

Building permits, February 2024

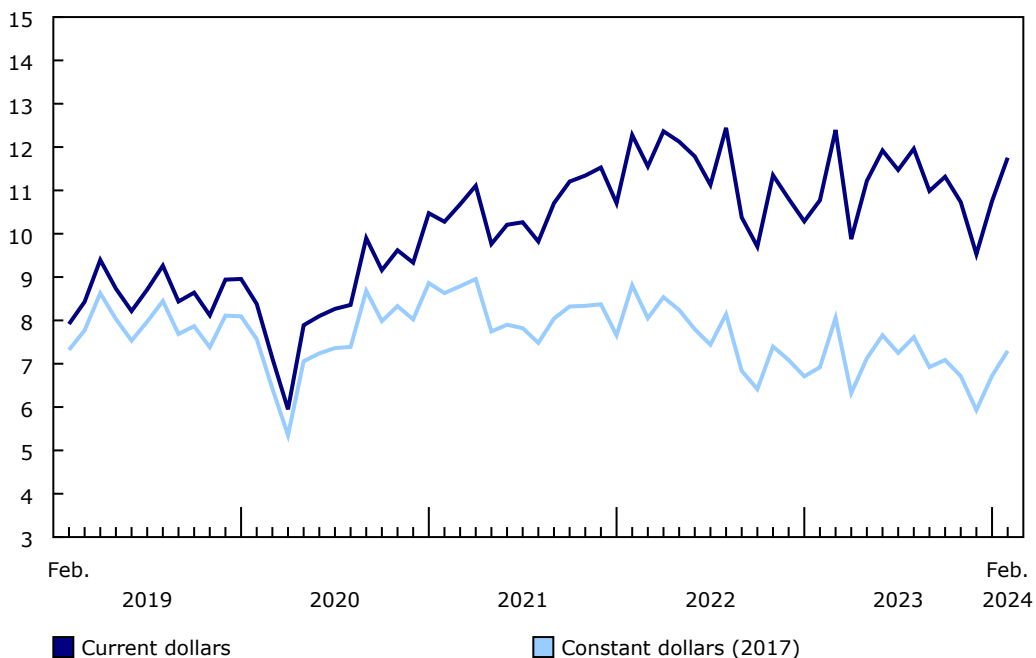
Released at 8:30 a.m. Eastern time in *The Daily*, Wednesday, April 10, 2024

Month over month, the total value of building permits in Canada increased 9.3% to \$11.8 billion in February. The non-residential sector grew 12.3% to \$4.7 billion due to the issuance of several major construction permits, while the residential sector increased 7.4% to \$7.1 billion. Ontario (+21.7% to \$5.0 billion) led the growth, with gains occurring across all components.

On a constant dollar basis (2017=100), the total value of building permits was up 8.5% in February, following a monthly increase in January.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



Source(s): Table 34-10-0285-01.

Infographic 1 – Building permits, February 2024

February 2024

Building permits

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

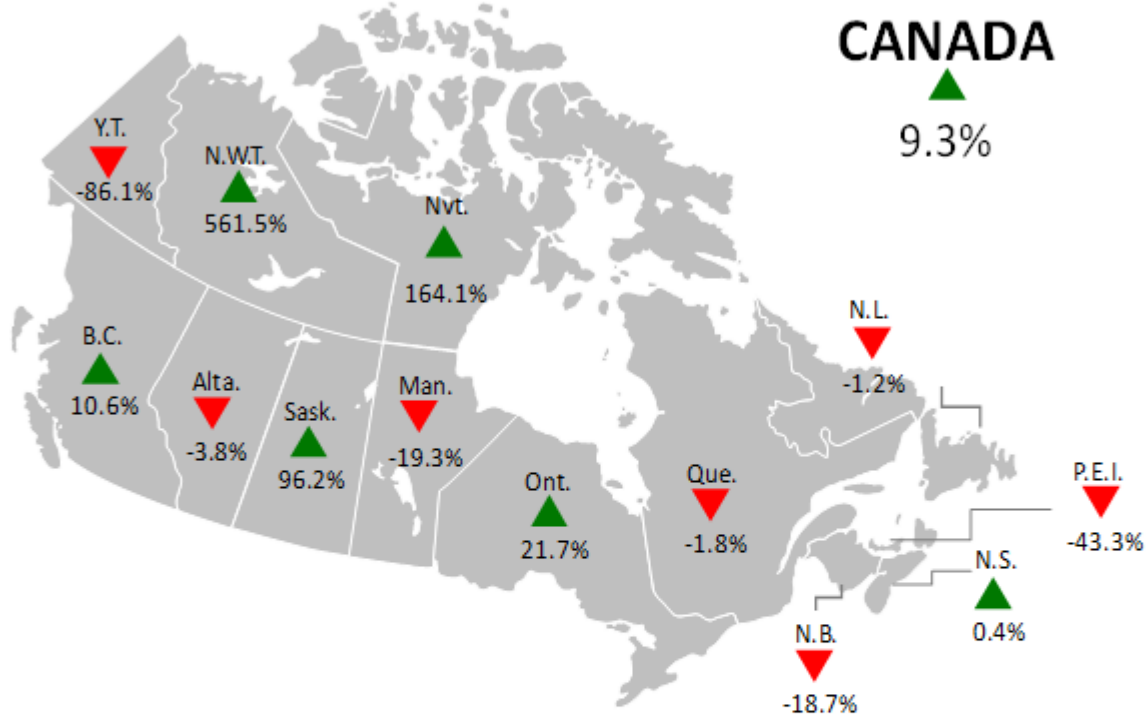
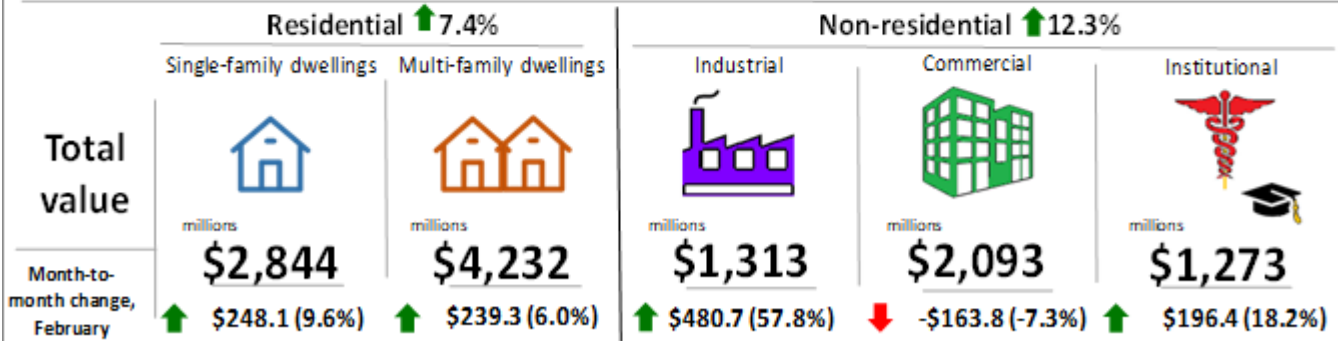


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



Source: Table 34-10-0285-01—Building permits, by type of building and type of work.



Statistics Canada / Statistique Canada



Industrial projects lead non-residential construction intention gains

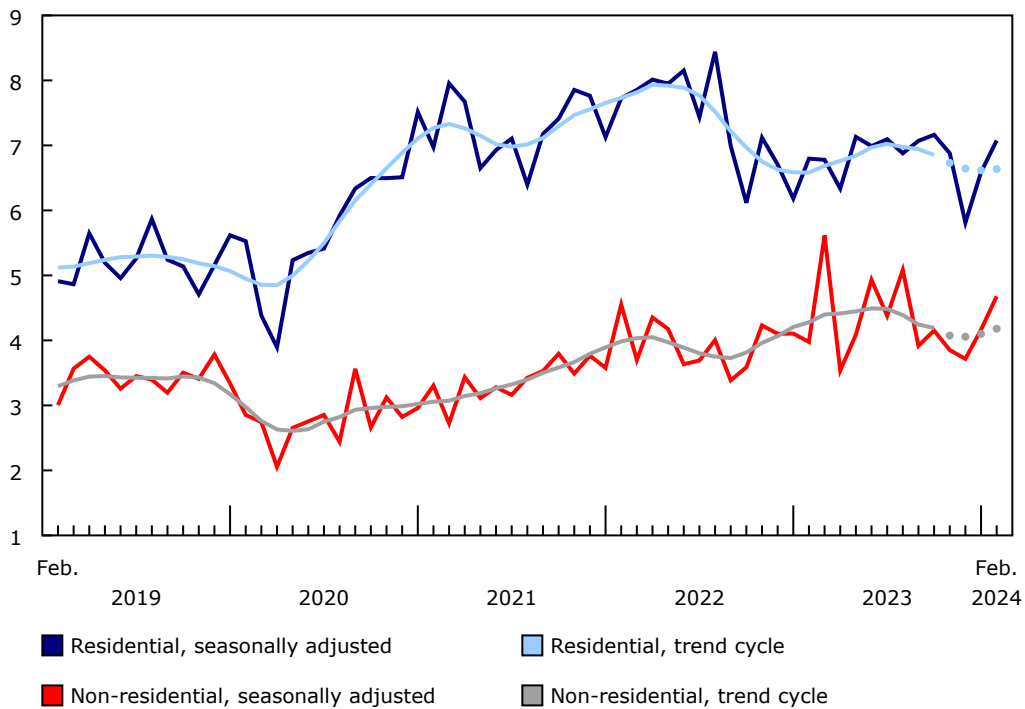
The total monthly value of non-residential permits increased 12.3% to \$4.7 billion in February.

The growth was mostly attributed to the industrial component, which increased 57.8% to \$1.3 billion in February. Permits for large industrial construction projects were issued across the country. They included permits for the construction of a new battery plant in Windsor, Ontario, a new dairy processing facility in Abbotsford, British Columbia, a new pea processing plant in Yorkton, Saskatchewan, and the expansion of an aluminum smelting facility in Saguenay, Quebec.

The monthly growth in the non-residential sector in February was also supported by the increase in the institutional component (+18.2% to \$1.3 billion).

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 34-10-0285-01.

Ontario drives growth in residential construction intentions

The total monthly value of residential permits increased 7.4% to \$7.1 billion in February. Ontario (+14.2% to \$2.8 billion) contributed the most to the rise in value of both single-family and multi-family dwelling permits.

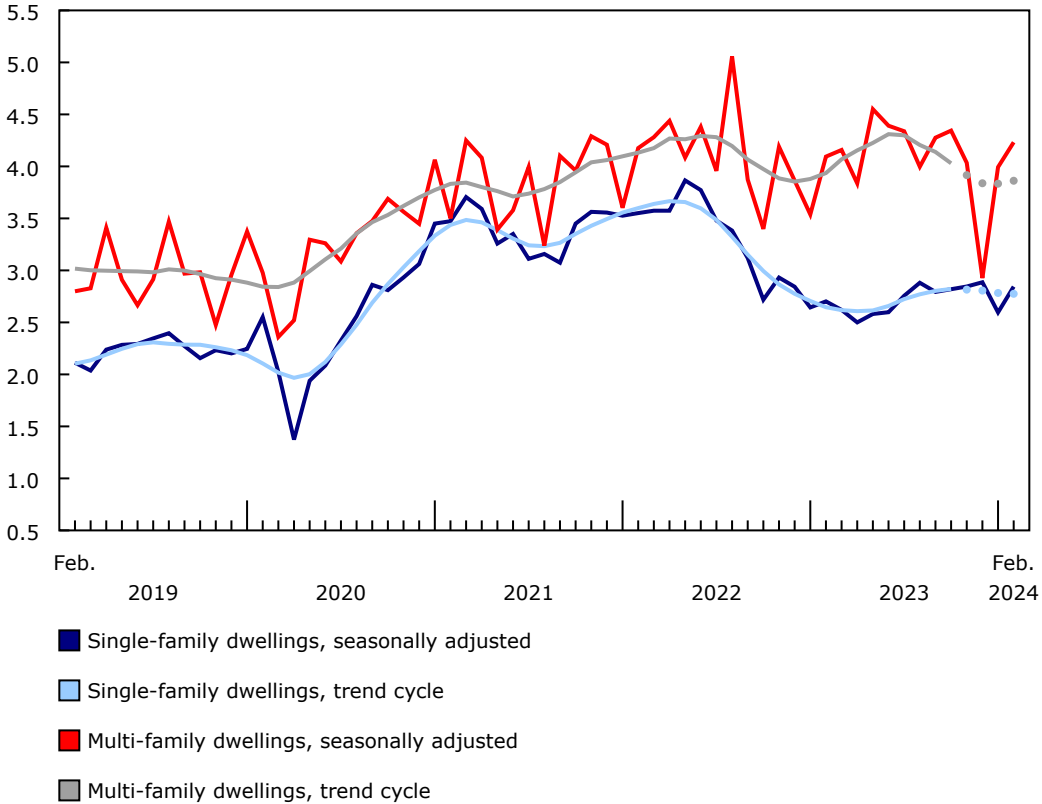
Intentions for residential construction growth were divided between single-dwelling (+9.6%; +\$248.2 million) and multi-dwelling (+6.0%; +\$239.3 million) permits in February.

In addition to Ontario, British Columbia (+5.9%; +\$76.4 million), Quebec (+3.9%; +\$44.2 million) and Alberta (+3.9%; +\$41.7 million) were the primary contributors to the second consecutive monthly increase in the residential sector.

Across Canada, 16,400 new dwellings in multi-unit buildings and 4,600 new single-family dwellings were authorized in February. From March 2023 to February 2024, a total of 253,400 new units were authorized.

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 34-10-0285-01.

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.

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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.

For information on trend-cycle data, see the page [Trend-cycle estimates – Frequently asked questions](#).

Next release

Data on building permits for March will be released on May 13. With that release, data for January 2023 through December 2023 will also be revised.

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

	February 2023	December 2023 ^r	January 2024 ^r	February 2024 ^p	January to February 2024	February 2023 to February 2024
	millions of dollars				% change	
Total	10,772.8	9,528.2	10,753.2	11,753.8	9.3	9.1
Residential	6,796.3	5,812.1	6,588.4	7,075.8	7.4	4.1
Single ¹	2,702.4	2,886.0	2,595.6	2,843.8	9.6	5.2
Multiple	4,093.9	2,926.1	3,992.8	4,232.1	6.0	3.4
Non-residential	3,976.5	3,716.1	4,164.7	4,678.0	12.3	17.6
Industrial	1,097.6	937.9	831.9	1,312.6	57.8	19.6
Commercial	1,946.5	1,743.0	2,256.4	2,092.6	-7.3	7.5
Institutional	932.4	1,035.2	1,076.4	1,272.8	18.2	36.5
	number of units				% change	
Total dwellings	23,302	17,196	19,408	20,975	8.1	-10.0
Single ¹	4,196	4,673	3,993	4,549	13.9	8.4
Multiple	19,106	12,523	15,416	16,426	6.6	-14.0

^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 [34-10-0285-02](#).

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

	February 2023	December 2023 ^r	January 2024 ^r	February 2024 ^P	January to February 2024	February 2023 to February 2024
	millions of dollars				% change	
Canada	10,772.8	9,528.2	10,753.2	11,753.8	9.3	9.1
Residential	6,796.3	5,812.1	6,588.4	7,075.8	7.4	4.1
Non-residential	3,976.5	3,716.1	4,164.7	4,678.0	12.3	17.6
Newfoundland and Labrador	60.6	32.6	29.0	28.6	-1.2	-52.8
Residential	24.3	29.4	25.5	26.1	2.4	7.5
Non-residential	36.4	3.2	3.5	2.5	-27.7	-93.1
Prince Edward Island	32.8	21.5	42.1	23.9	-43.3	-27.1
Residential	22.6	17.5	20.0	19.3	-3.3	-14.8
Non-residential	10.1	4.0	22.1	4.6	-79.3	-54.7
Nova Scotia	228.6	201.0	331.8	333.2	0.4	45.8
Residential	154.5	120.9	255.8	245.0	-4.2	58.6
Non-residential	74.1	80.1	75.9	88.2	16.1	18.9
New Brunswick	122.3	181.2	194.7	158.3	-18.7	29.4
Residential	82.6	151.0	132.9	105.4	-20.8	27.5
Non-residential	39.6	30.2	61.8	52.9	-14.4	33.5
Quebec	2,074.6	1,658.8	2,129.5	2,091.5	-1.8	0.8
Residential	1,225.9	908.6	1,140.0	1,184.2	3.9	-3.4
Non-residential	848.6	750.2	989.4	907.3	-8.3	6.9
Ontario	4,965.8	3,992.2	4,084.8	4,970.9	21.7	0.1
Residential	3,138.7	2,237.2	2,435.7	2,782.7	14.2	-11.3
Non-residential	1,827.1	1,755.0	1,649.2	2,188.3	32.7	19.8
Manitoba	319.3	350.1	318.7	257.1	-19.3	-19.5
Residential	201.7	206.6	158.9	160.3	0.9	-20.5
Non-residential	117.6	143.5	159.8	96.8	-39.4	-17.7
Saskatchewan	191.6	145.1	119.6	234.8	96.2	22.6
Residential	125.6	73.1	49.8	61.6	23.8	-51.0
Non-residential	66.0	72.0	69.9	173.2	147.9	162.6
Alberta	1,248.8	1,451.8	1,520.6	1,462.2	-3.8	17.1
Residential	772.0	1,028.2	1,065.1	1,106.8	3.9	43.4
Non-residential	476.9	423.7	455.5	355.4	-22.0	-25.5
British Columbia	1,506.7	1,486.5	1,968.7	2,178.3	10.6	44.6
Residential	1,030.4	1,034.2	1,297.0	1,373.4	5.9	33.3
Non-residential	476.3	452.3	671.8	804.9	19.8	69.0
Yukon	18.8	5.4	11.1	1.5	-86.1	-91.8
Residential	15.8	4.8	6.0	1.5	-74.5	-90.4
Non-residential	3.0	0.6	5.1	0.0	-99.7	-99.5
Northwest Territories	2.4	1.5	1.7	11.1	561.6	357.2
Residential	2.2	0.6	1.1	7.9	624.0	262.2
Non-residential	0.3	0.9	0.6	3.2	446.7	...
Nunavut	0.5	0.5	0.9	2.4	164.0	379.2
Residential	0.1	0.1	0.8	1.7	122.7	...
Non-residential	0.5	0.4	0.2	0.7	376.7	58.9

^r revised

^P preliminary

... not applicable

Note(s): Data may not add up to totals as a result of rounding.

Source(s): Table 34-10-0285-01.

Table 3
Value of building permits, by census metropolitan area – Seasonally adjusted¹

	February 2023	December 2023 ^r	January 2024 ^r	February 2024 ^p	January to February 2024	February 2023 to February 2024
	millions of dollars				% change	
Total, census metropolitan areas	8,050.6	7,135.4	7,915.3	8,851.4	11.8	9.9
St. John's	29.4	22.8	15.4	17.6	14.3	-40.1
Halifax	131.7	92.9	207.4	163.9	-21.0	24.4
Moncton	22.7	98.4	44.9	49.3	9.8	117.3
Saint John	18.5	22.5	31.3	27.6	-11.8	49.5
Fredericton	22.2	20.6	33.3	27.2	-18.3	22.4
Saguenay	28.1	35.9	31.7	78.5	147.7	180.0
Québec	243.6	131.3	300.0	201.7	-32.7	-17.2
Sherbrooke	73.5	39.0	58.9	53.6	-9.0	-27.1
Trois-Rivières	66.2	83.2	93.0	88.6	-4.8	33.8
Drummondville	10.7	18.0	30.7	39.9	30.0	271.9
Montréal	889.4	732.9	876.4	852.2	-2.8	-4.2
Ottawa–Gatineau, Ontario and Quebec	397.0	291.4	220.3	262.1	19.0	-34.0
Gatineau part	60.6	36.0	43.9	61.6	40.6	1.8
Ottawa part	336.5	255.4	176.4	200.5	13.7	-40.4
Kingston	21.2	42.0	32.3	65.2	101.7	207.8
Bellefleur–Quinte West	39.6	14.7	9.9	12.4	24.7	-68.7
Peterborough	11.3	33.8	15.5	9.4	-39.3	-17.2
Oshawa	104.0	186.3	69.1	101.2	46.4	-2.7
Toronto	2,136.4	1,681.1	1,796.6	2,243.0	24.9	5.0
Hamilton	192.6	166.7	97.4	144.7	48.6	-24.9
St. Catharines–Niagara	120.5	113.9	154.2	143.8	-6.8	19.3
Kitchener–Cambridge–Waterloo	141.6	147.4	255.9	144.2	-43.7	1.8
Brantford	93.9	38.4	17.0	27.1	59.4	-71.2
Guelph	104.7	129.9	36.2	31.7	-12.3	-69.7
London	118.4	126.1	190.9	271.5	42.2	129.3
Windsor	311.9	57.6	69.6	399.9	474.5	28.2
Barrie	42.5	66.8	39.5	59.5	50.7	40.2
Greater Sudbury	20.4	32.3	32.7 ^E	39.4 ^E	20.5	93.0
Thunder Bay	64.0	9.4	9.1	20.9	129.5	-67.4
Winnipeg	236.9	223.3	220.6	165.7	-24.9	-30.1
Regina	36.0	30.6	30.5	55.4	81.8	54.0
Saskatoon	96.9	69.9	36.1	58.6	62.0	-39.6
Lethbridge	26.1	36.3	30.5	37.8	23.9	44.6
Calgary	594.9	661.1	646.2	746.8	15.6	25.5
Red Deer	14.6	6.0	7.1	5.4	-24.1	-62.9
Edmonton	385.0	474.0	593.4	451.5	-23.9	17.3
Kelowna	89.8	111.7	103.0	111.5	8.2	24.1
Kamloops	11.3	9.3 ^E	11.5 ^E	13.6 ^E	18.2	20.3
Chilliwack	21.6	12.1	27.9	17.4	-37.5	-19.4
Abbotsford–Mission	74.1	43.1	23.5	243.9	936.9	229.0
Vancouver	808.5	731.1	1,262.6	1,240.6	-1.7	53.5
Victoria	176.7	206.8	126.5	106.0	-16.2	-40.0
Nanaimo	21.9	84.8	27.0	21.4	-20.9	-2.7

^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 [34-10-0285-01](#).

Available tables: [table 34-10-0285-01](#).

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).