

Building permits, August 2024

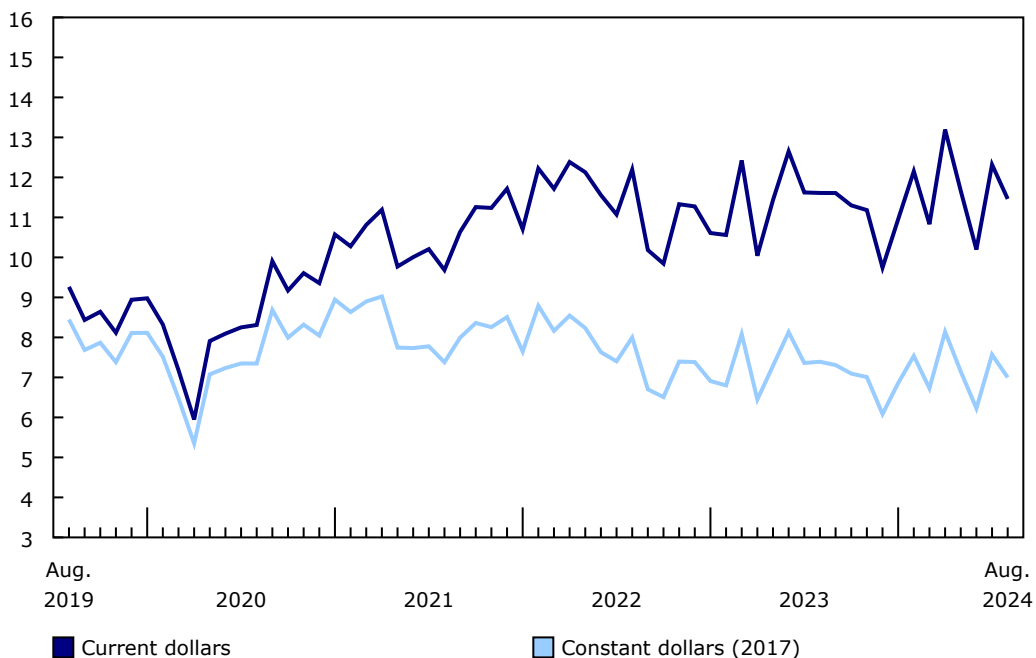
Released at 8:30 a.m. Eastern time in *The Daily*, Friday, October 11, 2024

The total value of building permits in Canada decreased by \$858.1 million (-7.0%) to \$11.5 billion in August, following a strong July during which construction intentions rose sharply (+20.8%). The residential and non-residential sectors contributed to the decrease in August.

On a constant dollar basis (2017=100), the total value of building permits decreased 7.6% in August.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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

Infographic 1 – Building permits, August 2024

August 2024

Building permits

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

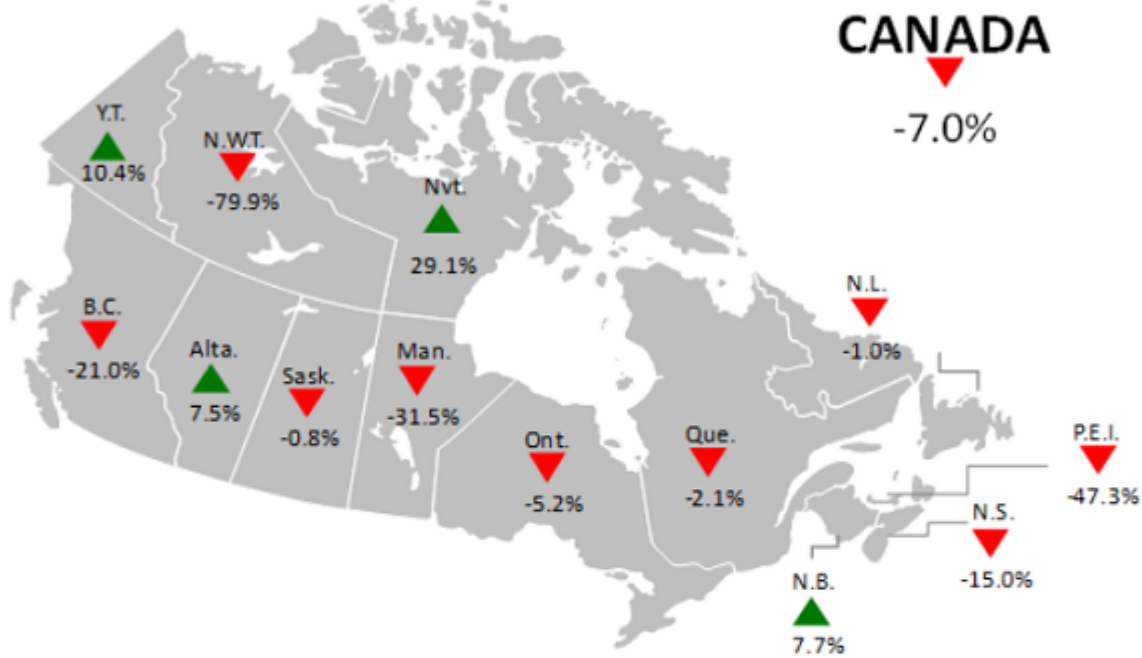
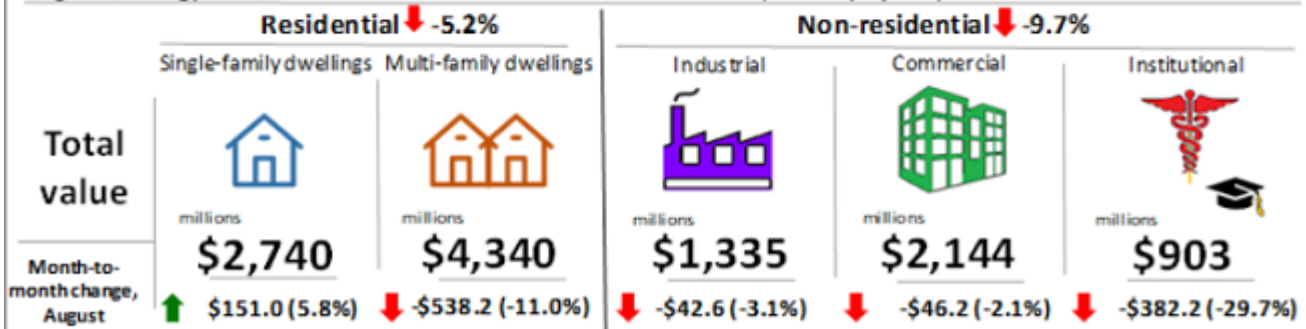


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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

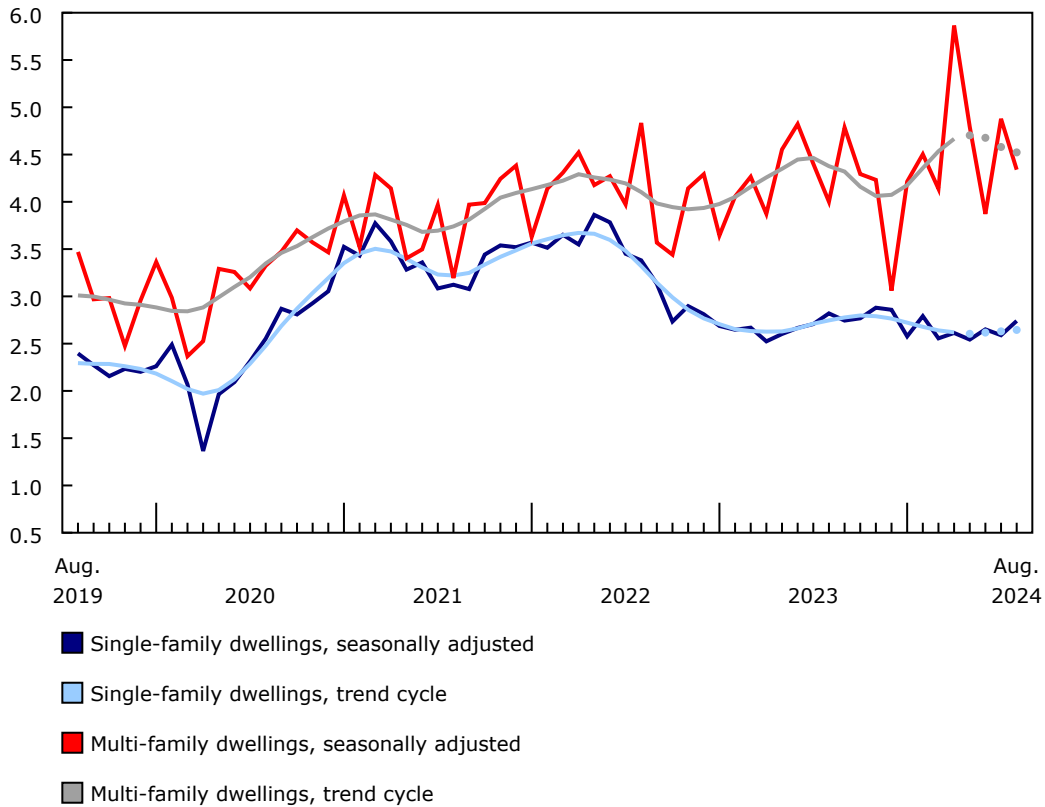
The non-residential sector declines in all three components despite sustained industrial permit level

The value of non-residential building permits decreased by \$471.0 million (-9.7%) to \$4.4 billion in August, driven by declines in institutional (-\$382.2 million) construction intentions. Both the commercial (-\$46.2 million) and industrial (-\$42.6 million) components also contributed to the decline in the non-residential sector.

The industrial component's monthly decline in August followed strong growth in July. Despite the monthly decline in August, the industrial component was the fourth-highest value in the series and experienced a year-over-year growth of 49.0%, a second consecutive year-over-year increase. The industrial component's relatively high level was driven by battery plant permits that were valued at over \$900 million in St. Thomas, Ontario. The permits follow a series of construction intentions to build up the battery supply chain in municipalities including Windsor, Ontario, and Bécancour, Quebec. Construction plans for battery manufacturing are a part of the federal government's and the Ontario and Quebec provincial government's efforts to develop Canada's electric vehicle supply chain.

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

billions of dollars

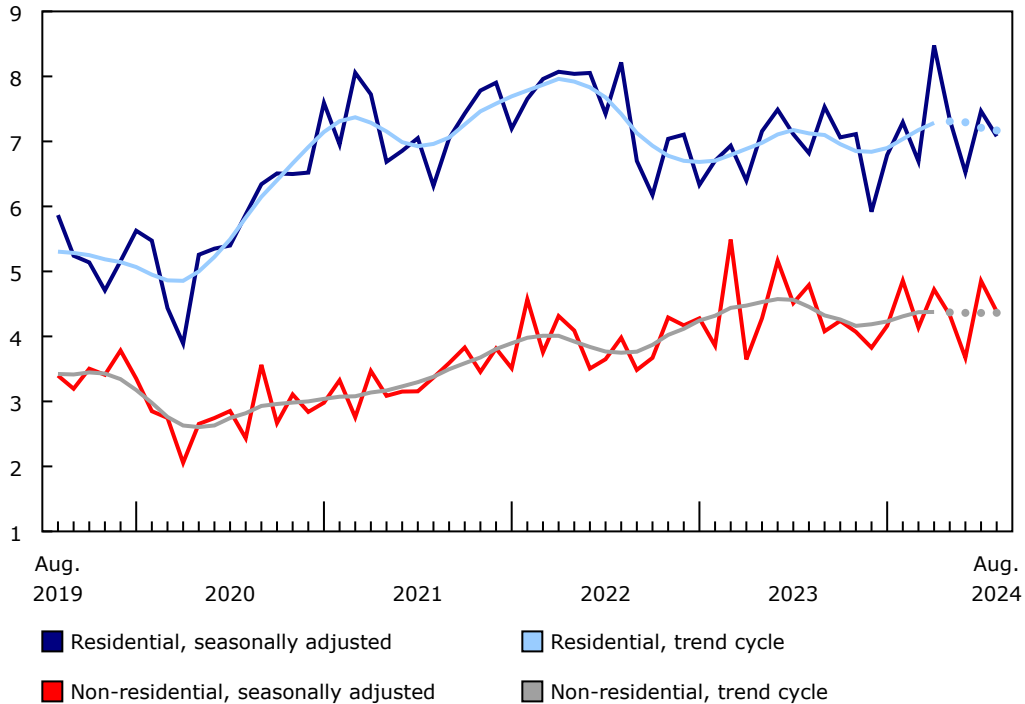


Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the previous three months. For more information, see the Note to readers.

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.

Reductions in multi-unit construction intentions slow down the residential sector

Residential building permits fell by \$387.2 million (-5.2%) to \$7.1 billion in August, driven by the multi-unit component (-\$538.2 million), while the single-family component (+\$151.0 million) tempered the decline. Ontario (-\$308.3 million) and British Columbia (-\$127.4 million) led the declines in multi-unit permit values. For the single-family component, Alberta (+\$102.8 million) and Ontario (+\$75.3 million) were the major contributors to the growth recorded in August.

Across Canada, 18,500 new multi-family dwellings and 4,700 new single-family dwellings were authorized in August, representing a 4.1% decrease in the total number of units approved through permit issuance. Despite a decrease in the total number of units authorized in the month, the 12-month cumulative total of units authorized from September 2023 to August 2024 grew 2.8% to 268,200, compared with 260,900 having been units authorized from September 2022 to August 2023.

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 September will be released on November 12.

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

	August 2023	June 2024 ^r	July 2024 ^r	August 2024 ^p	July to August 2024	August 2023 to August 2024
	millions of dollars				% change	
Total	11,610.5	10,196.0	12,319.9	11,461.7	-7.0	-1.3
Residential	6,820.3	6,523.5	7,466.2	7,079.0	-5.2	3.8
Single ¹	2,819.8	2,651.2	2,588.5	2,739.5	5.8	-2.8
Multiple	4,000.6	3,872.4	4,877.7	4,339.5	-11.0	8.5
Non-residential	4,790.2	3,672.5	4,853.7	4,382.7	-9.7	-8.5
Industrial	896.5	681.8	1,378.1	1,335.5	-3.1	49.0
Commercial	2,111.6	1,866.2	2,190.0	2,143.8	-2.1	1.5
Institutional	1,782.1	1,124.5	1,285.6	903.4	-29.7	-49.3
	number of units				% change	
Total dwellings	20,381	20,563	24,145	23,146	-4.1	13.6
Single ¹	4,509	4,665	4,136	4,676	13.1	3.7
Multiple	15,872	15,898	20,009	18,470	-7.7	16.4

^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

	August 2023	June 2024 ^r	July 2024 ^r	August 2024 ^p	July to August 2024	August 2023 to August 2024
	millions of dollars				% change	
Canada	11,610.5	10,196.0	12,319.9	11,461.7	-7.0	-1.3
Residential	6,820.3	6,523.5	7,466.2	7,079.0	-5.2	3.8
Non-residential	4,790.2	3,672.5	4,853.7	4,382.7	-9.7	-8.5
Newfoundland and Labrador	43.6	57.8	50.3	49.8	-1.0	14.2
Residential	28.6	38.2	37.6	34.1	-9.2	19.2
Non-residential	15.0	19.6	12.7	15.7	23.3	4.8
Prince Edward Island	46.2	100.5	86.4	45.5	-47.3	-1.5
Residential	29.1	43.4	77.3	40.0	-48.2	37.5
Non-residential	17.1	57.2	9.1	5.5	-40.2	-67.9
Nova Scotia	288.7	258.2	264.7	225.0	-15.0	-22.1
Residential	201.0	155.0	177.2	175.0	-1.2	-12.9
Non-residential	87.7	103.2	87.5	50.0	-42.8	-42.9
New Brunswick	191.7	145.7	174.5	187.9	7.7	-2.0
Residential	120.9	106.5	111.5	107.8	-3.3	-10.8
Non-residential	70.8	39.3	63.0	80.1	27.2	13.2
Quebec	2,041.4	2,018.4	2,260.9	2,213.6	-2.1	8.4
Residential	1,180.5	1,399.4	1,453.5	1,544.2	6.2	30.8
Non-residential	860.9	618.9	807.4	669.4	-17.1	-22.2
Ontario	4,906.6	4,474.5	4,972.6	4,714.4	-5.2	-3.9
Residential	2,875.1	2,663.5	2,712.9	2,479.9	-8.6	-13.7
Non-residential	2,031.5	1,811.0	2,259.7	2,234.5	-1.1	10.0
Manitoba	367.9	390.1	364.2	249.6	-31.5	-32.2
Residential	197.3	262.7	218.9	157.4	-28.1	-20.2
Non-residential	170.6	127.3	145.3	92.1	-36.6	-46.0
Saskatchewan	269.1	184.7	271.4	269.1	-0.8	-0.0
Residential	124.7	118.5	153.0	128.3	-16.2	2.9
Non-residential	144.4	66.2	118.3	140.8	19.0	-2.5
Alberta	1,315.3	1,350.3	1,509.6	1,623.3	7.5	23.4
Residential	910.1	964.6	1,045.2	1,133.4	8.4	24.5
Non-residential	405.2	385.7	464.4	489.8	5.5	20.9
British Columbia	2,119.3	1,154.7	2,305.1	1,820.5	-21.0	-14.1
Residential	1,149.3	721.0	1,435.9	1,260.6	-12.2	9.7
Non-residential	970.1	433.7	869.2	559.8	-35.6	-42.3
Yukon	13.1	9.1	21.1	23.3	10.4	77.4
Residential	2.7	5.2	17.7	15.8	-10.9	493.5
Non-residential	10.5	4.0	3.4	7.5	121.8	-28.4
Northwest Territories	0.2	5.2	9.8	2.0	-79.9	734.5
Residential	0.0	3.5	8.9	1.7	-80.4	...
Non-residential	0.2	1.7	0.9	0.2	-75.0	-4.3
Nunavut	7.4	46.8	29.3	37.8	29.1	413.7
Residential	1.0	42.1	16.7	0.7	-95.9	-28.1
Non-residential	6.4	4.7	12.6	37.1	195.5	480.0

^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

	August 2023	June 2024 ^r	July 2024 ^r	August 2024 ^p	July to August 2024	August 2023 to August 2024
	millions of dollars				% change	
Total, census metropolitan areas	8,985.3	7,956.0	9,425.7	8,721.3	-7.5	-2.9
St. John's	31.6	43.4	36.7	32.7	-10.8	3.6
Halifax	179.3	147.1	167.1	140.0	-16.3	-21.9
Moncton	51.6	46.4	61.8	63.8	3.3	23.8
Saint John	24.1	20.0	24.0	19.9	-17.2	-17.4
Fredericton	49.5	29.5	18.1	21.3	17.6	-57.0
Saguenay	28.2	70.8 ^E	51.5	52.7 ^E	2.4	86.9
Québec	133.2	195.5	147.5	221.3	50.1	66.2
Sherbrooke	71.3	87.2	94.2	91.4	-3.1	28.1
Trois-Rivières	100.6	48.5	89.4	67.8	-24.2	-32.6
Drummondville	23.3	37.3	61.9	29.6	-52.2	27.1
Montréal	1,040.9	876.6	1,096.5	920.7	-16.0	-11.5
Ottawa–Gatineau, Ontario and Quebec	292.2	410.2	380.6	427.5	12.3	46.3
Gatineau part	56.9	85.6	42.0	98.0	133.5	72.3
Ottawa part	235.3	324.6	338.6	329.5	-2.7	40.1
Kingston	39.0	110.9	33.3	38.8	16.6	-0.5
Belleville–Quinte West	57.1	23.6	48.6	30.2	-37.9	-47.2
Peterborough	48.3	36.7	10.4	17.3	66.6	-64.1
Oshawa	227.7	111.3	77.9	23.8	-69.4	-89.6
Toronto	1,827.0	2,096.1	2,261.9	2,207.1	-2.4	20.8
Hamilton	442.7	71.1	63.1 ^E	142.4	125.7	-67.8
St. Catharines–Niagara	265.3	75.8	123.2	70.0	-43.2	-73.6
Kitchener–Cambridge–Waterloo	207.5	271.9	154.5	170.0	10.1	-18.1
Brantford	35.3	32.9	19.8	113.5	472.4	221.2
Guelph	97.9	34.4	23.2	27.4	18.1	-72.0
London	120.8	288.6	370.6	399.6	7.8	230.9
Windsor	141.2	171.2	211.0	143.1	-32.1	1.4
Barrie	88.0	100.2	113.9	55.8	-51.0	-36.6
Greater Sudbury	27.8	24.0 ^E	15.8 ^E	58.3	269.5	109.2
Thunder Bay	184.2	22.9	11.9	14.2	19.5	-92.3
Winnipeg	196.4	265.8	232.0	168.3	-27.5	-14.3
Regina	78.5	38.5	68.5	53.6	-21.7	-31.7
Saskatoon	106.1	84.5	172.6	94.9	-45.0	-10.5
Lethbridge	35.1	58.3	42.0	30.0	-28.6	-14.6
Calgary	686.1	612.0	611.7	755.5	23.5	10.1
Red Deer	16.1	4.7	17.2	4.9	-71.8	-69.9
Edmonton	386.5	455.4	586.3	601.1	2.5	55.5
Kelowna	244.3	79.8	96.9	82.2	-15.2	-66.4
Kamloops	16.8	33.6	39.3	22.6	-42.5	34.7
Chilliwack	16.5	20.6	17.1	67.6	294.8	310.6
Abbotsford–Mission	87.3	95.5	101.1	49.9	-50.6	-42.8
Vancouver	1,149.1	591.0	1,439.3	933.6	-35.1	-18.8
Victoria	105.9	104.2	214.7	210.2	-2.1	98.6
Nanaimo	25.1	27.6	18.7	46.8	150.3	86.5

^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).