

Building permits, September 2024

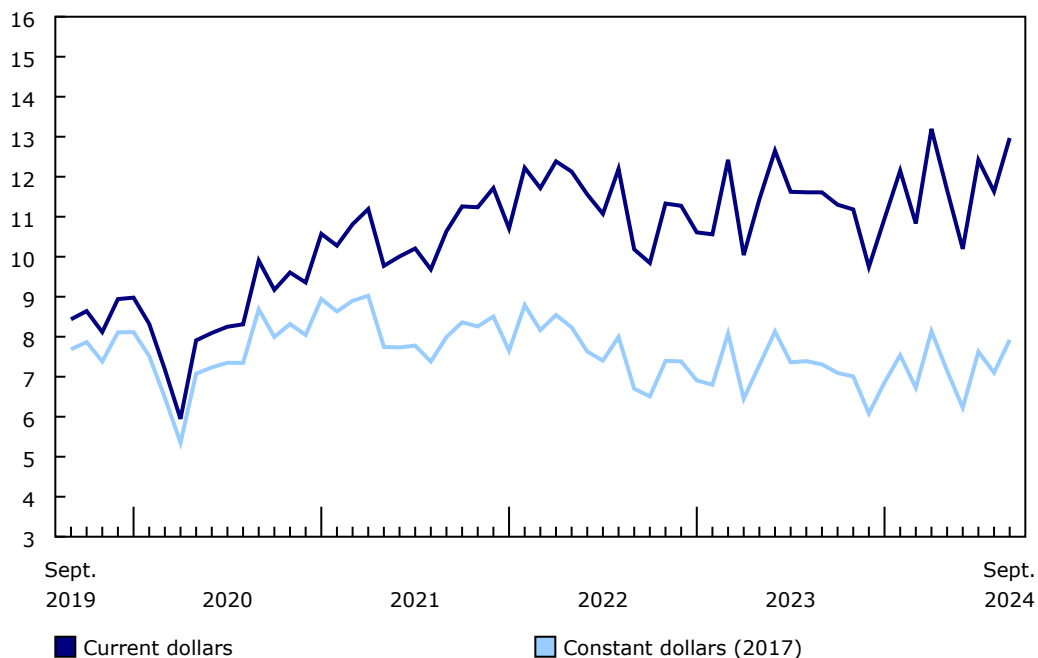
Released at 8:30 a.m. Eastern time in *The Daily*, Tuesday, November 12, 2024

The total value of building permits in Canada increased by \$1.3 billion (+11.5%) to \$13.0 billion in September, reaching the second-highest level since the start of the new series in January 2017. Ontario's construction intentions grew by \$1.2 billion (+25.0%) to \$5.9 billion in September 2024, leading gains in both the non-residential and residential sectors.

On a constant dollar basis (2017=100), the total value of building permits rose 11.6% in September.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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

Infographic 1 – Building permits, September 2024

September 2024

Building permits

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

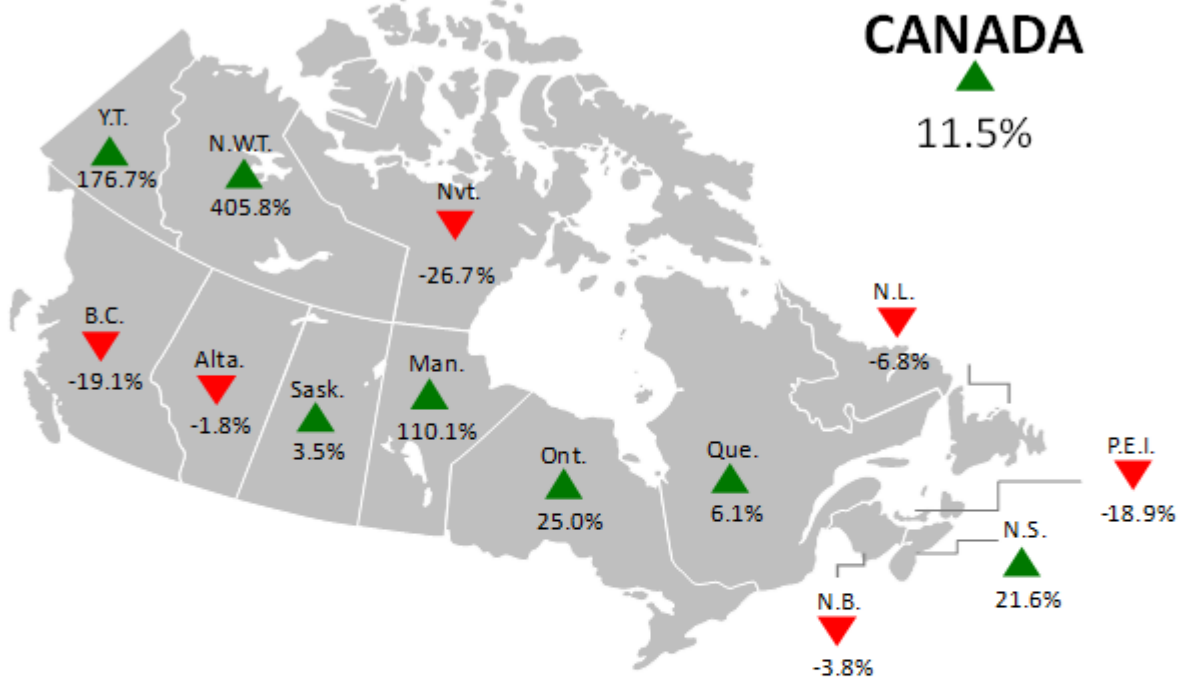
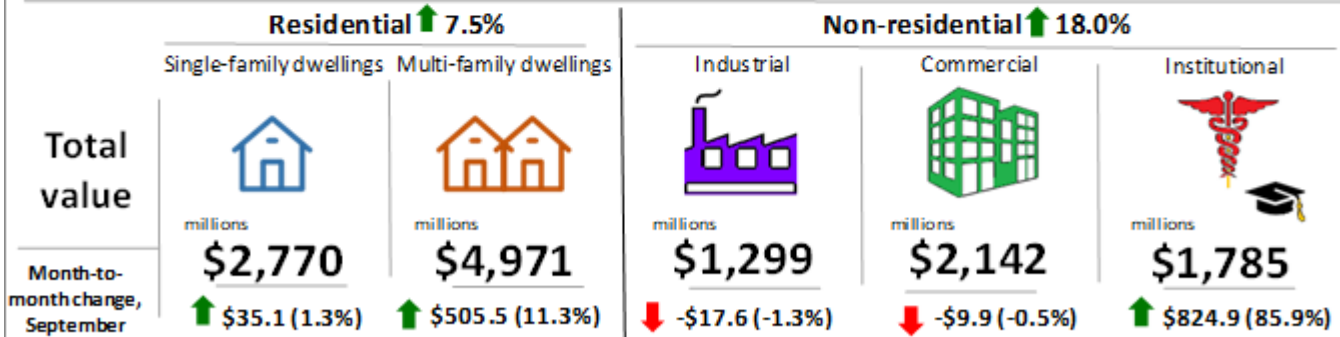


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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



Statistics Canada / Statistique Canada



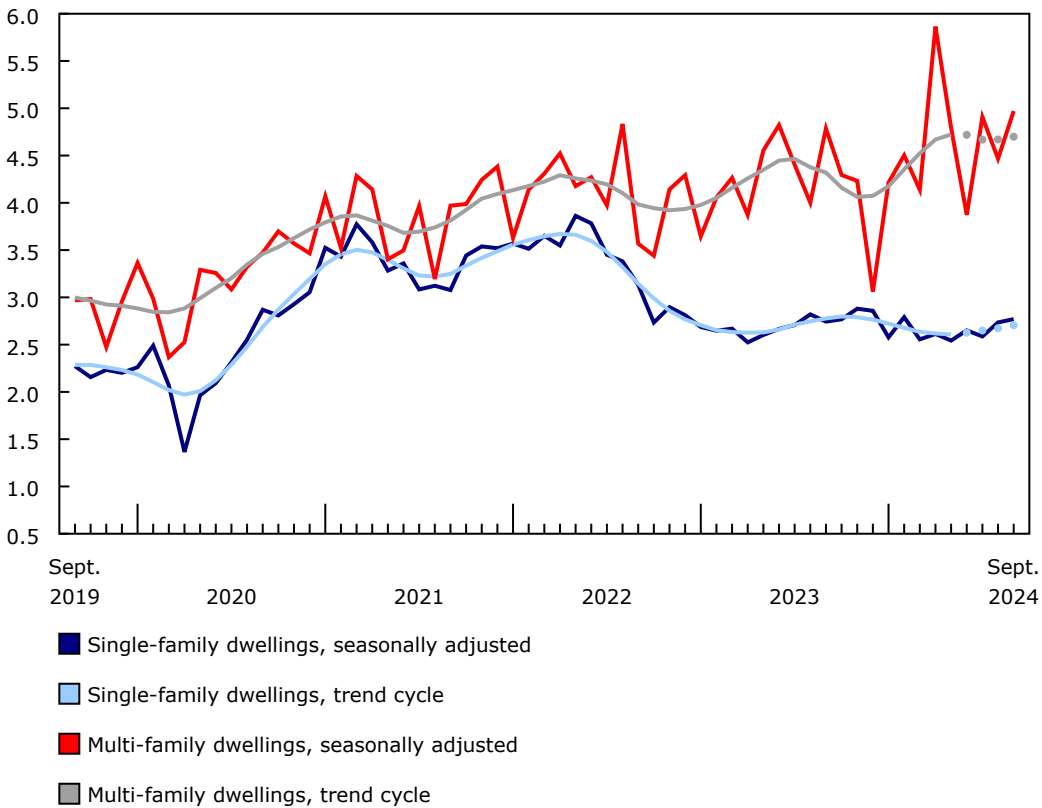
Ontario's institutional construction intentions push up the non-residential sector

The total value of non-residential building permits increased by \$797.5 million (+18.0%) to \$5.2 billion in September, driven by gains in the institutional component (+\$824.9 million). However, industrial (-\$17.6 million) and commercial (-\$9.9 million) construction intentions edged down.

Ontario's institutional component (+\$502.1 million) reached \$801.2 million in September, a second series-high level, which drove national gains. Ontario's institutional component received significant contributions from construction intentions for long-term care facilities across the province and a hospital permit in Prince Edward County. The [Ontario government announced in the 2024 Budget](#) to continue efforts to increase the province's long-term care capacity. The total institutional component was also supported by gains in Manitoba (+\$99.5 million) and Alberta (+\$90.0 million) in September.

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

billions of dollars

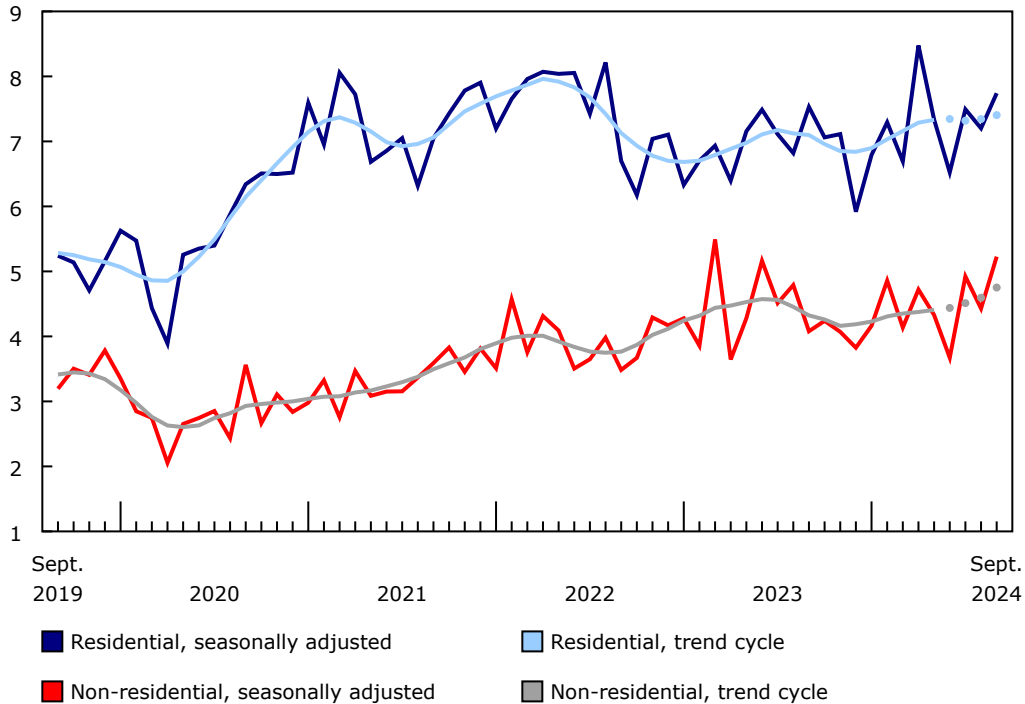


Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the previous three months. For more information, see the Note to readers.

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.

Growth in Ontario's multi-unit component fuels the residential sector

Construction intentions for the residential sector rose by \$540.7 million (+7.5%) to \$7.7 billion in September, led by the multi-unit component (+\$505.5 million), while the single-family component (+\$35.1 million) contributed modestly. Multi-unit construction intentions were driven by Ontario (+\$812.3 million), specifically by large multi-unit permits in Toronto, Barrie and Mississauga.

Ontario's industrial construction intentions drive the non-residential sector to a quarterly series high

The total value of building permits in the third quarter was \$37.0 billion, up by \$2.0 billion (+5.6%) from the previous quarter (\$35.1 billion). This marked the third consecutive quarterly increase and the highest quarterly value recorded in the series.

Construction intentions in the non-residential sector grew by \$1.9 billion (+14.6%) to an all-time high of \$14.6 billion in the third quarter, outpacing the previous record of \$13.6 billion reached in the first quarter of 2023. In the third quarter of 2024, the quarterly growth was largely attributed to Ontario's non-residential sector (+\$1.5 billion), which reported significant gains in the industrial component (+\$1.0 billion). As a result, the total value of industrial building permits reached a national record high of \$4.0 billion (+\$1.4 billion) in the third quarter, supported by major permits issued in August for a battery plant in St. Thomas, Ontario.

The overall growth in the non-residential sector in the third quarter was also supported by increases in the institutional component (+\$590.1 million), but it was tempered by a slight decline in the commercial component (-\$89.9 million).

Construction intentions in the residential sector edged up 0.5% (+\$101.1 million) to \$22.4 billion in the third quarter, representing the slowest growth out of the first three quarters of 2024. The increase in the third quarter was due to the rise in the single-family home component (+\$285.9 million), following two consecutive quarterly declines. Meanwhile, declines in the multi-unit component (-\$184.8 million), the first quarterly decline since the start of 2024, moderated the gains in the residential sector. Despite this decrease in the multi-unit component, it recorded the second highest quarterly level (\$14.3 billion) in the third quarter, following the record high of the previous quarter (\$14.5 billion). This high level was supported by broad-based growth in the number of permits issued in Quebec and substantial values of permits issued in Ontario.

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](#).

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

Data may not add up to totals as a result of rounding.

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 October will be released on December 12.

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

	September 2023	July 2024 ^r	August 2024 ^r	September 2024 ^p	August to September 2024	September 2023 to September 2024
	millions of dollars				% change	
Total	11,608.8	12,416.6	11,630.2	12,968.4	11.5	11.7
Residential	7,530.0	7,494.4	7,200.8	7,741.5	7.5	2.8
Single ¹	2,743.8	2,587.5	2,735.1	2,770.3	1.3	1.0
Multiple	4,786.2	4,907.0	4,465.7	4,971.2	11.3	3.9
Non-residential	4,078.9	4,922.1	4,429.4	5,226.9	18.0	28.1
Industrial	937.3	1,394.2	1,316.8	1,299.2	-1.3	38.6
Commercial	2,040.0	2,189.3	2,152.2	2,142.3	-0.5	5.0
Institutional	1,101.6	1,338.7	960.5	1,785.4	85.9	62.1
	number of units				% change	
Total dwellings	23,005	24,295	23,717	24,508	3.3	6.5
Single ¹	4,523	4,121	4,622	4,385	-5.1	-3.1
Multiple	18,482	20,173	19,095	20,124	5.4	8.9

^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

	September 2023	July 2024 ^r	August 2024 ^r	September 2024 ^p	August to September 2024	September 2023 to September 2024
	millions of dollars				% change	
Canada	11,608.8	12,416.6	11,630.2	12,968.4	11.5	11.7
Residential	7,530.0	7,494.4	7,200.8	7,741.5	7.5	2.8
Non-residential	4,078.9	4,922.1	4,429.4	5,226.9	18.0	28.1
Newfoundland and Labrador	64.9	50.6	49.7	46.3	-6.8	-28.7
Residential	37.0	37.8	34.2	33.4	-2.5	-9.7
Non-residential	28.0	12.7	15.5	13.0	-16.2	-53.7
Prince Edward Island	49.7	86.8	45.9	37.2	-18.9	-25.1
Residential	37.3	77.7	40.4	30.1	-25.6	-19.2
Non-residential	12.5	9.1	5.5	7.1	30.4	-42.8
Nova Scotia	301.7	269.3	227.0	276.0	21.6	-8.5
Residential	198.2	175.5	173.3	168.5	-2.8	-15.0
Non-residential	103.5	93.8	53.7	107.5	100.2	3.9
New Brunswick	138.1	178.0	188.0	180.9	-3.8	31.0
Residential	93.4	113.2	109.4	120.2	9.9	28.8
Non-residential	44.7	64.9	78.6	60.7	-22.8	35.7
Quebec	2,143.9	2,296.6	2,406.2	2,552.3	6.1	19.0
Residential	1,286.8	1,486.5	1,701.5	1,695.7	-0.3	31.8
Non-residential	857.1	810.0	704.7	856.6	21.5	-0.1
Ontario	4,661.3	5,008.8	4,691.2	5,863.3	25.0	25.8
Residential	2,935.1	2,736.5	2,471.9	3,269.1	32.3	11.4
Non-residential	1,726.2	2,272.3	2,219.3	2,594.2	16.9	50.3
Manitoba	334.6	386.3	277.0	582.1	110.1	73.9
Residential	205.5	216.9	162.9	177.4	8.9	-13.7
Non-residential	129.1	169.4	114.1	404.7	254.7	213.4
Saskatchewan	220.2	274.8	270.6	280.0	3.5	27.1
Residential	100.4	153.1	126.7	137.7	8.7	37.1
Non-residential	119.8	121.8	143.9	142.3	-1.1	18.8
Alberta	1,239.4	1,509.9	1,616.6	1,586.7	-1.8	28.0
Residential	866.6	1,029.6	1,111.3	1,036.7	-6.7	19.6
Non-residential	372.8	480.3	505.3	550.0	8.9	47.5
British Columbia	2,436.3	2,290.8	1,791.5	1,450.2	-19.1	-40.5
Residential	1,766.7	1,419.8	1,247.5	1,038.4	-16.8	-41.2
Non-residential	669.6	871.0	544.0	411.8	-24.3	-38.5
Yukon	5.0	25.4	25.8	71.3	176.7	...
Residential	2.3	22.2	18.3	23.2	26.6	898.3
Non-residential	2.7	3.3	7.4	48.1	547.4	...
Northwest Territories	6.9	9.9	2.8	14.3	405.8	106.5
Residential	0.5	9.0	2.6	1.0	-60.9	90.9
Non-residential	6.4	0.9	0.3	13.3	...	107.8
Nunavut	6.6	29.3	37.8	27.7	-26.7	317.8
Residential	0.1	16.7	0.7	9.9
Non-residential	6.5	12.6	37.1	17.8	-52.1	173.6

^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

	September 2023	July 2024 ^r	August 2024 ^r	September 2024 ^p	August to September 2024	September 2023 to September 2024
	millions of dollars				% change	
Total, census metropolitan areas	8,953.9	9,551.5	9,073.2	9,658.2	6.4	7.9
St. John's	39.5	36.5	32.6	29.1	-10.9	-26.3
Halifax	188.2	166.5	138.6	158.8	14.5	-15.6
Moncton	42.5	60.7	62.9	40.1	-36.2	-5.6
Saint John	26.7	24.9	20.1	22.8	13.2	-14.6
Fredericton	26.5	18.6	21.8	23.7	9.0	-10.4
Saguenay	41.2	51.2	59.2 ^E	52.7 ^E	-11.0	27.8
Québec	207.0	153.9	472.6	287.0	-39.3	38.6
Sherbrooke	59.4	93.9	91.3	58.5	-35.9	-1.6
Trois-Rivières	111.0	89.8	68.5	63.3	-7.6	-42.9
Drummondville	24.7	61.8	29.5	25.3	-14.4	2.6
Montréal	1,060.8	1,118.5	957.1	1,184.3	23.7	11.6
Ottawa–Gatineau, Ontario and Quebec	266.2	373.0	415.1	296.8	-28.5	11.5
Gatineau part	55.6	42.5	96.4	102.2	6.0	83.8
Ottawa part	210.5	330.5	318.7	194.5	-38.9	-7.6
Kingston	99.0	31.9	34.7	64.2	84.8	-35.2
Belleville–Quinte West	20.6	48.7	30.9	25.4	-17.6	23.4
Peterborough	38.9	10.5	17.5	13.3	-23.8	-65.8
Oshawa	91.9	83.4	27.1	112.1	314.0	22.0
Toronto	2,127.8	2,314.0	2,242.7	2,844.4	26.8	33.7
Hamilton	207.7	62.8 ^E	134.1	122.7	-8.5	-40.9
St. Catharines–Niagara	109.4	132.7	74.3	113.6	52.9	3.8
Kitchener–Cambridge–Waterloo	262.8	169.9	183.6	293.8	60.0	11.8
Brantford	52.0	19.8	113.5	45.6	-59.8	-12.4
Guelph	57.7	23.7	29.4	49.5	68.3	-14.2
London	165.5	370.5	404.7	322.4	-20.3	94.7
Windsor	77.5	211.1	143.5	68.1	-52.5	-12.1
Barrie	58.9	113.4	54.5	343.2	530.1	482.4
Greater Sudbury	50.2	19.3 ^E	63.9	45.1	-29.3	-10.0
Thunder Bay	15.5	16.3	18.9	32.6	72.4	110.4
Winnipeg	206.7	249.6	193.2	321.5	66.4	55.6
Regina	60.1	68.5	48.8	38.6	-20.9	-35.8
Saskatoon	89.0	178.0	97.9	129.6	32.4	45.6
Lethbridge	33.0	42.6	29.9	28.7	-3.7	-12.8
Calgary	605.5	620.7	760.0	798.4	5.1	31.9
Red Deer	5.3	17.2	4.9	7.4	51.7	41.3
Edmonton	429.1	579.2	594.1	495.5	-16.6	15.5
Kelowna	279.5	91.6	76.9	45.9	-40.4	-83.6
Kamloops	12.8	39.5	22.4	25.6	14.1	99.9
Chilliwack	27.6	17.2	63.2	25.2	-60.1	-8.8
Abbotsford–Mission	68.3	101.1	48.2	55.6	15.3	-18.6
Vancouver	1,353.6	1,438.4	936.4	802.0	-14.3	-40.8
Victoria	221.3	211.4	206.5	131.0	-36.5	-40.8
Nanaimo	33.2	19.2	48.5	14.8	-69.5	-55.6

^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).