

Building permits, April 2024

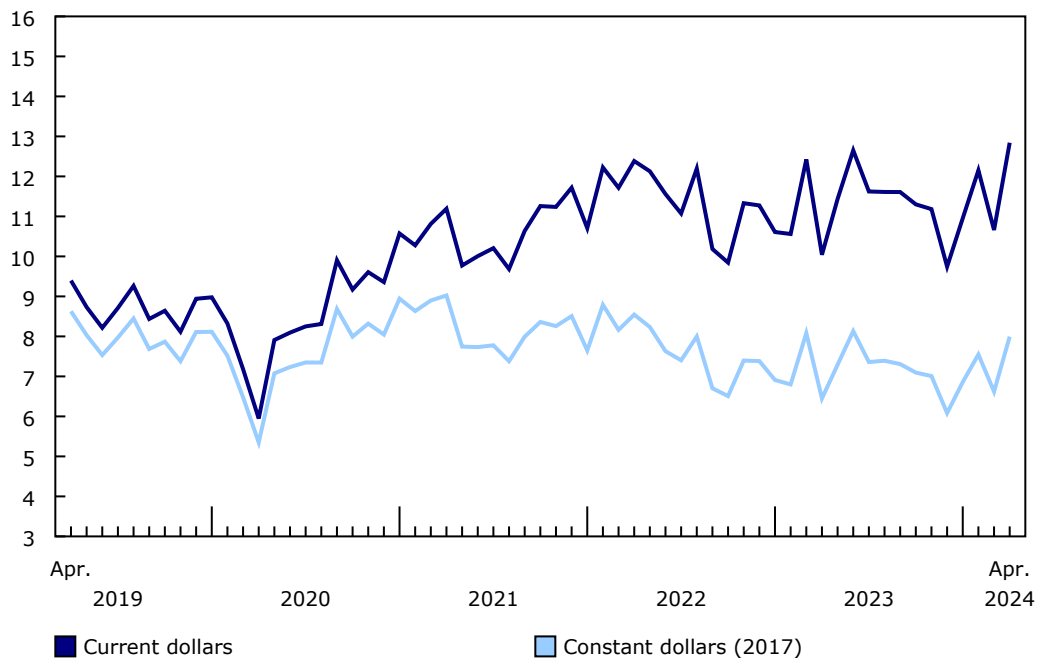
Released at 8:30 a.m. Eastern time in *The Daily*, Tuesday, June 11, 2024

Month over month, the total value of building permits in Canada significantly increased 20.5% to \$12.8 billion in April. Construction intentions in the residential sector increased 21.0% to \$8.0 billion and the non-residential sector rose 19.6% to \$4.8 billion, with growth observed in all components. British Columbia posted a record high monthly total value of building permits (\$3.1 billion), leading the monthly increases in both residential and non-residential sectors in Canada.

On a constant dollar basis (2017=100), the total monthly value of building permits grew 20.7% in April, to the highest level since June 2023.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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

Infographic 1 – Building permits, April 2024

April 2024

Building permits

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

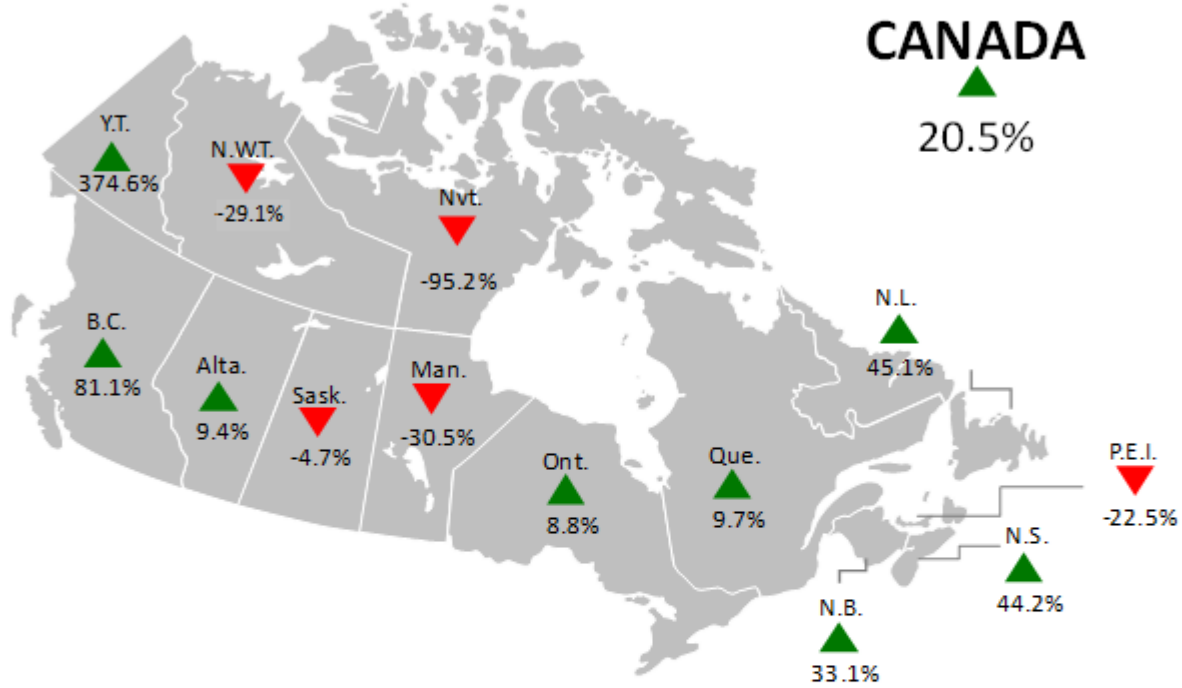
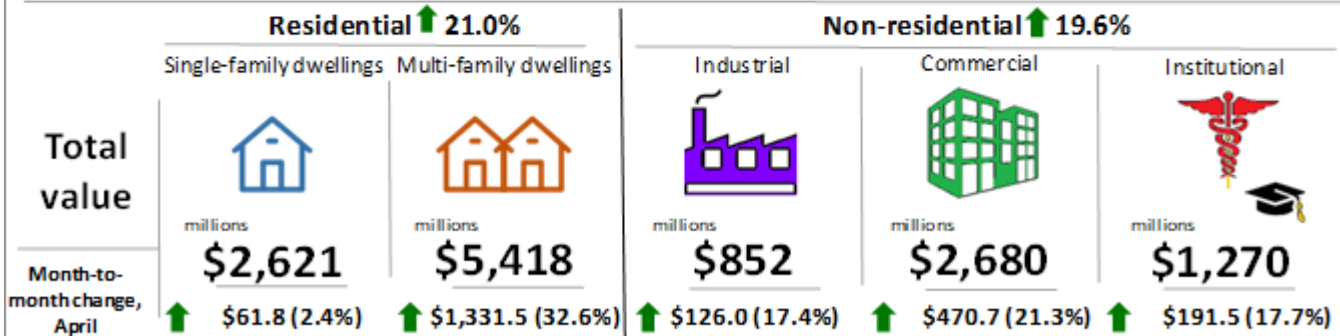


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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



Statistics Canada / Statistique Canada



Record high levels in British Columbia's multi-unit residential construction intentions

The value of residential building permits increased 21.0% to \$8.0 billion in April 2024. The growth in the residential sector was driven by record high levels in the multi-unit component, increasing 32.6% to \$5.4 billion, while the single-family home component edged up 2.4% to \$2.6 billion.

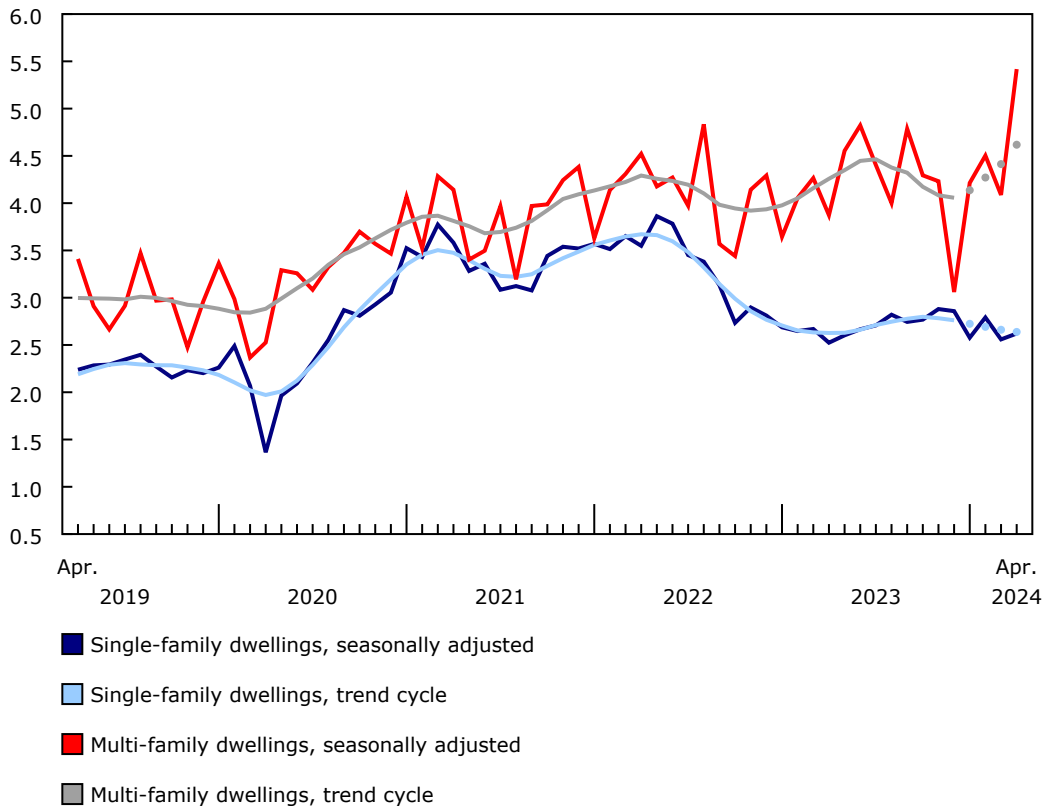
British Columbia (+75.2%; +\$796.3 million) led the growth in the multi-unit component, reaching a record high of \$1.9 billion in April, surpassing the previous peak of \$1.5 billion in June 2023. In April 2024, Ontario (+31.9%; +\$442.9 million) also supported the monthly growth in the component. Overall growth was driven by several significant permits issued for multi-unit construction projects in the cities of Toronto, Ontario; Surrey, British Columbia; and Coquitlam, British Columbia.

Across Canada, 4,300 new single-family homes were authorized in April. Meanwhile, 22,600 new multi-unit dwellings were also approved through building permits, an all-time high. British Columbia's record 7,200 new multi-unit dwellings authorized in April greatly contributed to this movement.

Despite a strong month, the 12-month cumulative total of 267,700 units authorized from May 2023 to April 2024 saw little change, increasing by 200 (+0.1%) units compared to the 267,500 units authorized from May 2022 to April 2023.

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

billions of dollars

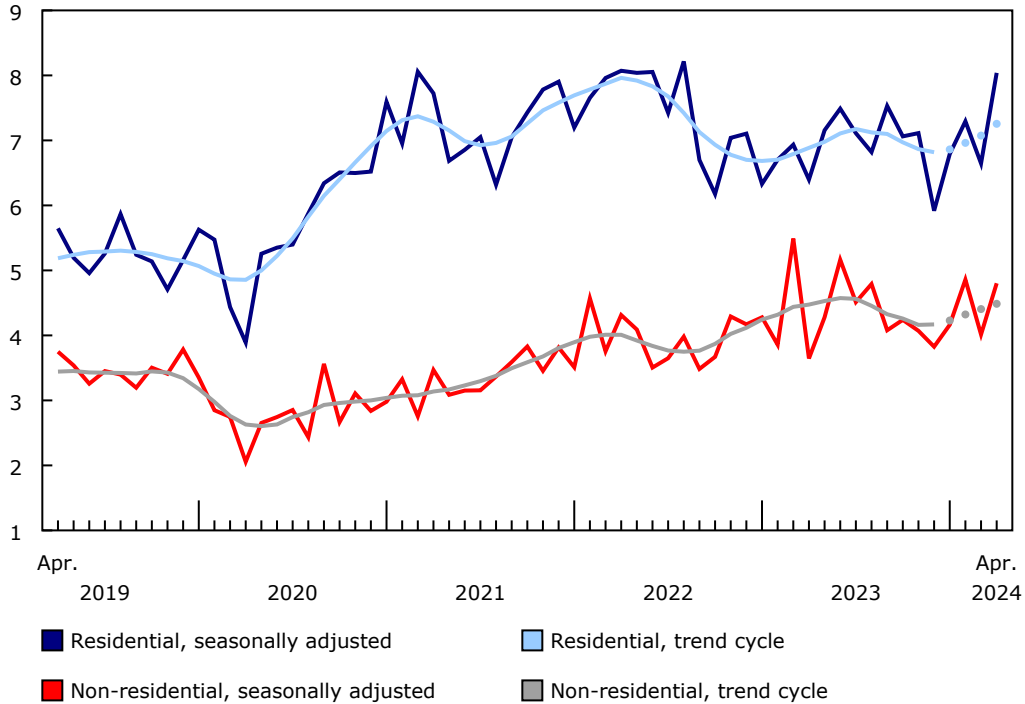


Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the previous three months. For more information, see the Note to readers.

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.

British Columbia drives growth in the non-residential sector

The value of non-residential permits increased 19.6% to \$4.8 billion in April 2024, with growth in the commercial (+21.3%; +\$470.7 million), institutional (+17.7%; +\$191.5 million) and industrial (+17.4%; +\$126.0 million) components. Broad-based growth in British Columbia (+149.9%; +\$605.6 million) drove the increase in the non-residential sector in Canada.

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 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 May will be released on July 12.

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

	April 2023	February 2024 ^r	March 2024 ^r	April 2024 ^p	March to April 2024	April 2023 to April 2024
	millions of dollars				% change	
Total	10,041.4	12,152.3	10,660.2	12,841.6	20.5	27.9
Residential	6,396.8	7,294.3	6,646.1	8,039.4	21.0	25.7
Single ¹	2,523.8	2,791.3	2,559.2	2,621.0	2.4	3.8
Multiple	3,873.0	4,503.0	4,087.0	5,418.5	32.6	39.9
Non-residential	3,644.5	4,858.0	4,014.1	4,802.2	19.6	31.8
Industrial	742.9	1,370.5	725.8	851.8	17.4	14.7
Commercial	1,532.7	2,153.1	2,209.3	2,679.9	21.3	74.9
Institutional	1,369.0	1,334.4	1,078.9	1,270.4	17.7	-7.2
	number of units				% change	
Total dwellings	20,158	22,343	21,242	26,897	26.6	33.4
Single ¹	4,115	4,533	4,196	4,343	3.5	5.5
Multiple	16,042	17,810	17,046	22,553	32.3	40.6

^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

	April 2023	February 2024 ^r	March 2024 ^r	April 2024 ^p	March to April 2024	April 2023 to April 2024
	millions of dollars				% change	
Canada	10,041.4	12,152.3	10,660.2	12,841.6	20.5	27.9
Residential	6,396.8	7,294.3	6,646.1	8,039.4	21.0	25.7
Non-residential	3,644.5	4,858.0	4,014.1	4,802.2	19.6	31.8
Newfoundland and Labrador	62.3	33.0	65.8	95.4	45.1	53.2
Residential	20.8	28.2	30.4	32.2	5.8	55.0
Non-residential	41.5	4.8	35.3	63.2	79.0	52.3
Prince Edward Island	46.7	24.5	67.8	52.6	-22.5	12.6
Residential	34.5	19.9	34.5	44.5	29.0	29.0
Non-residential	12.2	4.6	33.4	8.1	-75.7	-33.8
Nova Scotia	222.2	340.5	238.7	344.3	44.2	55.0
Residential	161.7	251.0	172.8	244.5	41.5	51.1
Non-residential	60.4	89.4	66.0	99.8	51.3	65.2
New Brunswick	135.8	162.5	181.2	241.1	33.1	77.6
Residential	79.9	105.0	101.8	100.8	-1.0	26.2
Non-residential	56.0	57.5	79.4	140.3	76.8	150.8
Quebec	1,724.8	2,241.4	1,956.3	2,145.4	9.7	24.4
Residential	1,021.3	1,230.4	1,300.7	1,222.4	-6.0	19.7
Non-residential	703.5	1,011.1	655.7	922.9	40.8	31.2
Ontario	4,231.7	4,995.1	4,336.0	4,718.5	8.8	11.5
Residential	2,628.1	2,793.1	2,398.3	2,876.1	19.9	9.4
Non-residential	1,603.6	2,202.0	1,937.7	1,842.4	-4.9	14.9
Manitoba	299.3	264.3	406.8	282.8	-30.5	-5.5
Residential	178.5	161.2	160.7	168.3	4.7	-5.7
Non-residential	120.9	103.1	246.1	114.5	-53.5	-5.3
Saskatchewan	170.9	255.7	177.5	169.1	-4.7	-1.0
Residential	85.0	63.5	68.9	80.9	17.4	-4.8
Non-residential	85.9	192.1	108.6	88.2	-18.7	2.7
Alberta	1,088.2	1,484.0	1,481.4	1,620.1	9.4	48.9
Residential	742.5	1,118.6	1,043.6	1,137.0	9.0	53.1
Non-residential	345.7	365.5	437.8	483.1	10.3	39.7
British Columbia	2,024.9	2,336.1	1,732.4	3,137.1	81.1	54.9
Residential	1,434.2	1,512.3	1,328.4	2,127.6	60.2	48.3
Non-residential	590.7	823.8	404.0	1,009.5	149.9	70.9
Yukon	17.6	2.0	7.0	33.1	374.6	88.2
Residential	2.7	1.7	2.2	3.9	75.6	43.7
Non-residential	14.9	0.3	4.8	29.2	513.2	96.3
Northwest Territories	9.8	10.9	2.4	1.7	-29.1	-82.2
Residential	0.7	7.6	1.6	1.2	-22.8	61.6
Non-residential	9.0	3.2	0.9	0.5	-39.9	-94.1
Nunavut	7.2 ^E	2.4	6.9	0.3	-95.2	-95.4
Residential	7.0 ^E	1.7	2.4	0.0	-100.0	-100.0
Non-residential	0.2 ^E	0.7	4.5	0.3	-92.7	66.0

^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 34-10-0285-01.

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

	April 2023	February 2024 ^r	March 2024 ^r	April 2024 ^p	March to April 2024	April 2023 to April 2024
	millions of dollars				% change	
Total, census metropolitan areas	7,700.4	9,123.8	8,261.5	10,234.8	23.9	32.9
St. John's	21.0	19.4	53.4	79.2	48.3	276.9
Halifax	102.1	177.3	130.4	244.1	87.2	139.0
Moncton	39.1	50.4	51.2	36.4	-29.0	-7.1
Saint John	21.7	28.0	25.2	13.4	-46.8	-38.2
Fredericton	31.9	31.8	23.1	65.2	182.6	104.4
Saguenay	31.0	75.3	31.7	32.3 ^E	2.0	4.2
Québec	201.0	209.4	196.6	217.9	10.8	8.4
Sherbrooke	60.4	53.8	56.7	75.0	32.3	24.3
Trois-Rivières	105.0	85.5	52.7	42.0	-20.2	-60.0
Drummondville	22.2	39.2	46.8	23.6	-49.5	6.6
Montréal	631.8	964.8	878.9	996.3	13.4	57.7
Ottawa–Gatineau, Ontario and Quebec	394.7	270.0	401.1	452.3	12.8	14.6
Gatineau part	106.4	62.0	82.5	114.2	38.5	7.3
Ottawa part	288.3	208.0	318.7	338.1	6.1	17.3
Kingston	46.3	68.3	32.2	24.9	-22.7	-46.3
Belleville–Quinte West	22.8	12.3	11.9	22.2	86.7	-2.6
Peterborough	73.6	10.3	24.7	16.4	-33.7	-77.8
Oshawa	106.6	105.6	222.9	104.4	-53.1	-2.0
Toronto	2,044.3	2,203.7	1,644.6	2,208.1	34.3	8.0
Hamilton	203.9	149.9	484.5	178.4	-63.2	-12.5
St. Catharines–Niagara	83.1	139.0	127.7	96.4	-24.5	16.0
Kitchener–Cambridge–Waterloo	177.7	152.1	163.9	151.2	-7.7	-14.9
Brantford	36.8	27.0	16.9	86.6	413.0	135.2
Guelph	90.2	32.3	45.3	48.3	6.7	-46.4
London	130.5	286.9	223.5	192.3	-13.9	47.3
Windsor	69.0	389.0	183.1	170.7	-6.8	147.5
Barrie	51.9	52.2	74.6	66.8	-10.4	28.8
Greater Sudbury	18.0	39.8 ^E	130.9	21.8 ^E	-83.4	21.4
Thunder Bay	14.5	24.6	16.5	19.1	15.6	32.1
Winnipeg	202.5	165.7	212.5	184.5	-13.2	-8.9
Regina	37.1	51.1	37.6	48.6	29.3	30.8
Saskatoon	82.2	65.1	70.1	64.3	-8.3	-21.8
Lethbridge	21.2	41.8	35.9	38.4	7.0	81.4
Calgary	531.6	754.1	645.0	810.7	25.7	52.5
Red Deer	26.2	5.5	4.3	35.0	719.9	33.5
Edmonton	325.7	457.8	507.2	547.7	8.0	68.2
Kelowna	143.3	114.7	82.5	92.4	12.0	-35.5
Kamloops	16.7	21.5	22.0	21.8	-0.6	30.8
Chilliwack	26.9	17.5	18.7	27.9	49.6	4.0
Abbotsford–Mission	45.2	234.1	94.5	51.7	-45.3	14.3
Vancouver	1,205.6	1,348.5	1,009.5	2,419.5	139.7	100.7
Victoria	176.8	126.7	146.5	178.8	22.0	1.2
Nanaimo	28.2	21.5	24.5	28.1	14.7	-0.5

^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).