

Building permits, March 2024

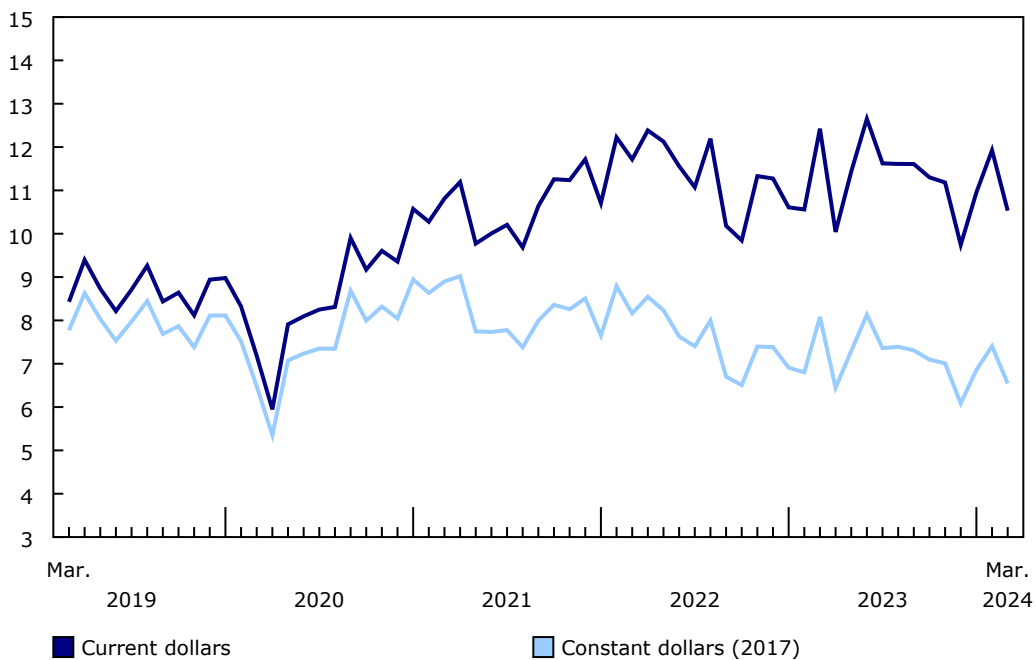
Released at 8:30 a.m. Eastern time in *The Daily*, Monday, May 13, 2024

Month over month, the total value of building permits in Canada decreased 11.7% to \$10.5 billion in March. Construction intentions in the non-residential component declined 16.7% to \$4.0 billion, while the residential sector decreased by 8.3% to \$6.5 billion. Declines were observed in all components except for the commercial component.

On a constant dollar basis (2017=100), the total value of building permits fell 11.6% in March, following two consecutive months of increases.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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

Infographic 1 – Building permits, March 2024

March 2024

Building permits

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

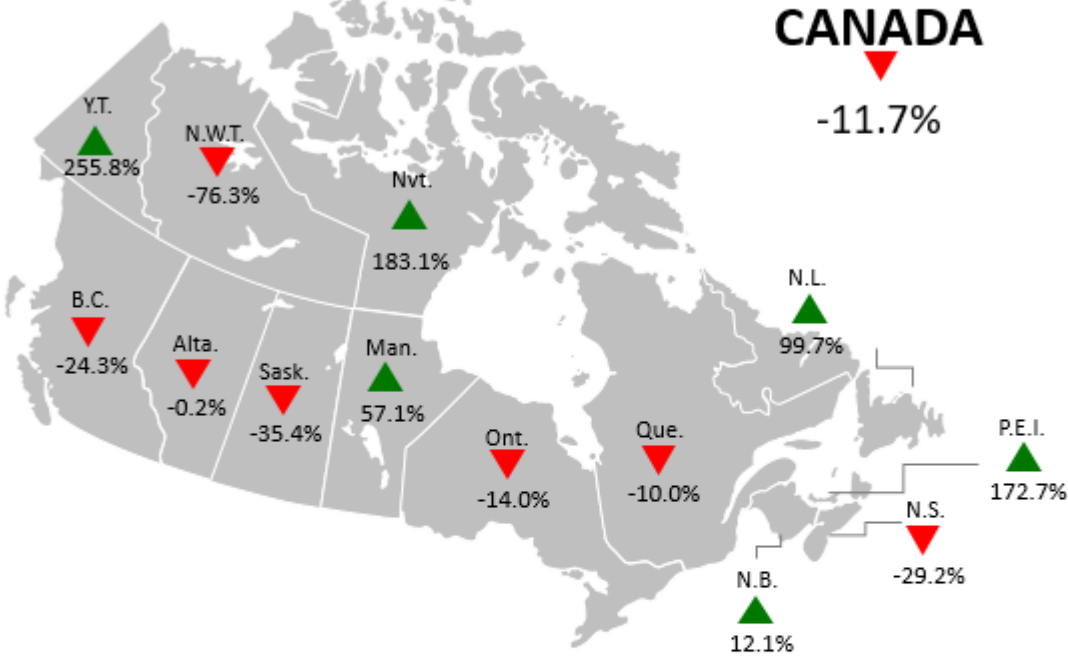
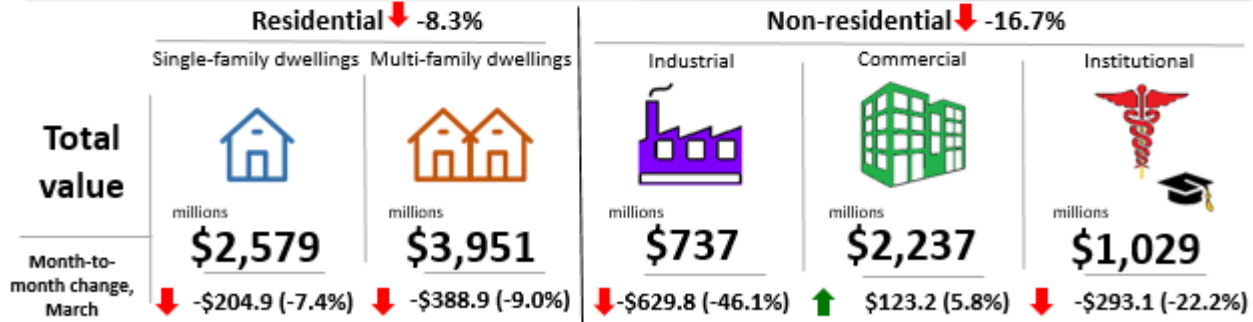


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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

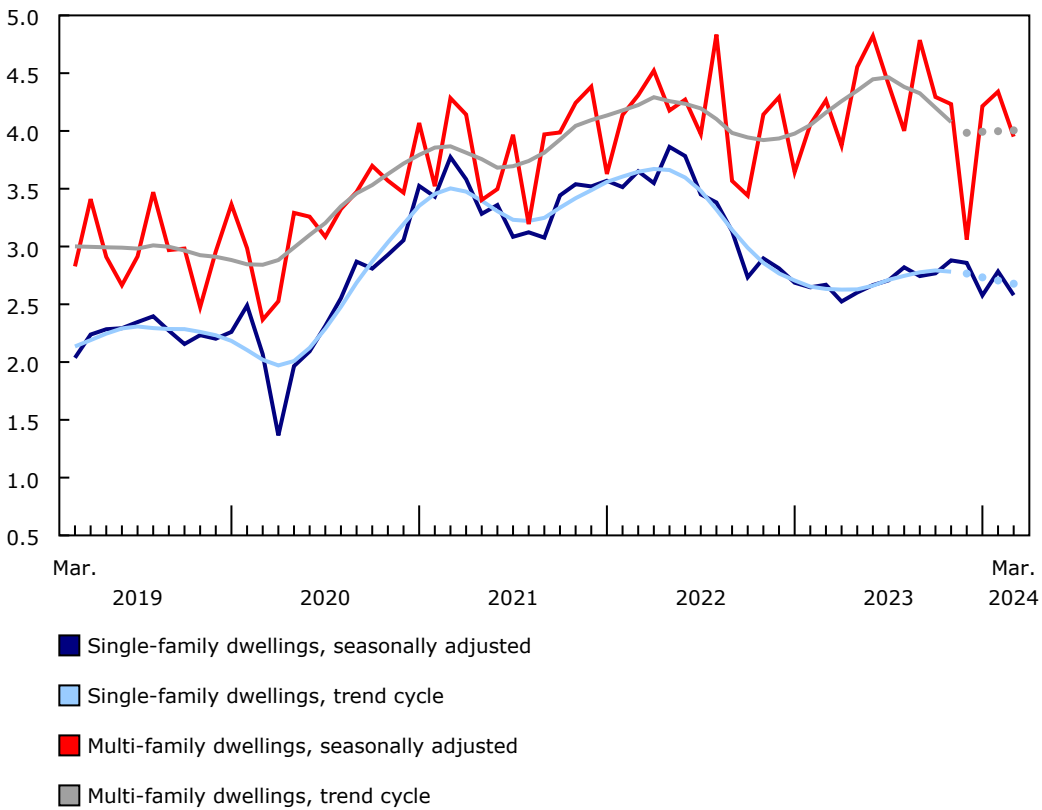
Monthly declines in industrial construction intentions push down the non-residential sector

Non-residential construction intentions decreased 16.7% to \$4.0 billion in March, with reductions in the industrial (-46.1%; -\$629.8 million) and institutional (-22.2%; -\$293.1 million) components. The large decline in the industrial component was due to the lack of major industrial permits issued in March compared with February, which was the second-highest monthly level recorded.

The commercial component tempered the declines in the non-residential sector by growing 5.8% to \$2.2 billion in March.

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

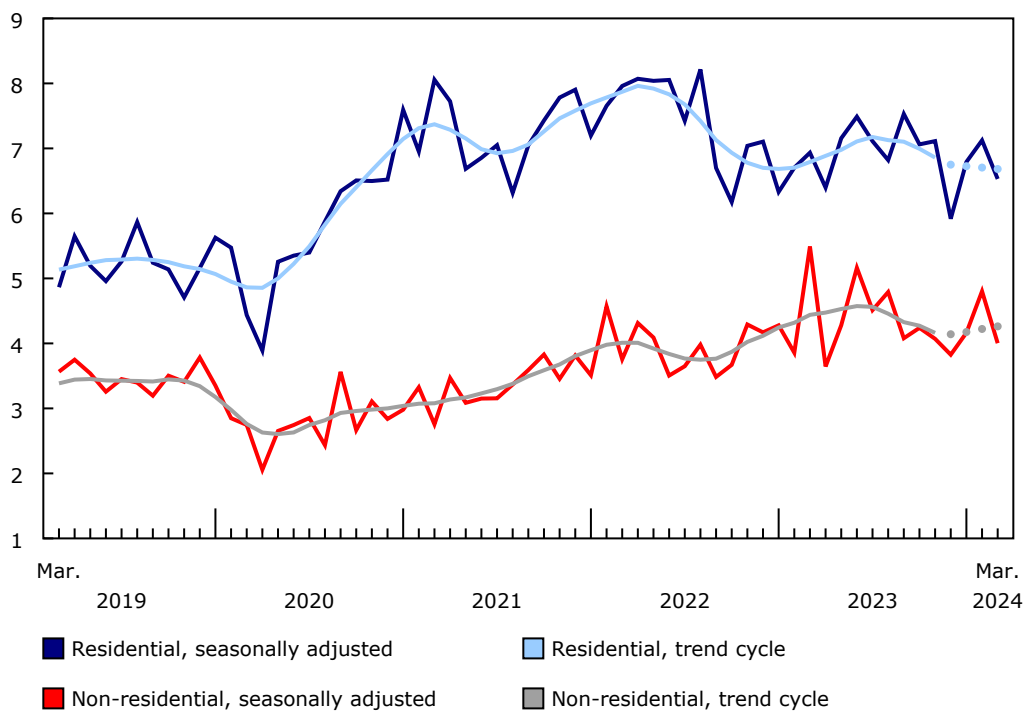
billions of dollars



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 34-10-0285-01.

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 34-10-0285-01.

Ontario drives monthly downturn in residential sector

The value of residential building permits decreased 8.3% to \$6.5 billion in March. Ontario (-13.7%; -\$377.4 million) led the decline in value for both single-family and multi-family dwelling permits. Despite the overall decline, the residential sector grew in Quebec (+7.3%; +\$90.1 million), Prince Edward Island (+70.4%; +\$14.3 million), Saskatchewan (+10.3%; +\$6.3 million), Newfoundland and Labrador (+7.7%; +\$2.2 million) and Manitoba (+0.9%; +\$1.4 million).

Across Canada, 16,800 new multi-unit dwellings and 4,200 new single-family homes were authorized in March. From April 2023 to March 2024, a total of 260,200 new units were authorized.

First quarter of 2024 rebounding, driven by growth in construction intentions in the commercial component

The total value of building permits in the first quarter of 2024 was \$33.4 billion, a 3.7% increase from the previous quarter (\$32.2 billion). This represents a partial rebound from the fourth quarter of 2023, which was the lowest quarterly total value since the third quarter of 2021 (\$30.5 billion). The growth was driven by British Columbia (+20.1%; +\$988.4 million), which posted significant gains in the commercial and industrial non-residential components, and in the multi-unit residential component. Despite quarterly gains, construction intentions in the first quarter of 2024 remained lower than the average quarterly levels of the previous two years.

Construction intentions in the non-residential sector increased 6.9% to \$13.0 billion in the first quarter, led by the commercial component (+22.3% to \$6.6 billion), which posted the highest level of the previous four quarters. Growth was driven by permits for office buildings. Overall, nine provinces and territories reported increases in commercial construction intentions, led by Ontario (+34.8%; +\$710.1 million), Quebec (+31.2%; +\$296.6 million) and British Columbia (+32.4%; +\$269.3 million).

The value of residential building permits edged up 1.8% in the first quarter. Growth in the multi-unit component (+7.9%; +\$919.5 million) was partially offset by declines in the single-family homes component (-6.6%; -\$565.6 million).

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.

Did you know we have a mobile app?

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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 back to January 2023. Seasonally adjusted data have been revised back to January 2020.

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

Next release

Data on building permits for April will be released on June 11.

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

	March 2023	January 2024 ^r	February 2024 ^r	March 2024 ^P	February to March 2024	March 2023 to March 2024
	millions of dollars				% change	
Total	12,424.4	10,954.2	11,926.5	10,533.0	-11.7	-15.2
Residential	6,934.5	6,790.8	7,124.3	6,530.5	-8.3	-5.8
Single ¹	2,669.1	2,576.6	2,784.2	2,579.3	-7.4	-3.4
Multiple	4,265.4	4,214.2	4,340.1	3,951.2	-9.0	-7.4
Non-residential	5,490.0	4,163.4	4,802.2	4,002.6	-16.7	-27.1
Industrial	1,467.5	827.0	1,366.6	736.9	-46.1	-49.8
Commercial	2,658.3	2,251.9	2,113.9	2,237.1	5.8	-15.8
Institutional	1,364.1	1,084.6	1,321.7	1,028.6	-22.2	-24.6
	number of units				% change	
Total dwellings	22,448	20,619	21,791	21,012	-3.6	-6.4
Single ¹	4,176	3,938	4,554	4,234	-7.0	1.4
Multiple	18,271	16,681	17,237	16,778	-2.7	-8.2

^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

	March 2023	January 2024 ^r	February 2024 ^r	March 2024 ^p	February to March 2024	March 2023 to March 2024
	millions of dollars				% change	
Canada	12,424.4	10,954.2	11,926.5	10,533.0	-11.7	-15.2
Residential	6,934.5	6,790.8	7,124.3	6,530.5	-8.3	-5.8
Non-residential	5,490.0	4,163.4	4,802.2	4,002.6	-16.7	-27.1
Newfoundland and Labrador	43.1	30.9	32.8	65.5	99.7	52.0
Residential	25.9	27.4	28.0	30.2	7.7	16.3
Non-residential	17.1	3.5	4.8	35.3	637.0	106.1
Prince Edward Island	59.2	43.0	24.9	68.0	172.7	14.9
Residential	37.3	20.9	20.4	34.7	70.4	-7.0
Non-residential	21.9	22.1	4.6	33.4	627.4	52.1
Nova Scotia	286.7	335.9	332.0	235.0	-29.2	-18.0
Residential	184.5	261.4	244.2	170.4	-30.2	-7.6
Non-residential	102.2	74.5	87.8	64.7	-26.4	-36.7
New Brunswick	128.8	195.7	164.5	184.4	12.1	43.2
Residential	87.3	131.1	106.2	104.7	-1.5	19.9
Non-residential	41.5	64.6	58.3	79.7	36.7	92.1
Quebec	2,566.1	2,199.6	2,235.5	2,012.2	-10.0	-21.6
Residential	1,022.7	1,218.1	1,232.7	1,322.9	7.3	29.3
Non-residential	1,543.4	981.4	1,002.7	689.3	-31.3	-55.3
Ontario	4,993.1	4,072.2	4,937.7	4,247.3	-14.0	-14.9
Residential	3,089.2	2,436.0	2,756.6	2,379.1	-13.7	-23.0
Non-residential	1,903.9	1,636.2	2,181.1	1,868.2	-14.3	-1.9
Manitoba	296.5	333.2	261.6	411.0	57.1	38.6
Residential	205.5	159.4	160.3	161.7	0.9	-21.3
Non-residential	91.0	173.9	101.2	249.3	146.2	174.0
Saskatchewan	152.0	122.8	272.5	176.0	-35.4	15.8
Residential	71.8	51.5	61.5	67.8	10.3	-5.6
Non-residential	80.2	71.4	211.0	108.2	-48.7	35.0
Alberta	1,281.0	1,538.8	1,469.4	1,466.2	-0.2	14.5
Residential	762.7	1,067.7	1,105.6	1,026.2	-7.2	34.5
Non-residential	518.3	471.0	363.9	440.0	20.9	-15.1
British Columbia	2,543.1	2,070.0	2,180.3	1,650.8	-24.3	-35.1
Residential	1,431.8	1,411.8	1,397.8	1,226.6	-12.2	-14.3
Non-residential	1,111.2	658.1	782.5	424.2	-45.8	-61.8
Yukon	19.2	9.7	2.0	7.1	255.9	-63.0
Residential	13.8	3.8	1.7	2.2	32.2	-84.0
Non-residential	5.4	5.9	0.3	4.9	...	-8.8
Northwest Territories	55.0	1.5	10.8	2.6	-76.3	-95.3
Residential	1.9	1.0	7.6	1.7	-77.9	-12.6
Non-residential	53.1	0.6	3.2	0.9	-72.5	-98.3
Nunavut	0.8	0.9	2.4	6.9	183.0	761.8
Residential	0.0	0.8	1.7	2.4	36.9	...
Non-residential	0.8 ^E	0.2	0.7	4.5	535.4	476.5

^r revised

^p preliminary

... not applicable

^E use with caution

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

	March 2023	January 2024 ^r	February 2024 ^r	March 2024 ^p	February to March 2024	March 2023 to March 2024
	millions of dollars				% change	
Total, census metropolitan areas	10,011.3	8,109.6	8,938.4	8,134.2	-9.0	-18.7
St. John's	27.5	17.2	19.1	52.9	177.4	92.6
Halifax	187.0 ^E	217.6	171.2	127.6	-25.5	-31.8
Moncton	38.1	46.7	50.9	51.9	1.9	36.5
Saint John	25.8	31.8	29.3	25.0	-14.7	-3.2
Fredericton	19.2	32.3	26.9	18.6	-31.0	-3.0
Saguenay	50.3	30.5	76.7	30.7	-60.0	-39.1
Québec	170.0	292.5	204.7	193.9	-5.2	14.0
Sherbrooke	40.8	60.1	53.5	56.8	6.1	39.2
Trois-Rivières	196.9	103.4	87.3	53.3	-38.9	-72.9
Drummondville	19.3	29.1	38.3	47.8	24.9	147.6
Montréal	1,177.0	963.1	977.5	938.4	-4.0	-20.3
Ottawa–Gatineau, Ontario and Quebec	350.8	229.1	270.1	393.2	45.6	12.1
Gatineau part	67.3	43.2	63.4	81.5	28.5	21.1
Ottawa part	283.5	185.9	206.7	311.7	50.8	9.9
Kingston	79.7	34.0	68.7	32.6	-52.5	-59.1
Belleville–Quinte West	20.6	9.7	12.2	11.8	-3.1	-42.8
Peterborough	28.1	16.7	10.2	24.2	138.6	-13.7
Oshawa	75.7	68.8	104.3	221.8	112.7	193.0
Toronto	2,526.3	1,762.8	2,158.3	1,623.5	-24.8	-35.7
Hamilton	212.4	96.0	152.6 ^E	436.3 ^E	186.0	105.4
St. Catharines–Niagara	115.3	151.9	142.5	131.5	-7.7	14.1
Kitchener–Cambridge–Waterloo	152.3	251.7	150.6	163.3	8.5	7.2
Brantford	90.0	17.0	27.0	16.9	-37.5	-81.2
Guelph	117.3	36.3	32.5	45.7	40.6	-61.0
London	107.7	199.4	284.9	221.7	-22.2	105.8
Windsor	379.1	70.9	391.5	183.7	-53.1	-51.5
Barrie	175.5	41.1	54.4	77.3	42.3	-55.9
Greater Sudbury	18.5	35.9 ^E	41.1 ^E	123.8	201.2	568.3
Thunder Bay	14.7	10.8	23.0	14.6	-36.3	-0.1
Winnipeg	219.9	226.4	167.1	214.0	28.1	-2.7
Regina	30.6	32.2	54.4	36.2	-33.5	18.0
Saskatoon	75.7	39.3	64.9	69.4	7.0	-8.3
Lethbridge	27.7	36.3	42.9	34.8	-18.8	25.8
Calgary	654.3	634.9	741.1	628.8	-15.2	-3.9
Red Deer	2.9	7.1	5.5	4.3	-22.3	47.3
Edmonton	404.5	604.2	457.4	515.8	12.8	27.5
Kelowna	138.2	105.1	116.5	82.6	-29.1	-40.2
Kamloops	17.4	11.0 ^E	21.8	22.3	2.4	28.0
Chilliwack	13.6	28.1	17.6	18.9	7.3	39.4
Abbotsford–Mission	72.2	23.9	242.3	92.8	-61.7	28.5
Vancouver	1,688.3	1,305.0	1,204.8	930.7	-22.7	-44.9
Victoria	171.6	172.9	121.8	140.2	15.2	-18.3
Nanaimo	78.6	27.1	21.4	24.4	13.8	-69.0

^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).