

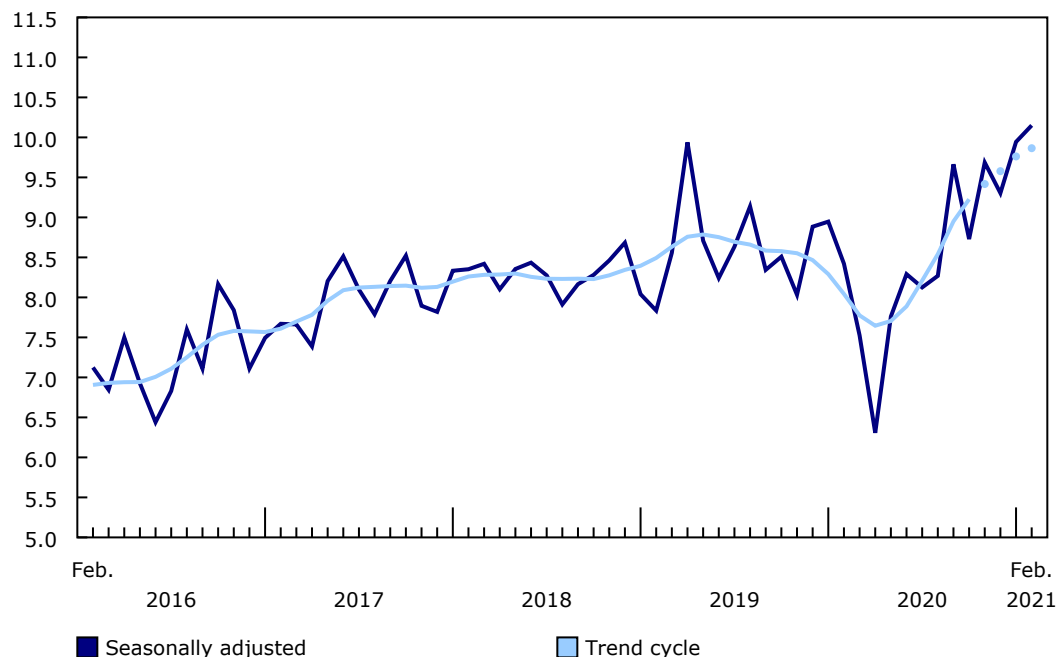
Building permits, February 2021

Released at 8:30 a.m. Eastern time in *The Daily*, Thursday, April 1, 2021

The total value of building permits issued in February broke the \$10 billion mark for the first time, as a jump in the non-residential sector more than offset the decline in the residential sector.

Chart 1
Total value of building permits

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 three previous months. For more information, see the note to readers.
Source(s): Table 34-10-0066-01.



Infographic 1 – Building permits, February 2021

February 2021

Building permits

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

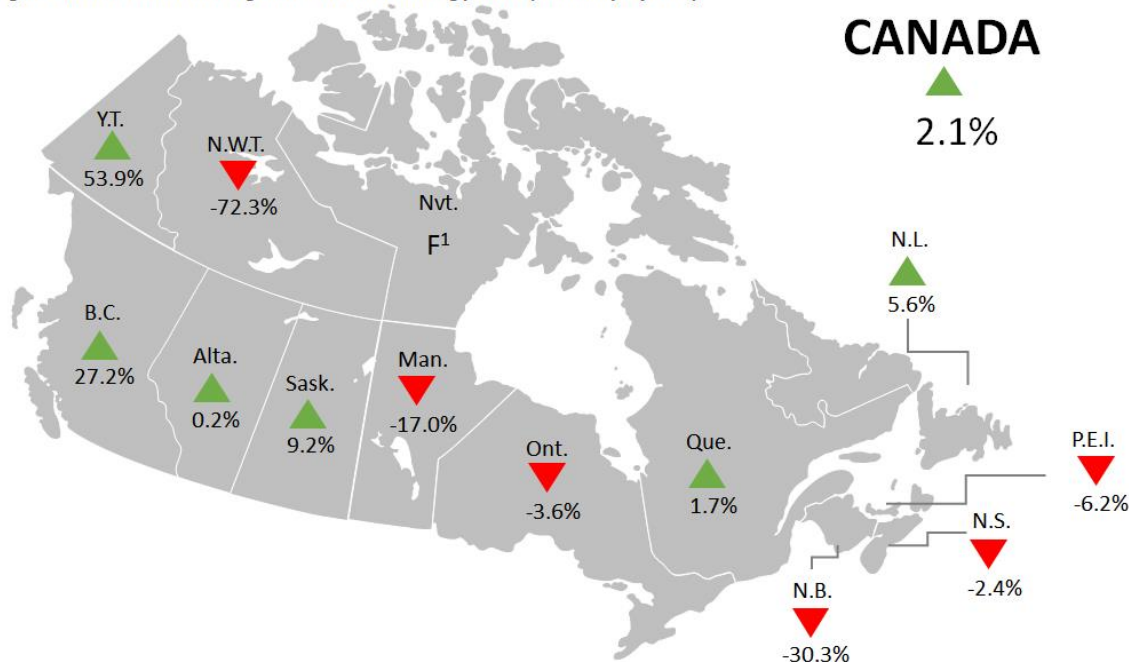
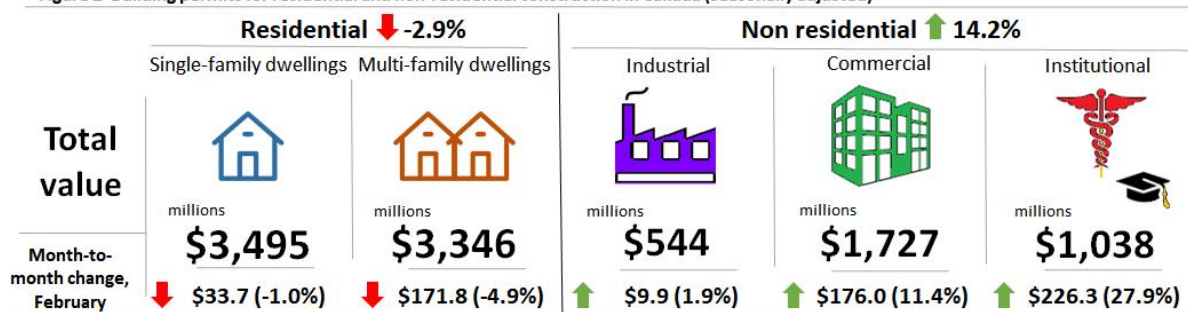


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



Source: Table 34-10-0066-01—Building permits, by type of structure and type of work.

All non-residential components record gains

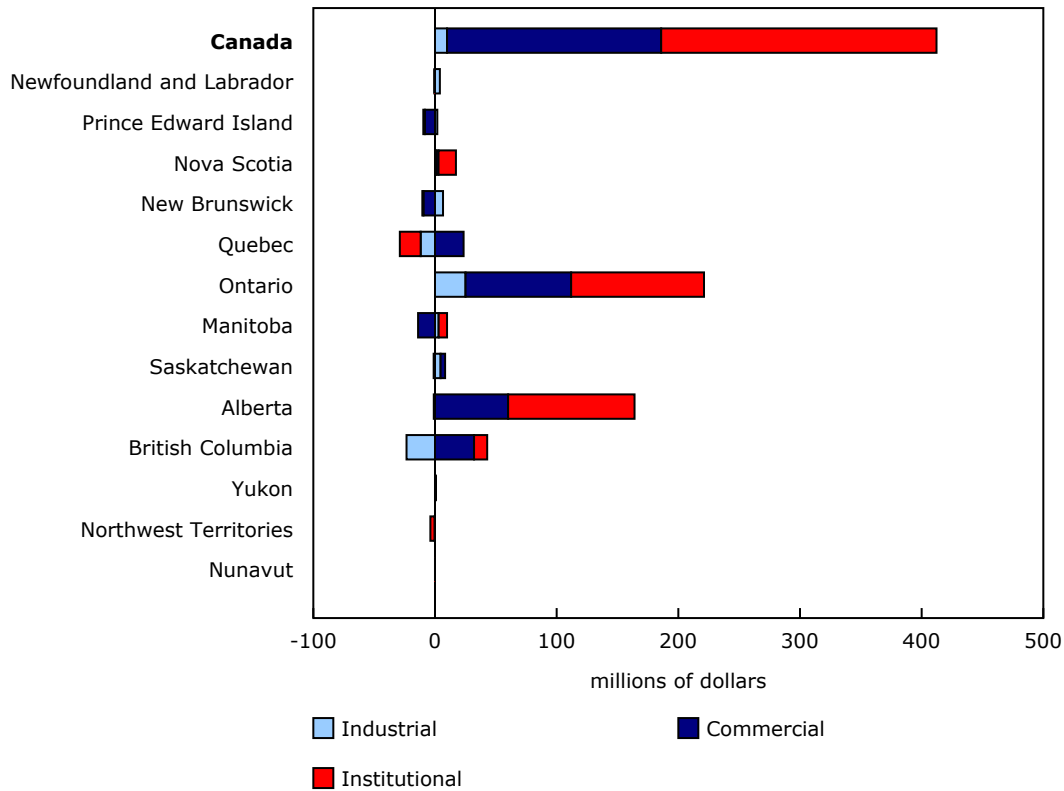
The non-residential sector jumped 14.2% to \$3.3 billion in February with all three components posting gains. Despite the large jump in this sector, the level remained about 13% below the peak reached in April 2019.

Institutional permits saw their largest value increase since June 2020, as the total for this component climbed \$226 million to \$1.0 billion. With several permits being issued for long-term care facilities and a hospice, Ontario (+44.4%) and Alberta (+107.6%) led the way.

The commercial component increased 11.4% to \$1.7 billion, the highest value since September 2020. Most of the gain was the result of high-value permits being issued for additions and renovations to commercial buildings in Ontario and Alberta. Building intentions in the commercial component have not been this high in Alberta since December 2019.

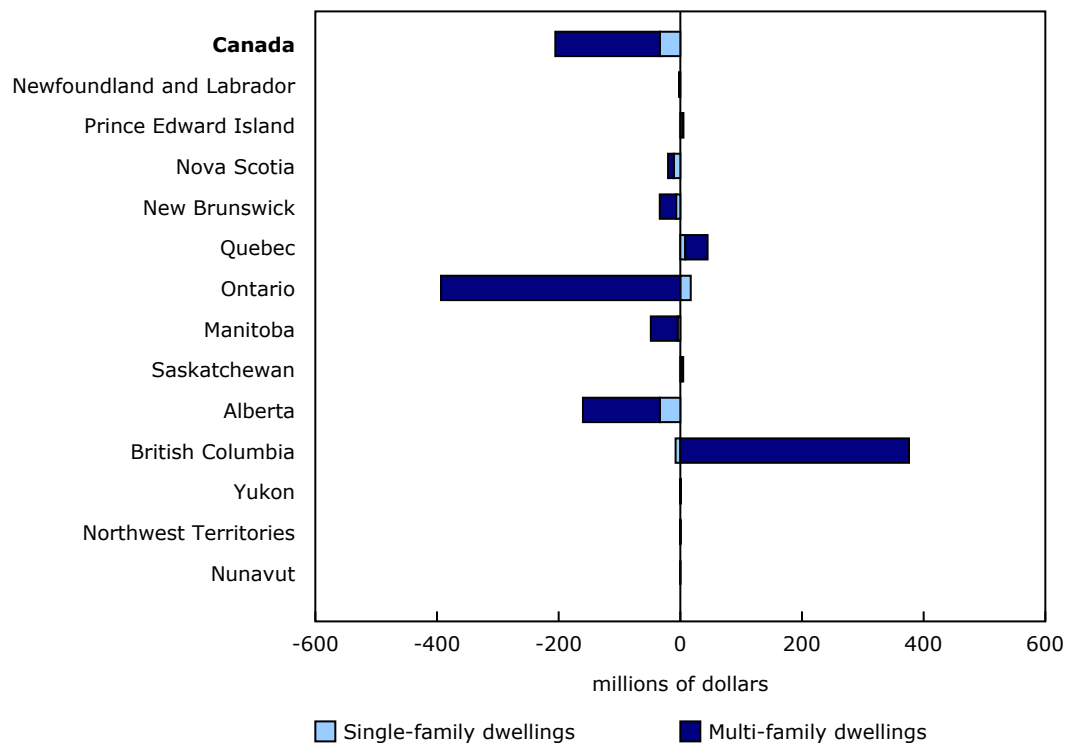
Municipalities issued permits worth \$544 million for industrial buildings in February, up 1.9% from the previous month. Seven provinces recorded a rise in this component, led by Ontario.

Chart 2
Month-to-month change in the value of non-residential building permits



Note(s): Data for Nunavut are too unreliable to be published.
Source(s): Table 34-10-0066-01.

Chart 3
Month-to-month change in the value of residential building permits

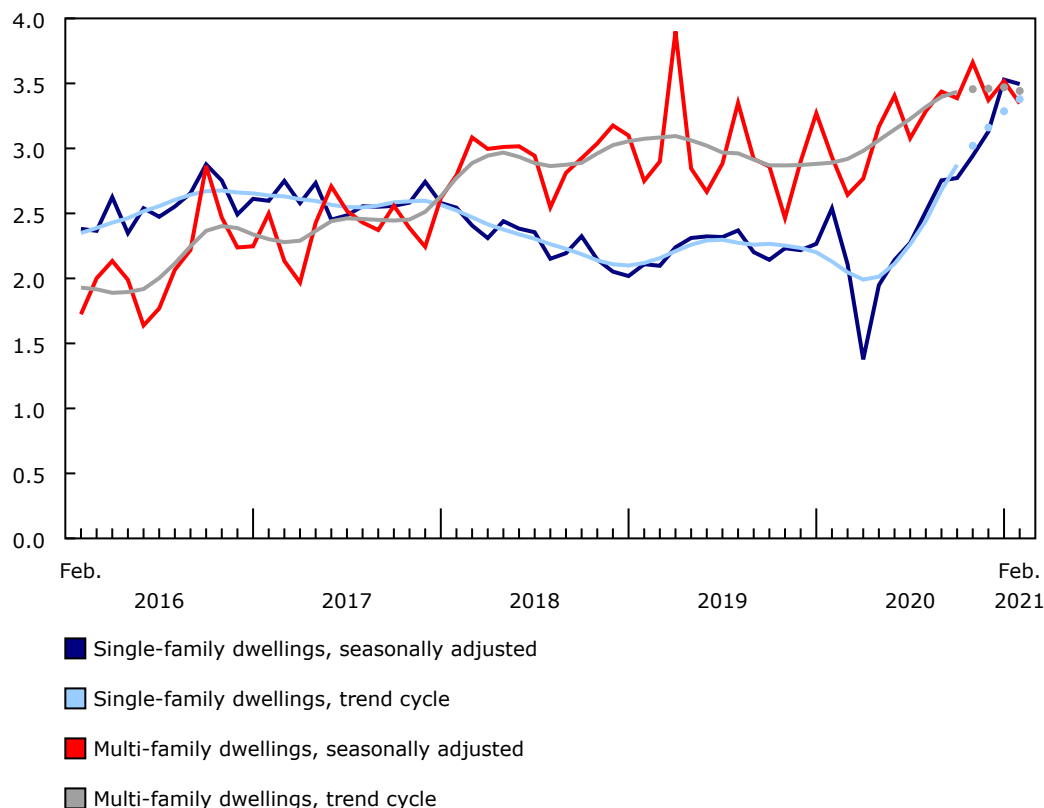


Note(s): Data for Nunavut are too unreliable to be published.

Source(s): Table 34-10-0066-01.

Chart 4
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 three previous months. For more information, see the note to readers.
Source(s): Table 34-10-0066-01.

Residential gains in British Columbia not enough to offset declines in Ontario and Alberta

Residential construction intentions decreased 2.9% to \$6.8 billion in February, following a record month in January.

In British Columbia, several high-value permits were issued for multi-family dwellings (+59.2%), including two for the University District condo development in the city of Surrey. However, declines in six provinces, including Ontario (-23.9%) and Alberta (-39.2%), pulled this component lower at the national level, with the total dropping 4.9% to \$3.3 billion.

Building permits for single-family homes dipped 1.0% to \$3.5 billion, although they remained at historically high levels, with Ontario (\$1.5 billion) and Prince Edward Island (\$29.1 million) reporting record highs. This marked the third consecutive month of record-setting numbers for Ontario, while the building permits in Prince Edward Island were close to double the values typically observed prior to the pandemic.

From January 2018 to the end of 2020, the value for multi-family dwellings had exceeded that of single-family homes. However, shortly after the start of the pandemic, the gap between these two components steadily closed. By January 2021, the value of permits for single-family homes had once again surpassed that of multi-family dwellings and continued to do so in February.

To explore the impact of COVID-19 on the socioeconomic landscape, please consult the [Canadian Economic Dashboard and COVID-19](#).

For more information on housing, please visit the [Housing Statistics Portal](#).

Statistics Canada has a [Housing Market Indicators](#) dashboard. This web application provides access to key housing market indicators for Canada, by province and by census metropolitan area. These indicators are updated automatically with new information from monthly releases, giving users access to the latest data.

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which facilitate month-to-month 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 (for example, single-detached house, bungalow, linked home [linked at the foundation]).

Multi-family dwellings: Residential buildings containing multiple dwelling units (for example, 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.

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, as well as buildings used for religious services.

Revision

Unadjusted data for the current reference month are subject to revision based on late responses. As per Statistics Canada practices, data for the previous year have been revised. Seasonally adjusted data for the previous three years have also been revised.

Trend-cycle estimates have been added to the charts as a complement to the seasonally adjusted series. Both seasonally adjusted data and trend-cycle estimates are subject to revision as additional observations become available. These revisions could be large and could even lead to a reversal of movement, especially at the end of the series. The higher variability associated with trend-cycle estimates is indicated with a dotted line on the chart.

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

Next release

Data on building permits for March will be released on May 4.

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

	February 2020 ^r	December 2020 ^r	January 2021 ^r	February 2021 ^p	January to February 2021	February 2020 to February 2021
	millions of dollars				% change	
Total	8,421.4	9,304.2	9,943.6	10,150.3	2.1	20.5
Residential	5,473.7	6,501.0	7,046.7	6,841.1	-2.9	25.0
Single ¹	2,539.4	3,130.4	3,529.0	3,495.2	-1.0	37.6
Multiple	2,934.3	3,370.6	3,517.7	3,345.9	-4.9	14.0
Non-residential	2,947.8	2,803.2	2,897.0	3,309.2	14.2	12.3
Industrial	492.6	400.4	534.0	543.9	1.9	10.4
Commercial	1,778.4	1,499.6	1,550.8	1,726.8	11.4	-2.9
Institutional	676.7	903.2	812.2	1,038.5	27.9	53.5
	number of units				% change	
Total dwellings	21,160	24,095	25,261	24,197	-4.2	14.4
Single ¹	6,177	6,984	8,125	7,997	-1.6	29.5
Multiple	14,984	17,110	17,136	16,200	-5.5	8.1

^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 [34-10-0066-01](#).

Table 2
Value of building permits, by province and territory – Seasonally adjusted

	February 2020 ^r	December 2020 ^r	January 2021 ^r	February 2021 ^p	January to February 2021	February 2020 to February 2021
	millions of dollars				% change	
Canada	8,421.4	9,304.2	9,943.6	10,150.3	2.1	20.5
Residential	5,473.7	6,501.0	7,046.7	6,841.1	-2.9	25.0
Non-residential	2,947.8	2,803.2	2,897.0	3,309.2	14.2	12.3
Newfoundland and Labrador	36.5	206.1	31.0	32.7	5.6	-10.4
Residential	17.2	23.3	25.8	24.0	-7.1	39.4
Non-residential	19.3	182.8	5.2	8.7	69.0	-54.8
Prince Edward Island	24.6	44.8	41.5	38.9	-6.2	58.2
Residential	20.6	33.0	28.0	33.2	18.3	61.0
Non-residential	4.0	11.8	13.4	5.7	-57.4	43.6
Nova Scotia	123.4	239.0	130.5	127.4	-2.4	3.2
Residential	84.3	170.0	104.9	84.7	-19.3	0.4
Non-residential	39.1	69.0	25.6	42.8	66.9	9.3
New Brunswick	82.1	136.8	124.4	86.7	-30.3	5.6
Residential	54.5	75.0	95.7	61.9	-35.4	13.5
Non-residential	27.6	61.7	28.7	24.9	-13.3	-9.9
Quebec	1,572.4	1,871.3	2,285.1	2,324.4	1.7	47.8
Residential	1,003.4	1,344.7	1,526.3	1,571.0	2.9	56.6
Non-residential	569.0	526.6	758.8	753.4	-0.7	32.4
Ontario	3,952.3	3,907.9	4,332.1	4,176.9	-3.6	5.7
Residential	2,622.0	2,843.4	3,145.2	2,769.0	-12.0	5.6
Non-residential	1,330.3	1,064.5	1,186.9	1,408.0	18.6	5.8
Manitoba	255.0	287.4	308.3	255.9	-17.0	0.4
Residential	155.9	201.1	217.0	168.5	-22.3	8.1
Non-residential	99.1	86.3	91.3	87.3	-4.3	-11.9
Saskatchewan	127.0	178.0	128.7	140.6	9.2	10.7
Residential	61.3	123.2	87.8	92.5	5.3	50.9
Non-residential	65.8	54.8	40.9	48.1	17.7	-26.8
Alberta	1,038.8	913.6	1,131.4	1,134.2	0.2	9.2
Residential	706.3	642.1	822.1	662.0	-19.5	-6.3
Non-residential	332.5	271.5	309.3	472.2	52.7	42.0
British Columbia	1,191.5	1,513.0	1,423.1	1,810.7	27.2	52.0
Residential	738.7	1,039.5	990.3	1,358.4	37.2	83.9
Non-residential	452.8	473.5	432.8	452.3	4.5	-0.1
Yukon	4.5	5.1	2.4	3.7	53.9	-18.7
Residential	4.2	4.7	2.3	2.9	26.3	-31.6
Non-residential	0.3	0.4	0.1	0.8	583.9	145.3
Northwest Territories	13.1	1.3	5.3	1.5	-72.3	-88.8
Residential	5.1	1.0	1.2	1.2	-0.7	-75.8
Non-residential	8.0	0.3	4.0	0.2	-94.2	-97.1
Nunavut	F	F	F	F	F	F
Residential	F	F	F	F	F	F
Non-residential	F	F	F	F	F	F

^r revised

^p preliminary

F too unreliable to be published

Note(s): Data may not add up to totals as a result of rounding.

Source(s): Table 34-10-0066-01.

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

	February 2020 ^r	December 2020 ^r	January 2021 ^r	February 2021 ^p	January to February 2021	February 2020 to February 2021
	millions of dollars				% change	
Total, census metropolitan areas	6,508.1	6,798.4	7,246.2	7,290.8	0.6	12.0
St. John's	13.7	15.3	19.4	22.8	17.6	66.3
Halifax	75.7	155.3	54.3	42.3	-22.0	-44.1
Moncton	24.0	56.1	50.9	30.6	-39.9	27.7
Saint John	14.9	13.6	19.3	16.1	-16.5	7.7
Saguenay	20.3	28.9	27.9	34.4	23.1	69.4
Québec	120.5	94.5	212.1	234.0	10.3	94.1
Sherbrooke	61.2	55.5	62.6	92.0	47.0	50.4
Trois-Rivières	19.9	19.2	26.9	36.8	37.0	85.3
Montréal	926.4	970.7	1,103.2	984.0	-10.8	6.2
Ottawa–Gatineau, Ontario and Quebec	487.2	409.6	524.8	387.3	-26.2	-20.5
Gatineau part	49.5	39.5	42.9	74.0	72.5	49.5
Ottawa part	437.7	370.1	481.9	313.3	-35.0	-28.4
Kingston	13.1	36.1	17.4	52.7	203.0	301.1
Belleville	18.5	24.4	21.3	17.2	-19.5	-7.3
Peterborough	9.7	43.9	11.3	18.8	67.0	94.6
Oshawa	101.9	114.1	140.4	154.2	9.8	51.3
Toronto	1,796.9	1,791.3	1,982.3	1,777.3	-10.3	-1.1
Hamilton	111.3	156.3	258.8	281.6	8.8	153.0
St. Catharines–Niagara	135.2	105.4	100.1	103.7	3.7	-23.3
Kitchener–Cambridge–Waterloo	164.6	189.3	147.0	174.5	18.7	6.0
Brantford	37.7	22.3	22.5	12.1	-46.1	-67.8
Guelph	43.1	20.0	24.0	14.7	-38.7	-65.8
London	127.2	152.1	149.7	199.7	33.4	57.0
Windsor	46.2	69.3	56.0	50.3	-10.1	9.0
Barrie	28.4	52.1	30.3	50.4	66.3	77.4
Greater Sudbury	32.4	29.8	30.9	18.4	-40.3	-43.1
Thunder Bay	10.4	4.7	6.4	11.4	78.1	9.1
Winnipeg	173.1	177.2	217.5	175.0	-19.5	1.1
Regina	43.3	27.0	25.5	26.7	4.8	-38.3
Saskatoon	50.7	95.5	61.4	79.3	29.1	56.4
Lethbridge	22.4	20.4	31.9	24.2	-24.4	7.6
Calgary	408.0	308.0	507.5	474.2	-6.6	16.2
Edmonton	440.1	404.9	355.2	395.7	11.4	-10.1
Kelowna	63.4	91.8	168.5	320.8	90.4	406.3
Abbotsford–Mission	28.1	41.9	29.7	29.0	-2.3	3.4
Vancouver	727.9	856.0	601.4	799.8	33.0	9.9
Victoria	110.8	146.1	147.8	148.7	0.6	34.1

^r revised

^p preliminary

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 [34-10-0066-01](#).

Available tables: [table 34-10-0066-01](#).

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; STATCAN.infostats-infostats.STATCAN@canada.ca) or Media Relations (613-951-4636; STATCAN.mediahotline-ligneinfomedias.STATCAN@canada.ca).