

# Building permits, June 2024

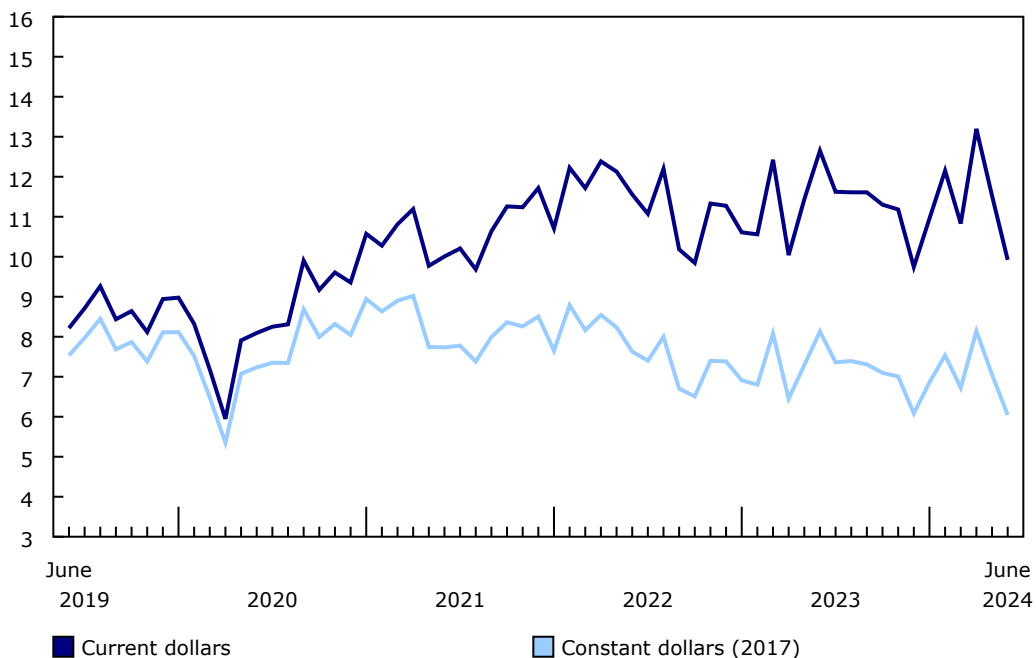
Released at 8:30 a.m. Eastern time in *The Daily*, Monday, August 12, 2024

The total value of building permits in Canada fell 13.9% to \$9.9 billion in June, extending the decline observed in May. Decreases were reported in 11 of the 13 provinces and territories, with both residential and non-residential sectors experiencing reductions.

On a constant dollar basis (2017=100), the total value of building permits declined 14.3% in June, following a 13.4% decline in May.

**Chart 1**  
**Total value of building permits, seasonally adjusted**

billions of dollars



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

Infographic 1 – Building permits, June 2024

# June 2024

## Building permits

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

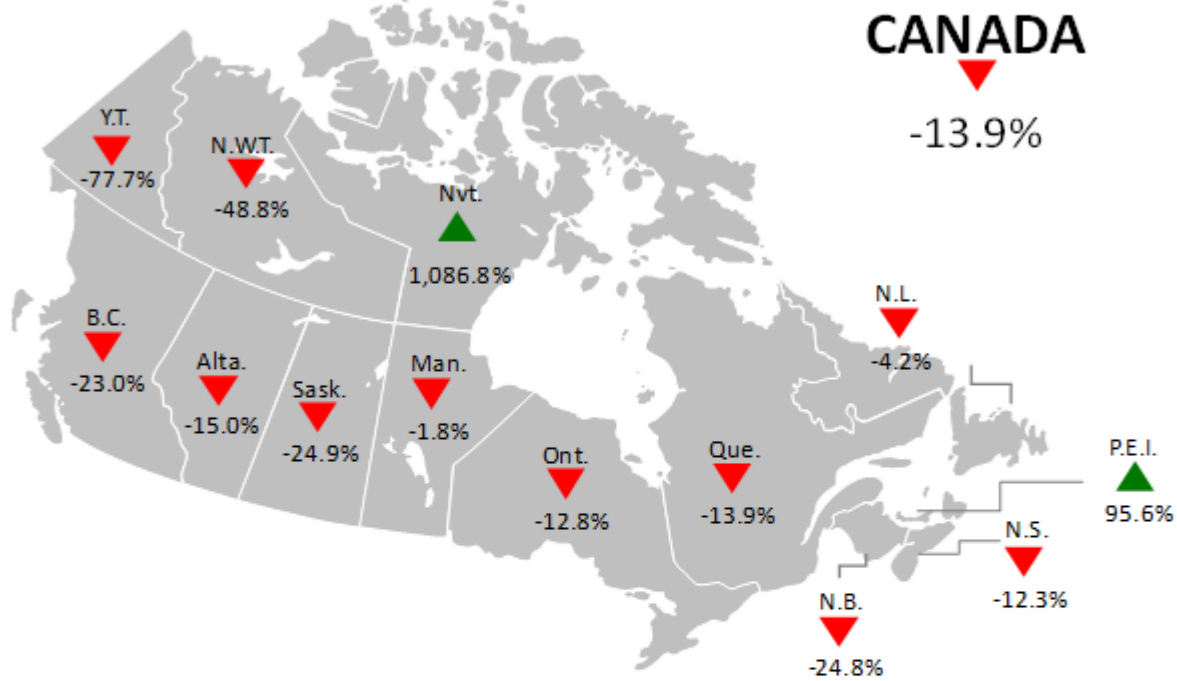
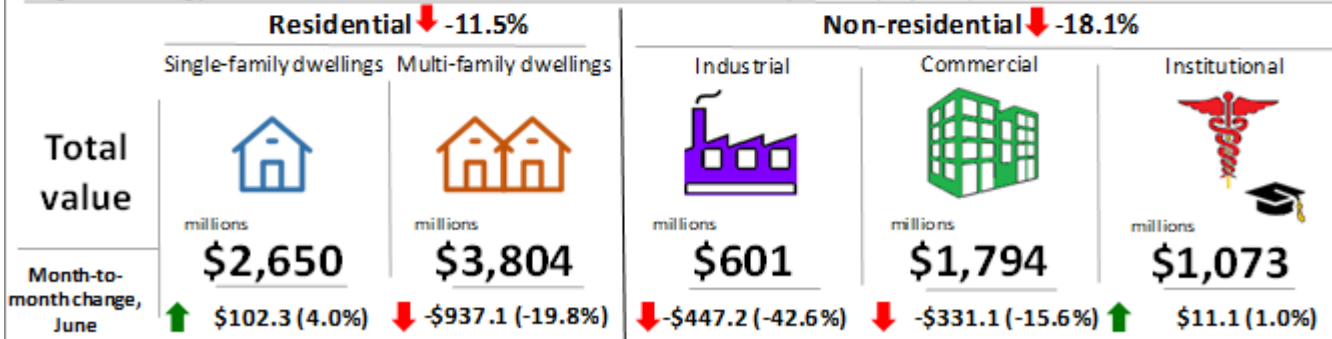


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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



Statistics Canada / Statistique Canada

Canada

## Single-family dwelling permits see modest growth amid overall residential decline

The total value of residential permits decreased 11.5% to \$6.5 billion in June. Overall, 9 of the 13 provinces and territories contributed to this decline in residential permits.

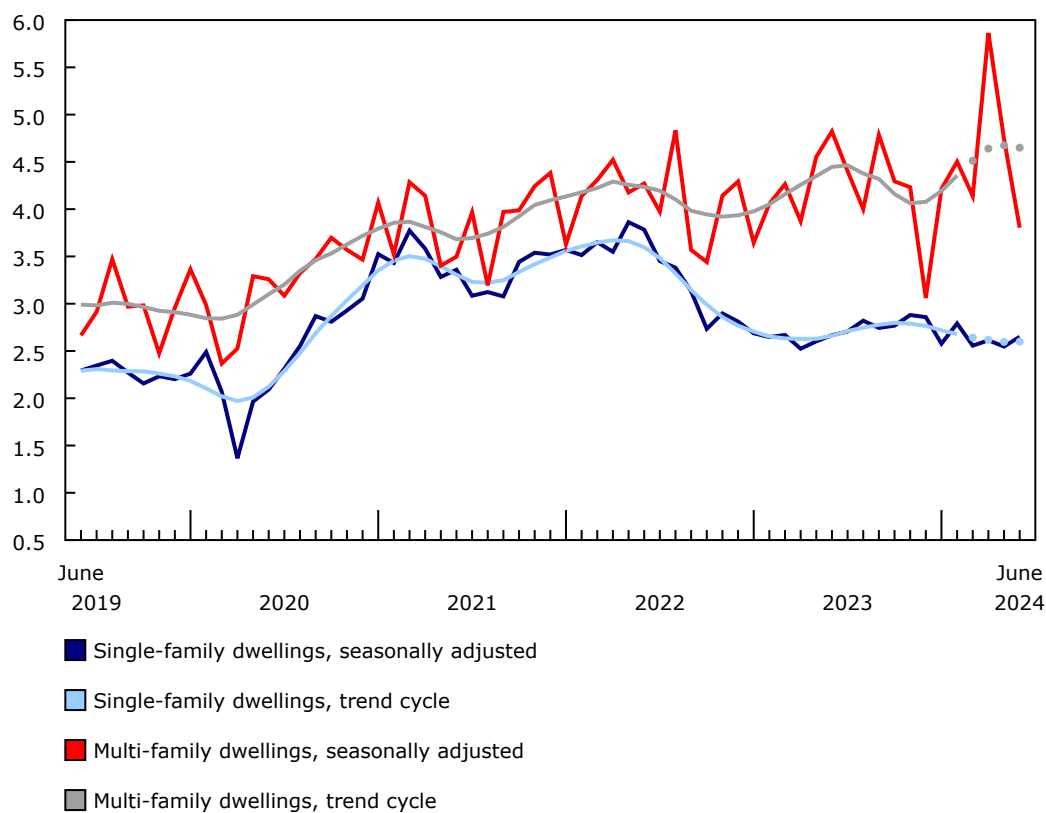
Substantial declines in multi-unit construction intentions (-19.8%; -\$937.1 million) led the overall residential decline in June. Ontario (-25.7%; -\$551.2 million) and British Columbia (-31.1%; -\$222.6 million) drove the drop in multi-family dwelling permit values, with Ontario reporting the largest monthly decrease since December 2023.

Meanwhile, construction intentions in single-family homes moved up 4.0% to \$2.6 billion in June 2024.

In June, Canadian municipalities authorized 20,400 dwelling units, bringing the total over the last 12 months to 263,400 units since July 2023.

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

billions of dollars

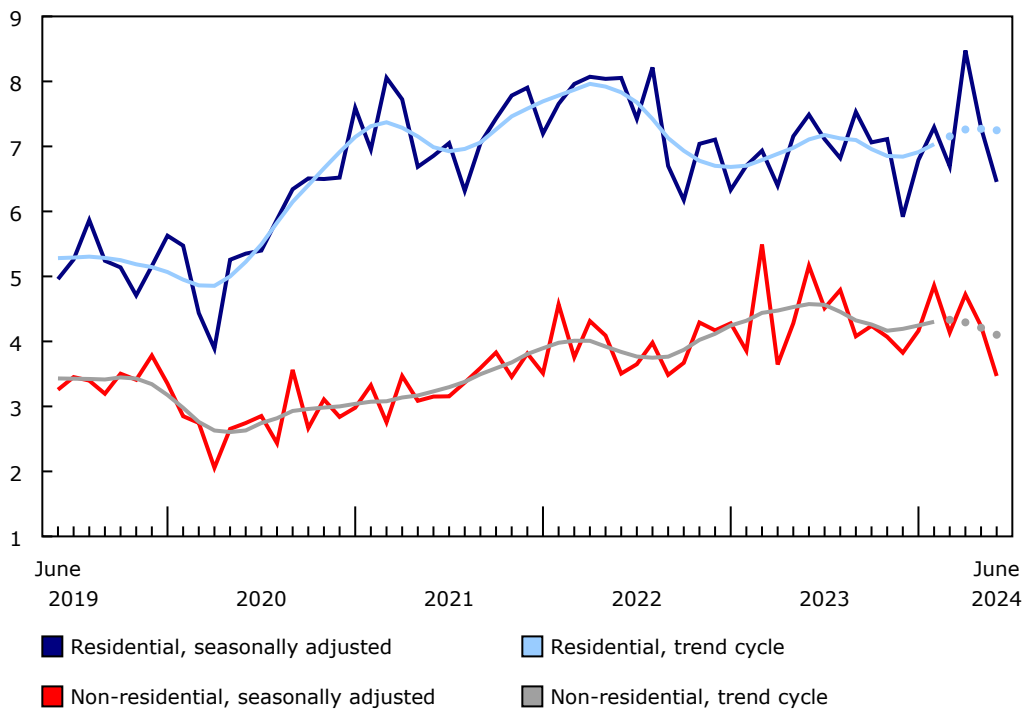


**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the previous three months. For more information, see the Note to readers.

**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.

### Decline in industrial and commercial construction intentions slows non-residential sector

The total value of non-residential sector permits decreased 18.1% to \$3.5 billion in June 2024. The industrial component dropped 42.6% (-\$447.2 million) in June, following a 21.3% increase in May. Meanwhile, monthly declines in the commercial component (-15.6%; -\$331.1 million) outweighed modest gains in the institutional component (+1.0%; +\$11.1 million) across Canada.

### Ontario drives second quarter gains to a record high in multi-unit construction intentions in Canada

The total value of building permits in the second quarter was \$34.6 billion, up 2.1% from the first quarter (\$33.9 billion). This represents a second consecutive quarterly increase and the fourth highest quarterly value in the series.

Construction intentions in the residential sector grew 6.9% to \$22.2 billion in the second quarter. The growth was driven by Ontario's residential sector (+20.0%; +\$1.5 billion), which posted significant gains in the multi-unit component (+35.0%; +\$1.6 billion). This led to a national record of \$14.4 billion in the second quarter, surpassing the previous all-time high of \$13.2 billion recorded in the second quarter of 2023. The growth in the multi-unit component in the second quarter of 2024 was driven by several significant multi-unit permits issued in the City of Toronto, the largest of which was issued in April and valued at approximately \$900 million. Excluding the Toronto census metropolitan area, the total value of multi-unit residential building permits in Canada declined 2.2% in the

second quarter. However, growth in the multi-unit component was seen in seven provinces, notably Quebec (+12.2%; +\$288.4 million), Manitoba (+61.6%; \$150.2 million), Prince Edward Island (+441.7%; +\$71.9 million) and Saskatchewan (+107.3%; \$69.9 million).

Across Canada, 70,200 residential units were authorized in the second quarter, up 9.1% from the first quarter.

Overall growth in the value of building permits from the first to the second quarter was tempered by declines in non-residential construction intentions. The non-residential sector decreased 5.6% in the second quarter, with all three components declining. The industrial component (-14.8%; -\$437.5 million) had the largest decline, followed by the commercial (-3.0%; -\$199.9 million) and institutional (-2.7%; -\$95.5 million) components.

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?

Download our mobile app and get timely access to data at your fingertips! The [StatsCAN](#) app is available for free on the [App Store](#) and on [Google Play](#).

#### 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](#).*

*For information on trend-cycle data, see the page [Trend-cycle estimates – 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.*

#### Next release

*Data on building permits for July will be released on September 12.*

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

	June 2023	April 2024 <sup>r</sup>	May 2024 <sup>r</sup>	June 2024 <sup>p</sup>	May to June 2024	June 2023 to June 2024
	millions of dollars				% change	
<b>Total</b>	<b>12,651.5</b>	<b>13,197.4</b>	<b>11,524.0</b>	<b>9,922.1</b>	<b>-13.9</b>	<b>-21.6</b>
Residential	7,488.0	8,476.4	7,288.5	6,453.7	-11.5	-13.8
Single <sup>1</sup>	2,666.3	2,612.8	2,547.2	2,649.5	4.0	-0.6
Multiple	4,821.7	5,863.6	4,741.3	3,804.2	-19.8	-21.1
Non-residential	5,163.4	4,721.0	4,235.5	3,468.3	-18.1	-32.8
Industrial	1,154.3	864.5	1,048.6	601.4	-42.6	-47.9
Commercial	2,249.5	2,572.9	2,125.0	1,793.9	-15.6	-20.3
Institutional	1,759.6	1,283.6	1,061.9	1,073.0	1.0	-39.0
	number of units				% change	
<b>Total dwellings</b>	<b>24,244</b>	<b>26,898</b>	<b>22,905</b>	<b>20,350</b>	<b>-11.2</b>	<b>-16.1</b>
Single <sup>1</sup>	4,323	4,375	4,169	4,660	11.8	7.8
Multiple	19,921	22,523	18,736	15,690	-16.3	-21.2

<sup>r</sup> revised

<sup>p</sup> 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**

	June 2023	April 2024 <sup>r</sup>	May 2024 <sup>r</sup>	June 2024 <sup>p</sup>	May to June 2024	June 2023 to June 2024
	millions of dollars				% change	
<b>Canada</b>	<b>12,651.5</b>	<b>13,197.4</b>	<b>11,524.0</b>	<b>9,922.1</b>	<b>-13.9</b>	<b>-21.6</b>
Residential	7,488.0	8,476.4	7,288.5	6,453.7	-11.5	-13.8
Non-residential	5,163.4	4,721.0	4,235.5	3,468.3	-18.1	-32.8
Newfoundland and Labrador	38.0	97.6	60.9	58.3	-4.2	53.6
Residential	27.5	34.7	45.7	38.7	-15.2	40.7
Non-residential	10.4	62.9	15.2	19.6	28.7	87.6
Prince Edward Island	49.7	52.4	51.4	100.5	95.6	102.4
Residential	35.3	44.5	42.2	43.3	2.7	22.8
Non-residential	14.3	7.9	9.2	57.2	521.6	298.3
Nova Scotia	232.2	344.7	308.1	270.3	-12.3	16.4
Residential	150.9	241.3	234.2	170.0	-27.4	12.7
Non-residential	81.3	103.4	73.9	100.2	35.6	23.3
New Brunswick	133.4	250.9	187.3	140.8	-24.8	5.5
Residential	84.6	101.0	91.0	104.6	14.9	23.6
Non-residential	48.8	150.0	96.3	36.2	-62.4	-25.8
Quebec	2,814.3	2,140.6	2,277.3	1,961.6	-13.9	-30.3
Residential	1,351.1	1,271.6	1,408.0	1,345.7	-4.4	-0.4
Non-residential	1,463.1	869.0	869.3	615.9	-29.1	-57.9
Ontario	4,669.3	5,201.6	5,049.0	4,401.5	-12.8	-5.7
Residential	2,905.0	3,331.9	3,187.7	2,697.0	-15.4	-7.2
Non-residential	1,764.3	1,869.7	1,861.2	1,704.6	-8.4	-3.4
Manitoba	300.2	319.5	398.6	391.6	-1.8	30.5
Residential	152.5	179.6	225.5	260.5	15.5	70.8
Non-residential	147.7	139.9	173.1	131.1	-24.3	-11.2
Saskatchewan	216.4	178.8	204.9	153.9	-24.9	-28.9
Residential	62.7	90.5	109.5	105.4	-3.8	68.0
Non-residential	153.7	88.4	95.4	48.5	-49.1	-68.4
Alberta	1,463.3	1,608.4	1,482.5	1,260.2	-15.0	-13.9
Residential	906.7	1,119.1	989.7	930.3	-6.0	2.6
Non-residential	556.6	489.2	492.8	329.9	-33.1	-40.7
British Columbia	2,679.9	2,966.9	1,459.7	1,124.5	-23.0	-58.0
Residential	1,806.8	2,056.4	940.8	709.6	-24.6	-60.7
Non-residential	873.2	910.5	518.8	415.0	-20.0	-52.5
Yukon	48.3	33.7	30.3	6.8	-77.7	-86.0
Residential	2.8	4.4	7.0	3.0	-56.8	9.2
Non-residential	45.6	29.3	23.3	3.7	-84.0	-91.8
Northwest Territories	2.3	1.9	10.1	5.2	-48.8	122.7
Residential	1.0	1.4	5.4	3.5	-35.3	266.8
Non-residential	1.4	0.5	4.7	1.7	-64.2	22.7
Nunavut	4.3	0.3	3.9	46.8	...	999.6
Residential	1.2	0.0	1.7	42.1	...	...
Non-residential	3.1	0.3	2.3	4.7	108.1	53.3

<sup>r</sup> revised

<sup>p</sup> 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 adjusted<sup>1</sup>**

	June 2023	April 2024 <sup>r</sup>	May 2024 <sup>r</sup>	June 2024 <sup>p</sup>	May to June 2024	June 2023 to June 2024
	millions of dollars				% change	
<b>Total, census metropolitan areas</b>	<b>9,963.1</b>	<b>10,628.4</b>	<b>8,980.7</b>	<b>7,686.1</b>	<b>-14.4</b>	<b>-22.9</b>
St. John's	23.5	81.2	43.5	43.9	0.9	86.5
Halifax	137.2	245.6	204.1	163.5	-19.9	19.1
Moncton	30.5	37.9	36.0	41.7	16.0	37.0
Saint John	25.4	13.8	25.8	19.5	-24.4	-23.2
Fredericton	32.5	67.2	74.0	29.4	-60.3	-9.6
Saguenay	40.0	38.0 <sup>E</sup>	71.1	69.4 <sup>E</sup>	-2.3	73.8
Québec	221.5	235.1	264.3	194.5	-26.4	-12.2
Sherbrooke	56.5	74.4	42.9	87.1	103.0	54.0
Trois-Rivières	92.2	43.5	57.4	41.7	-27.3	-54.7
Drummondville	22.8	24.4	30.8	34.9	13.0	53.0
Montréal	1,535.4	976.4	1,011.9	842.9	-16.7	-45.1
Ottawa–Gatineau, Ontario and Quebec	404.8	463.2	391.1	397.6	1.7	-1.8
Gatineau part	143.0	115.0	76.6	83.9	9.6	-41.3
Ottawa part	261.8	348.2	314.5	313.7	-0.3	19.8
Kingston	49.7	23.7	65.6	105.8	61.3	112.8
Belleville–Quinte West	20.1	22.2	11.6	18.8	62.4	-6.5
Peterborough	29.9	16.0	93.3	37.3	-60.0	24.7
Oshawa	95.2	104.5	114.8	111.0	-3.3	16.6
Toronto	2,132.4	2,678.9	2,650.5	2,094.9	-21.0	-1.8
Hamilton	414.9	180.8	60.1	78.0	29.9	-81.2
St. Catharines–Niagara	111.7	99.3	171.8	74.2	-56.8	-33.6
Kitchener–Cambridge–Waterloo	155.3	158.4	148.4	237.9	60.3	53.2
Brantford	155.4	86.6	32.2	32.9	2.3	-78.8
Guelph	32.6	48.3	25.4	34.7	36.5	6.5
London	134.7	199.6	164.6	216.0	31.2	60.4
Windsor	143.7	173.4	82.3	168.3	104.5	17.1
Barrie	172.5	67.8	212.9	99.6	-53.2	-42.3
Greater Sudbury	24.7	23.6 <sup>E</sup>	15.9 <sup>E</sup>	20.4 <sup>E</sup>	28.2	-17.3
Thunder Bay	22.7	19.8	16.9	23.2	36.8	1.9
Winnipeg	160.2	185.0	247.6	261.9	5.8	63.5
Regina	56.5	49.2	37.9	35.2	-7.1	-37.7
Saskatoon	81.2	70.1	97.3	75.2	-22.7	-7.3
Lethbridge	56.0	38.0	39.5	23.7	-39.9	-57.6
Calgary	679.9	809.4	715.8	606.6	-15.3	-10.8
Red Deer	3.8	35.0	5.2	4.8	-8.6	25.3
Edmonton	455.0	558.3	553.3	447.4	-19.1	-1.7
Kelowna	239.7	94.2	84.6	80.1	-5.3	-66.6
Kamloops	29.6	23.7	25.7	31.5	22.3	6.5
Chilliwack	40.5	26.7	38.4	20.6	-46.3	-49.1
Abbotsford–Mission	36.9	49.2	62.7	95.2	51.7	157.8
Vancouver	1,628.2	2,286.4	760.4	562.0	-26.1	-65.5
Victoria	143.0	170.3	174.6	95.2	-45.5	-33.4
Nanaimo	34.8	29.3	18.5	27.5	48.7	-21.0

<sup>r</sup> revised

<sup>p</sup> preliminary

<sup>E</sup> 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](mailto:infostats@statcan.gc.ca)) or Media Relations ([statcan.mediahotline-ligneinfomedias.statcan@statcan.gc.ca](mailto:statcan.mediahotline-ligneinfomedias.statcan@statcan.gc.ca)).