

Building permits, May 2024

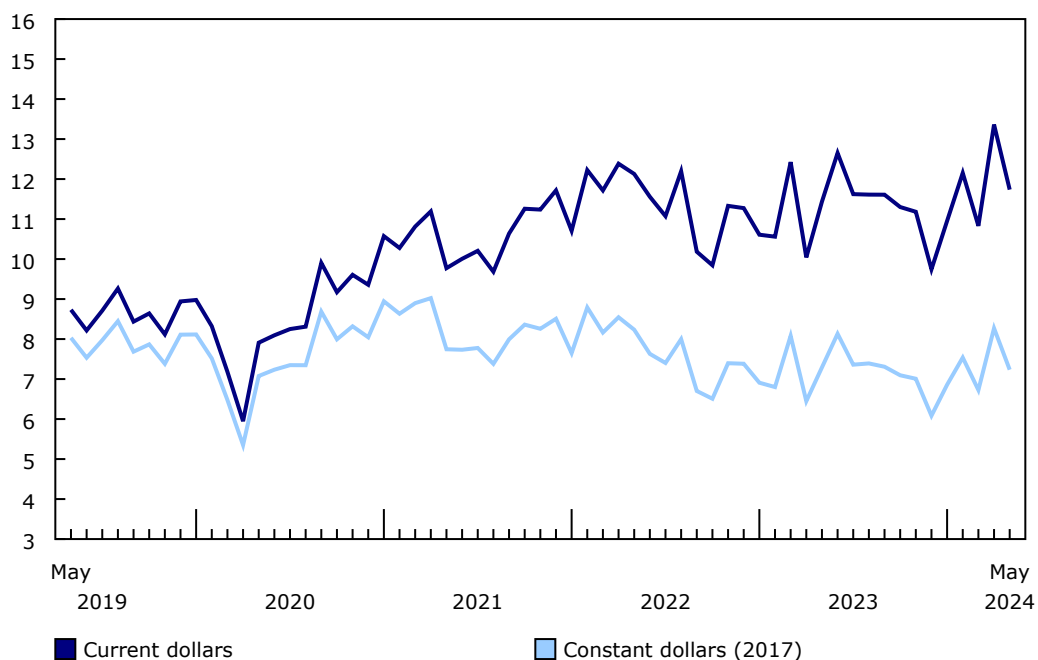
Released at 8:30 a.m. Eastern time in *The Daily*, Friday, July 12, 2024

In Canada, the total value of building permits was \$11.7 billion in May, down 12.2% from a record high of \$13.4 billion in April. British Columbia led the national decline in May with a significant drop of 50.7% after experiencing a record high for the total value of building permits issued in April. Excluding British Columbia, the total value of building permits for the remaining provinces and the territories edged down 0.7% in May.

On a constant dollar basis (2017=100), the total monthly value of building permits declined 12.5% in May, following a 23.0% increase in April.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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

Infographic 1 – Building permits, May 2024

May 2024

Building permits

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

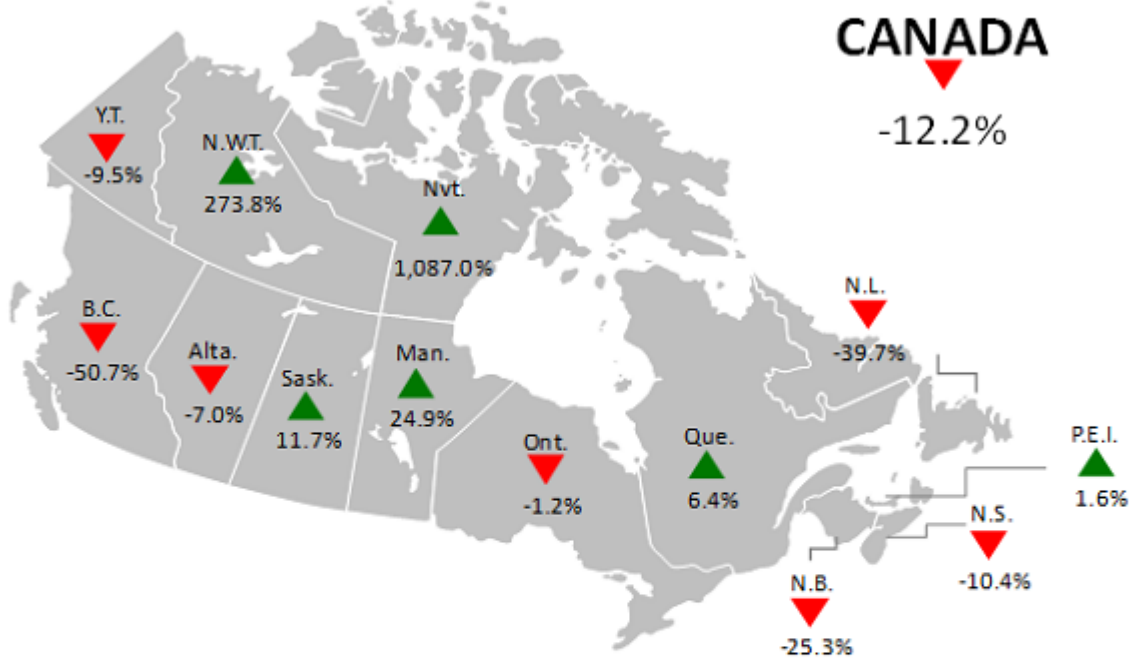
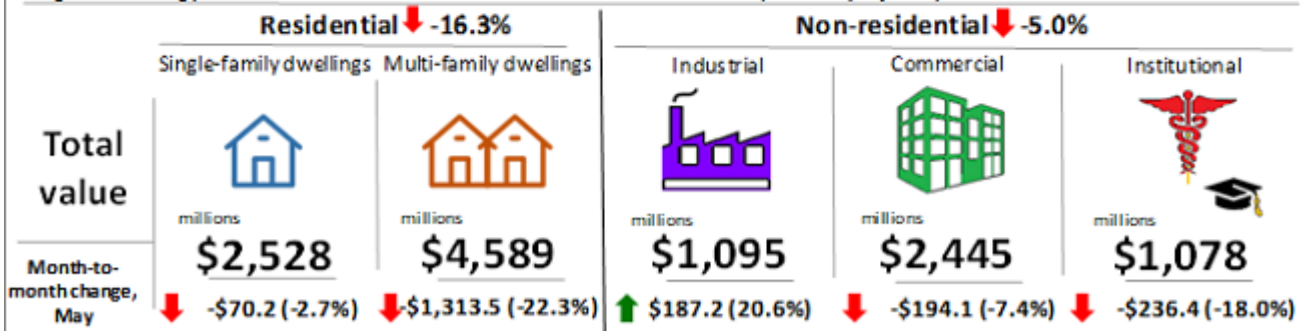


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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

British Columbia weighs markedly on the decline in total residential construction intentions in May

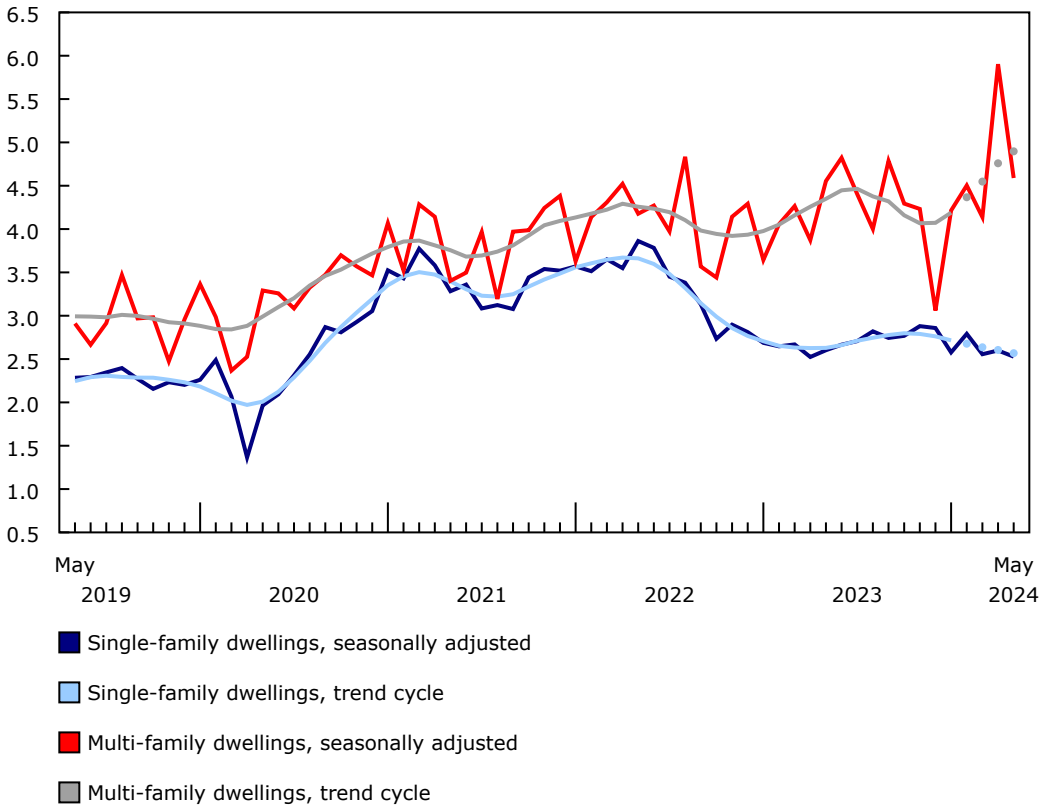
The value of residential building permits fell 16.3% to \$7.1 billion in May. British Columbia (-53.7%; -\$1.1 billion) drove the decline in May following an unusually strong April, led by a record high value of multi-unit permits in the province.

Excluding British Columbia, residential construction intentions declined 3.8% for the remaining provinces and territories in May. Monthly declines were observed in Ontario (-7.9%; -\$261.2 million), Alberta (-10.9%; -\$122.4 million), and all three Maritime provinces (collectively down 4.5%; -\$17.7 million).

Across Canada, 22,700 dwelling units were authorized in May, contributing to the 12-month cumulative sum of 267,600 units since June 2023.

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

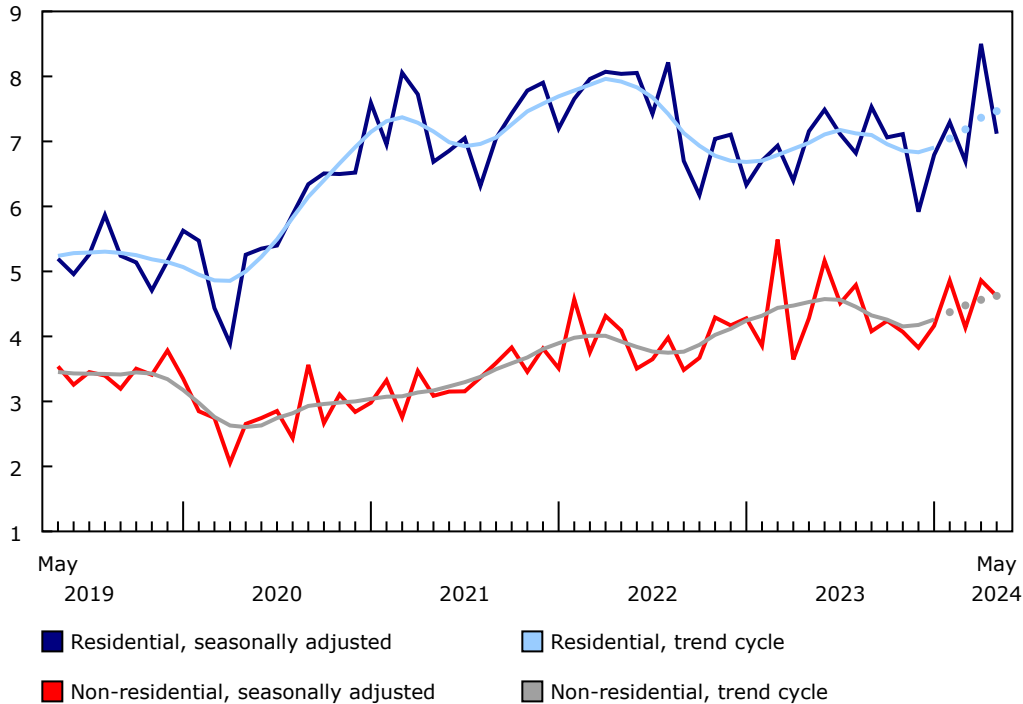
billions of dollars



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.

Non-residential construction intentions decline, despite monthly growth in six provinces

The value of non-residential permits decreased 5.0% to \$4.6 billion in May 2024. Declines in the institutional (-18.0%; -\$236.4 million) and commercial (-7.4%; -\$194.1 million) components more than offset growth in the industrial component (+20.6%; +\$187.2 million).

Despite month-over-month increases in non-residential permit values in six provinces and two territories, the substantial decline in British Columbia (-44.1%; -\$420.3 million) weighed heavily on the sector in May. Excluding British Columbia, construction intentions in the non-residential sector increased 4.5% month over month.

Issuance of permits for large new construction projects in New Brunswick led the province to a record high level for the commercial component (\$65.3 million) and the third highest level in the series for the industrial component (\$30.4 million) in May.

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 June will be released on August 12.

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

	May 2023	March 2024 ^r	April 2024 ^r	May 2024 ^p	April to May 2024	May 2023 to May 2024
	millions of dollars				% change	
Total	11,435.3	10,830.3	13,363.1	11,736.1	-12.2	2.6
Residential	7,155.8	6,694.0	8,501.3	7,117.6	-16.3	-0.5
Single ¹	2,602.0	2,556.2	2,598.5	2,528.3	-2.7	-2.8
Multiple	4,553.8	4,137.8	5,902.8	4,589.3	-22.3	0.8
Non-residential	4,279.4	4,136.4	4,861.7	4,618.5	-5.0	7.9
Industrial	963.8	754.5	908.0	1,095.2	20.6	13.6
Commercial	2,243.3	2,286.7	2,638.9	2,444.9	-7.4	9.0
Institutional	1,072.4	1,095.1	1,314.8	1,078.5	-18.0	0.6
	number of units				% change	
Total dwellings	23,353	21,332	27,304	22,745	-16.7	-2.6
Single ¹	4,174	4,169	4,308	4,085	-5.2	-2.1
Multiple	19,179	17,163	22,996	18,660	-18.9	-2.7

^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

	May 2023	March 2024 ^r	April 2024 ^r	May 2024 ^P	April to May 2024	May 2023 to May 2024
	millions of dollars				% change	
Canada	11,435.3	10,830.3	13,363.1	11,736.1	-12.2	2.6
Residential	7,155.8	6,694.0	8,501.3	7,117.6	-16.3	-0.5
Non-residential	4,279.4	4,136.4	4,861.7	4,618.5	-5.0	7.9
Newfoundland and Labrador	32.2	67.2	96.8	58.4	-39.7	81.1
Residential	20.8	31.9	33.9	42.7	26.1	105.3
Non-residential	11.4	35.3	62.9	15.7	-75.1	37.1
Prince Edward Island	66.6	68.0	52.9	53.8	1.6	-19.3
Residential	41.3	34.7	45.0	44.0	-2.2	6.5
Non-residential	25.3	33.4	7.9	9.8	23.7	-61.5
Nova Scotia	250.9	239.6	348.6	312.5	-10.4	24.5
Residential	144.7	172.3 ^E	247.4	240.8	-2.7	66.4
Non-residential	106.3	67.3	101.2	71.6	-29.2	-32.6
New Brunswick	168.2	186.3 ^E	250.5	187.2	-25.3	11.2
Residential	105.3	100.8 ^E	101.4	91.3	-10.0	-13.3
Non-residential	63.0	85.6	149.1	95.9	-35.7	52.3
Quebec	2,299.8	1,982.8	2,149.9	2,288.5	6.4	-0.5
Residential	1,225.3	1,321.1	1,241.9	1,329.2	7.0	8.5
Non-residential	1,074.5	661.7	908.0	959.2	5.6	-10.7
Ontario	4,869.4	4,428.1	5,227.4	5,167.1	-1.2	6.1
Residential	3,034.2	2,453.9	3,313.4	3,052.2	-7.9	0.6
Non-residential	1,835.2	1,974.2	1,914.0	2,114.8	10.5	15.2
Manitoba	247.1	427.0	316.7	395.5	24.9	60.0
Residential	151.3	163.5	174.4	215.6	23.7	42.6
Non-residential	95.9	263.4	142.3	179.9	26.4	87.6
Saskatchewan	252.1	182.0	180.3	201.4	11.7	-20.1
Residential	122.7	72.9	89.2	103.0	15.5	-16.0
Non-residential	129.4	109.0	91.1	98.4	8.0	-24.0
Alberta	1,319.4	1,501.4	1,630.0	1,515.9	-7.0	14.9
Residential	778.1	1,042.1	1,127.3	1,005.0	-10.9	29.2
Non-residential	541.3	459.3	502.6	510.9	1.6	-5.6
British Columbia	1,895.5	1,731.4	3,074.1	1,515.0	-50.7	-20.1
Residential	1,512.5	1,294.8	2,121.7	982.9	-53.7	-35.0
Non-residential	383.0	436.6	952.4	532.1	-44.1	38.9
Yukon	16.3	7.2	33.9	30.7	-9.5	88.7
Residential	4.9	2.2	4.5	7.2	59.2	48.8
Non-residential	11.4	5.0	29.3	23.4	-20.1	105.6
Northwest Territories	15.1	2.4	1.7	6.5	273.8	-57.1
Residential	14.3	1.6	1.2	1.9	56.5	-86.9
Non-residential	0.8	0.9	0.5	4.6	761.1	489.1
Nunavut	2.6	6.9 ^E	0.3	3.9	...	52.9
Residential	0.6	2.4 ^E	0.0	1.7	...	181.6
Non-residential	2.0	4.5 ^E	0.3	2.3	585.2	14.5

^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

	May 2023	March 2024 ^r	April 2024 ^r	May 2024 ^p	April to May 2024	May 2023 to May 2024
	millions of dollars				% change	
Total, census metropolitan areas	8,951.7	8,420.2	10,697.6	9,079.5	-15.1	1.4
St. John's	18.0	54.5	80.6	41.3	-48.8	128.8
Halifax	146.7 ^E	133.4 ^E	251.3	206.2	-18.0	40.5
Moncton	53.7	52.3	37.7	36.0	-4.7	-33.0
Saint John	23.0	25.7	14.0	25.8	83.9	12.3
Fredericton	28.1	22.3 ^E	67.2	73.9	10.0	162.8
Saguenay	39.1	35.8	36.2 ^E	65.0	79.3	66.2
Québec	171.7	205.7	235.8	266.4	13.0	55.2
Sherbrooke	53.7	56.8	74.9	66.3	-11.5	23.5
Trois-Rivières	95.1	54.7	43.2	57.3	32.9	-39.7
Drummondville	23.7	48.4	23.9	30.0	25.5	27.0
Montréal	1,043.6	891.4	969.1	995.3	2.7	-4.6
Ottawa–Gatineau, Ontario and Quebec	478.0	402.7	456.1	384.0	-15.8	-19.7
Gatineau part	211.1	82.1	115.4	76.7	-33.5	-63.7
Ottawa part	266.9	320.6	340.7	307.3	-9.8	15.1
Kingston	51.5	31.3	23.8	68.2	186.3	32.5
Bellefleur–Quinte West	41.8	11.8	22.3	11.6	-47.8	-72.2
Peterborough	16.0	24.5	16.1	93.5	479.9	482.8
Oshawa	122.6	226.9	105.6	114.1	8.1	-6.9
Toronto	2,277.4	1,733.7	2,683.6	2,735.5	1.9	20.1
Hamilton	277.6	486.1	183.2	61.0	-66.7	-78.0
St. Catharines–Niagara	99.3	128.7	100.3	170.8	70.2	71.9
Kitchener–Cambridge–Waterloo	268.7	165.4	151.2	140.2	-7.3	-47.8
Brantford	107.0	16.9	86.6	32.2	-62.8	-69.9
Guelph	64.4	45.3	48.3	25.5	-47.2	-60.4
London	112.2	227.5	197.1	163.8	-16.9	46.0
Windsor	114.0	183.6	170.1	78.3	-54.0	-31.4
Barrie	74.3	74.7	67.0	211.6	216.0	184.8
Greater Sudbury	34.7	132.3	23.8 ^E	16.1 ^E	-32.6	-53.7
Thunder Bay	44.8	16.6	19.2	16.5	-14.2	-63.2
Winnipeg	161.0	212.8	183.4	245.6	33.9	52.5
Regina	62.4	38.4	49.5	38.1	-23.0	-38.9
Saskatoon	116.1	72.8	69.8	89.2	27.8	-23.2
Lethbridge	32.2	37.2	38.7	39.9	3.0	23.9
Calgary	749.4	650.8	819.0	724.5	-11.5	-3.3
Red Deer	5.7	4.2	34.9	5.1	-85.4	-9.8
Edmonton	347.7	515.2	559.2	557.0	-0.4	60.2
Kelowna	160.8	92.0	93.2	84.8	-9.1	-47.3
Kamloops	23.3	24.0	23.3	25.2	8.0	8.1
Chilliwack	54.4	19.0	27.7	38.4	38.9	-29.5
Abbotsford–Mission	53.9	93.8	51.3	63.3	23.4	17.3
Vancouver	1,137.2	998.3	2,347.1	777.6	-66.9	-31.6
Victoria	146.1	148.3	182.6	186.2	2.0	27.4
Nanaimo	20.7	24.4	29.6	18.7	-37.0	-9.6

^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).