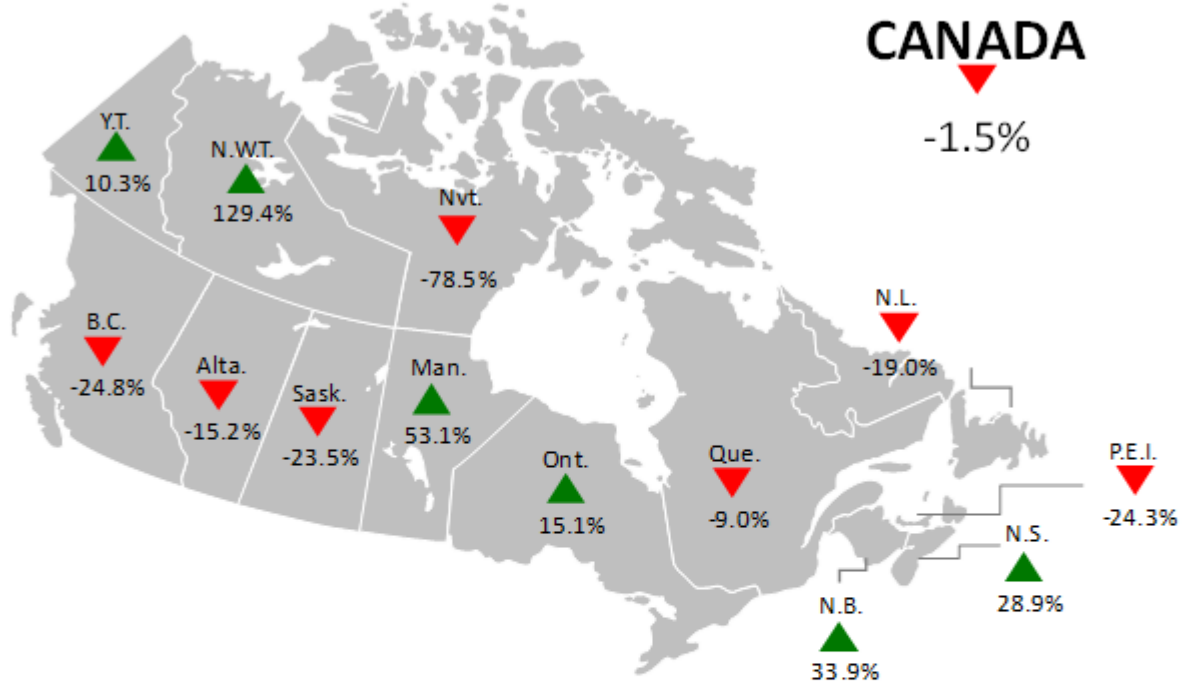
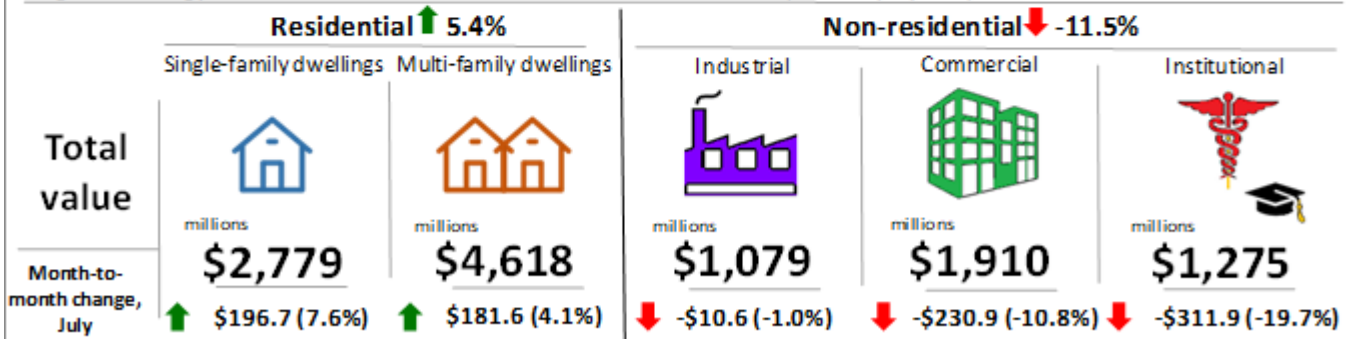


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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



Statistics Canada / Statistique Canada



Residential permit values up with third consecutive increase in single-family buildings

The total monthly value of residential permits increased 5.4% to \$7.4 billion in July. Ontario (+23.9% to \$3.5 billion) contributed the most to the rise in value of both single-family and multi-family dwelling permits.

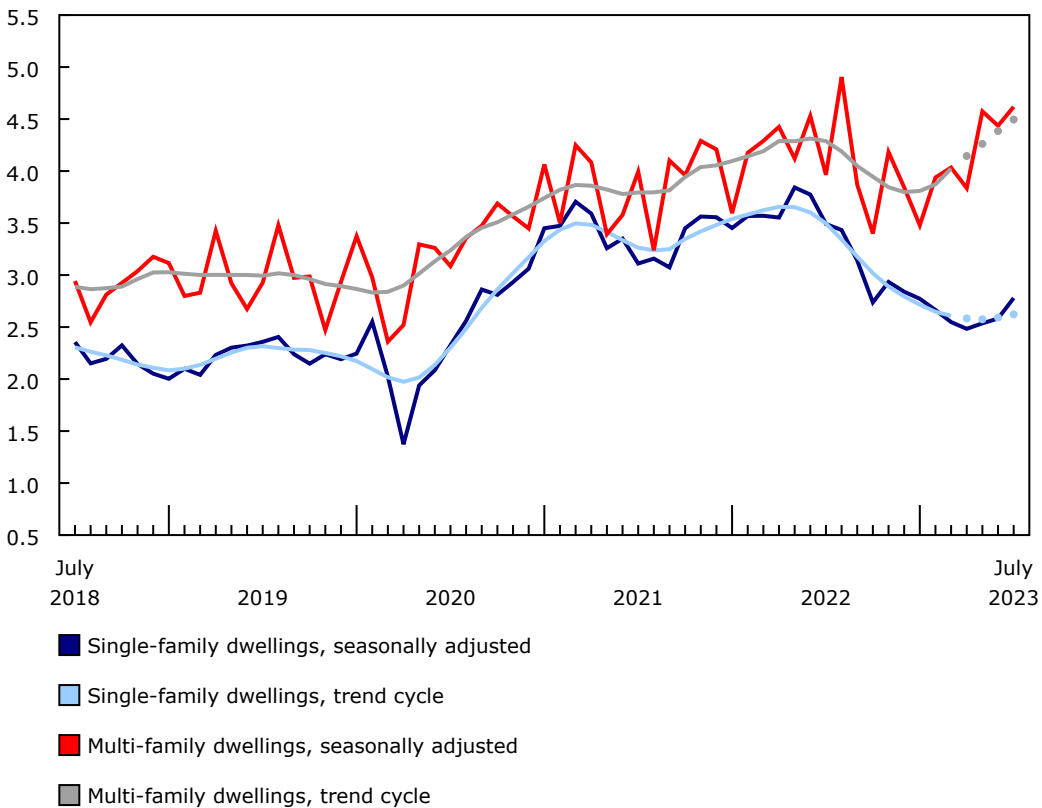
Across Canada, July marked the third consecutive monthly increase in single-family home permits, up 7.6% to \$2.8 billion. This prolonged uptick followed a year of trending decline in construction intentions for single-family homes from May 2022 to April 2023.

Overall, multi-family dwellings construction intentions led the residential gains in Ontario, Manitoba, Nova Scotia, Saskatchewan, New Brunswick and Prince Edward Island, the six provinces that posted growth in residential permit values in July.

Across Canada, permits for 22,300 new dwellings were issued in July. This amounts to a cumulative total of 150,400 new intended units in 2023, 10.9% less than the 168,800 new intended units from permits issued from January to July 2022.

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

billions of dollars

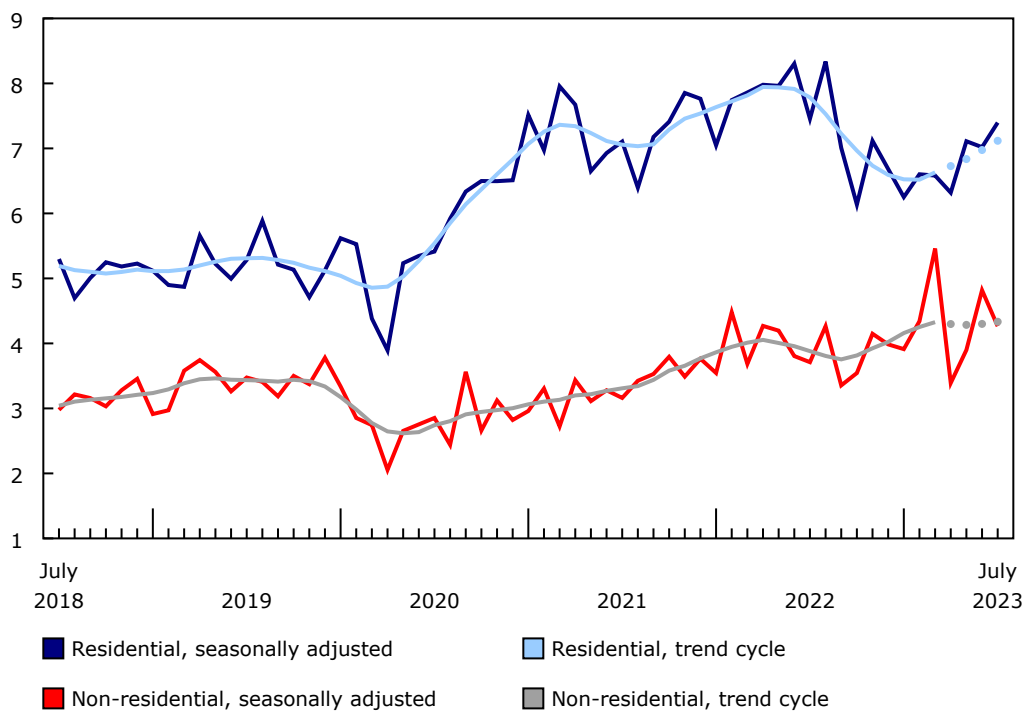


Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the previous three months. For more information, see the Note to readers.

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 construction intentions down across all components

The total monthly value of non-residential permits declined 11.5% to \$4.3 billion in July, following some exceptionally high valued hospital permits issued in June. As a result, the institutional component was down 19.7% to \$1.3 billion in July.

Construction intentions in the commercial component were also down (-10.8% to \$1.9 billion) in July, while the industrial component posted more modest declines (-1.0% to \$1.1 billion).

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 have been revised for the previous month. Seasonally adjusted data have been revised for the previous three months.

With this release, data from January 2023 to March 2023 have also been revised.

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 11.

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

	July 2022	May 2023	June 2023 ^r	July 2023 ^p	June to July 2023	July 2022 to July 2023
	millions of dollars				% change	
Total	11,167.0	11,008.5	11,836.4	11,661.3	-1.5	4.4
Residential	7,455.6	7,109.9	7,018.7	7,397.0	5.4	-0.8
Single ¹	3,491.4	2,535.9	2,582.3	2,779.0	7.6	-20.4
Multiple	3,964.2	4,574.0	4,436.4	4,618.1	4.1	16.5
Non-residential	3,711.4	3,898.6	4,817.7	4,264.3	-11.5	14.9
Industrial	696.0	700.0	1,089.8	1,079.1	-1.0	55.0
Commercial	2,097.4	2,279.2	2,141.1	1,910.3	-10.8	-8.9
Institutional	917.9	919.4	1,586.8	1,274.9	-19.7	38.9
	number of units				% change	
Total dwellings	22,248	22,550	22,422	22,283	-0.6	0.2
Single ¹	6,208	3,954	4,103	4,505	9.8	-27.4
Multiple	16,041	18,596	18,319	17,778	-3.0	10.8

^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

	July 2022	May 2023	June 2023 ^r	July 2023 ^p	June to July 2023	July 2022 to July 2023
	millions of dollars				% change	
Canada	11,167.0	11,008.5	11,836.4	11,661.3	-1.5	4.4
Residential	7,455.6	7,109.9	7,018.7	7,397.0	5.4	-0.8
Non-residential	3,711.4	3,898.6	4,817.7	4,264.3	-11.5	14.9
Newfoundland and Labrador	36.5	19.6	33.1	26.8	-19.0	-26.6
Residential	28.0	9.7	22.0	18.9	-14.2	-32.4
Non-residential	8.5	9.9	11.1	7.9	-28.8	-7.5
Prince Edward Island	71.9	33.4	49.5	37.4	-24.3	-47.9
Residential	36.7	18.7	33.0	35.1	6.4	-4.4
Non-residential	35.2	14.6	16.5	2.3	-85.9	-93.4
Nova Scotia	176.6	215.6	209.8	270.5	28.9	53.2
Residential	140.4	127.4	138.9	208.6	50.2	48.5
Non-residential	36.1	88.2	70.9	61.9	-12.7	71.4
New Brunswick	130.7	157.2	116.4	155.9	33.9	19.3
Residential	99.9	103.6	82.3	104.4	26.8	4.5
Non-residential	30.7	53.5	34.1	51.5	51.1	67.5
Quebec	2,325.2	2,033.7	2,488.4	2,263.6	-9.0	-2.7
Residential	1,494.0	1,176.4	1,262.1	1,237.7	-1.9	-17.2
Non-residential	831.2	857.3	1,226.3	1,025.8	-16.3	23.4
Ontario	4,068.2	4,971.2	4,547.2	5,234.3	15.1	28.7
Residential	2,795.1	3,215.7	2,850.6	3,531.9	23.9	26.4
Non-residential	1,273.2	1,755.5	1,696.7	1,702.4	0.3	33.7
Manitoba	275.7	200.2	265.1	405.9	53.1	47.2
Residential	170.2	115.1	138.4	268.0	93.6	57.5
Non-residential	105.5	85.0	126.7	137.9	8.8	30.7
Saskatchewan	263.1	217.4	209.0	159.9	-23.5	-39.2
Residential	104.2	114.4	60.2	89.9	49.3	-13.7
Non-residential	159.0	103.0	148.8	70.1	-52.9	-55.9
Alberta	1,468.3	1,321.9	1,479.1	1,254.7	-15.2	-14.5
Residential	975.1	784.9	902.7	786.9	-12.8	-19.3
Non-residential	493.2	537.0	576.4	467.7	-18.9	-5.2
British Columbia	2,309.7	1,799.0	2,384.2	1,793.0	-24.8	-22.4
Residential	1,595.9	1,423.1	1,524.9	1,109.1	-27.3	-30.5
Non-residential	713.8	375.9	859.3	683.8	-20.4	-4.2
Yukon	19.7	21.8	48.7	53.7	10.3	172.7
Residential	4.6	6.0	2.2	5.2	136.3	14.4
Non-residential	15.1	15.8	46.5	48.5	4.3	220.4
Northwest Territories	0.7	15.0	2.1	4.8	129.4	620.6
Residential	0.1	14.2	0.7	1.0	30.2	616.5
Non-residential	0.5	0.8	1.4	3.9	182.2	621.6
Nunavut	20.7	2.6	3.7	0.8	-78.5	-96.1
Residential	11.5	0.6	0.6	0.3 ^E	-52.8	-97.4
Non-residential	9.2	2.0	3.1	0.5	-83.8	-94.6

^r revised

^p preliminary

^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

	July 2022	May 2023	June 2023 ^r	July 2023 ^p	June to July 2023	July 2022 to July 2023
	millions of dollars				% change	
Total, census metropolitan areas	8,430.5	8,577.9	9,053.3	8,589.6	-5.1	1.9
St. John's	22.2	13.8	21.0	16.4	-22.0	-26.1
Halifax	96.8	125.6	125.1	174.0	39.1	79.7
Moncton	41.3	48.5	25.6	39.9	55.6	-3.4
Saint John	21.4	22.9	23.7	29.5	24.3	37.8
Fredericton	24.4	24.2	28.4	32.7	15.3	34.0
Saguenay	52.6	36.5 ^E	39.8	47.7 ^E	19.7	-9.4
Québec	282.9	174.4	220.1	205.3	-6.7	-27.4
Sherbrooke	76.7	54.3	55.1	86.8	57.4	13.1
Trois-Rivières	41.2	70.7	69.2	118.2	70.8	186.7
Drummondville	29.9	24.8	20.9	63.2	202.1	111.6
Montréal	991.9	847.6	1,328.4	945.2	-28.8	-4.7
Ottawa–Gatineau, Ontario and Quebec	457.0	526.0	408.4	403.7	-1.2	-11.7
Gatineau part	168.0	257.1	130.3	107.8	-17.3	-35.8
Ottawa part	289.0	268.9	278.0	295.8	6.4	2.4
Kingston	34.3	34.2	31.8	45.1	41.8	31.4
Belleville–Quinte West	48.6	40.7	20.3	37.0	82.6	-23.8
Peterborough	21.2	11.8	18.7	30.9	65.1	45.4
Oshawa	140.3	92.8	68.2	121.2	77.7	-13.6
Toronto	1,680.2	2,485.2	2,079.6	2,396.1	15.2	42.6
Hamilton	158.4	272.2	417.7	212.1	-49.2	34.0
St. Catharines–Niagara	110.0	89.8	96.8	146.8	51.7	33.4
Kitchener–Cambridge–Waterloo	155.4	228.9	145.3	330.4	127.4	112.6
Brantford	67.9	89.6	165.9	31.6	-80.9	-53.4
Guelph	24.6	61.5	32.8	42.7	30.2	73.7
London	236.2	149.7 ^E	133.7	133.1	-0.4	-43.6
Windsor	117.1	110.5	78.8	152.5	93.5	30.2
Barrie	112.9	73.8	175.9	35.1	-80.0	-68.9
Greater Sudbury	29.5	28.2	19.0	23.0 ^E	20.5	-22.1
Thunder Bay	12.0	42.0	19.5	24.8	27.2	106.5
Winnipeg	183.2	151.0	147.9	295.0	99.5	61.0
Regina	32.5	57.2	53.4	32.6	-39.0	0.3
Saskatoon	95.2	95.5	84.8	63.7	-24.9	-33.1
Lethbridge	28.4	30.4	59.2	39.0	-34.1	37.1
Calgary	761.7	778.5	699.7	663.9	-5.1	-12.8
Red Deer	16.1	5.5	3.7	5.8	59.4	-63.7
Edmonton	447.8	328.1	438.5	385.8	-12.0	-13.9
Kelowna	166.1	121.6	191.5	113.7	-40.6	-31.5
Kamloops	25.1	24.2	25.6	16.0	-37.5	-36.2
Chilliwack	15.0	54.1	40.5	19.8	-51.1	31.9
Abbotsford–Mission	33.8	56.2	37.5	59.6	58.8	76.2
Vancouver	1,424.6	1,102.5	1,386.8	1,032.3	-25.6	-27.5
Victoria	224.4	126.0	133.3	74.7	-44.0	-66.7
Nanaimo	21.9	20.2	38.1	36.7	-3.7	67.8

^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).