

Building permits, August 2023

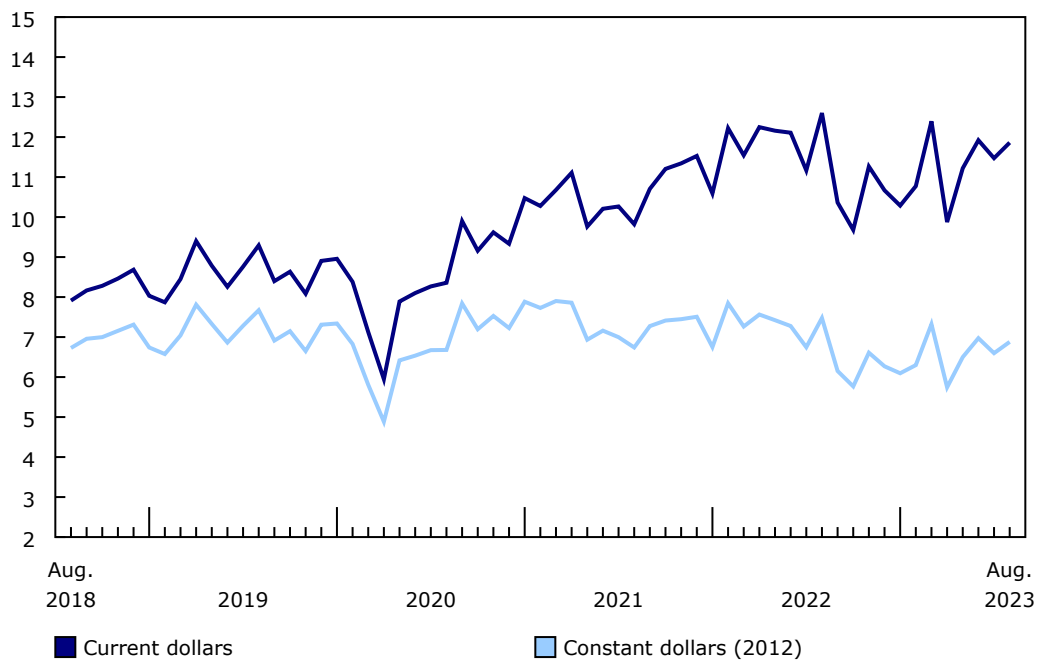
Released at 8:30 a.m. Eastern time in *The Daily*, Wednesday, October 11, 2023

The total monthly value of building permits in Canada increased 3.4% in August to \$11.9 billion, with strong gains in the non-residential sector offsetting modest declines in residential construction intentions.

On a constant dollar basis (2012=100), the total value of building permits was up 4.3% to \$6.9 billion in August.

Chart 1
Total value of building permits, seasonally adjusted

billions of dollars



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



Infographic 1 – Building permits, August 2023

August 2023

Building permits

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

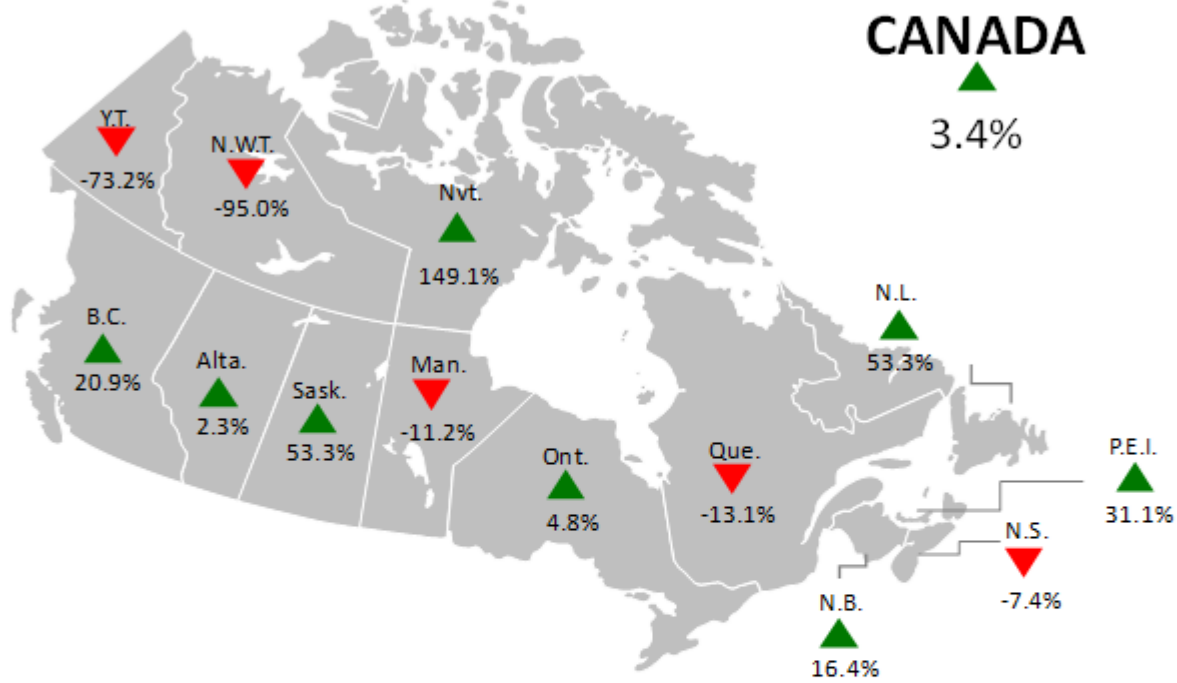
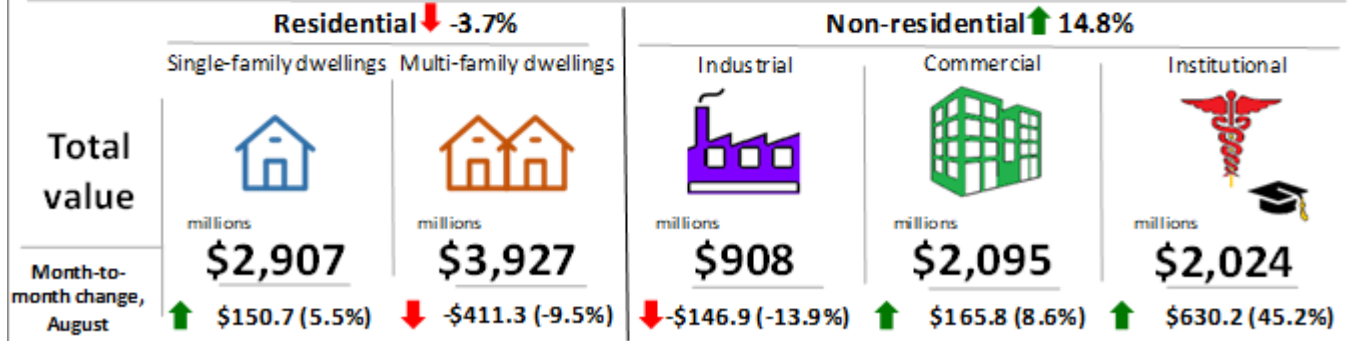


Figure 2 Building permits for residential and non-residential construction in Canada (seasonally adjusted)



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

Residential permit values down despite fourth consecutive increase in single-family buildings

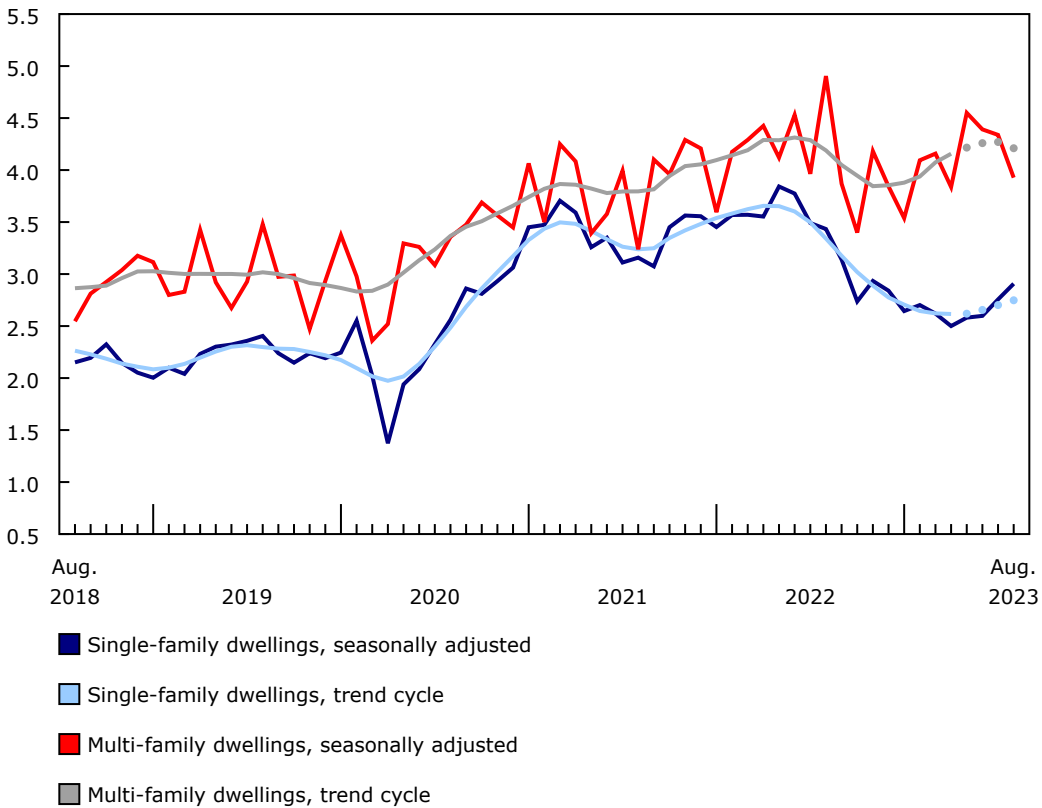
The total monthly value of residential permits declined 3.7% to \$6.8 billion in August, led by weaker multi-unit construction intentions in Ontario (-15.8% or -\$315.6 million), Manitoba (-44.9% or -\$90.3 million), Quebec (-7.9% or -\$57.1 million), and Nova Scotia (-27.3% or -\$29.9 million).

These declines were partly offset by monthly gains in the value of single-family home permits. Across Canada, this component was up 5.5% to \$2.9 billion in August, marking the fourth consecutive monthly increase for this component. This uptick follows a year of trending decline in construction intentions for single family homes from May 2022 to April 2023.

Removing the effect of changes in construction costs, on a constant dollar basis, the value of single-family home permits stood at \$1.5 billion in August, still below the average monthly pre-COVID-19 pandemic levels of 2019 (\$1.8 billion).

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

billions of dollars

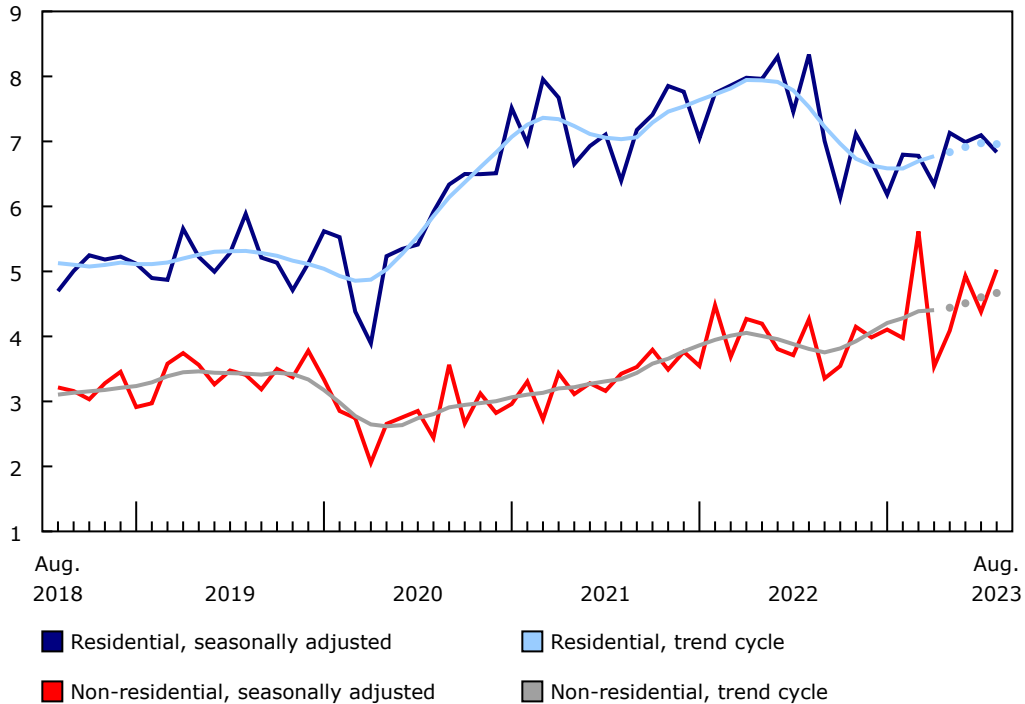


Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the chart for the current reference month and the previous three months. For more information, see the Note to readers.

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

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 34-10-0066-01.

Non-residential construction intention gains led by large permits in Ontario and British Columbia

The total monthly value of non-residential permits rose 14.8% to \$5.0 billion in August, with gains concentrated in Ontario (+28.5% or +\$503.8 million) and British Columbia (+45.5% or +\$326.2 million).

Notably high-value non-residential permits were issued in August for two hospital renovations (in Toronto and North Vancouver), a new university building in Kelowna, a new correctional facility in Thunder Bay, and a new arena in Whitby.

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.

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. The 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 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 [StatCan Blog](#) and [Trend-cycle estimates – Frequently asked questions](#).

Next release

Data on building permits for September will be released on November 8.

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

	August 2022	June 2023 ^r	July 2023 ^r	August 2023 ^p	July to August 2023	August 2022 to August 2023
	millions of dollars				% change	
Total	12,601.4	11,921.1	11,472.2	11,860.6	3.4	-5.9
Residential	8,337.2	6,989.0	7,094.6	6,833.9	-3.7	-18.0
Single ¹	3,432.7	2,598.1	2,756.4	2,907.1	5.5	-15.3
Multiple	4,904.5	4,390.9	4,338.2	3,926.9	-9.5	-19.9
Non-residential	4,264.3	4,932.1	4,377.6	5,026.6	14.8	17.9
Industrial	855.6	1,087.6	1,054.8	907.9	-13.9	6.1
Commercial	2,120.6	2,159.8	1,929.4	2,095.1	8.6	-1.2
Institutional	1,288.0	1,684.7	1,393.4	2,023.6	45.2	57.1
	number of units				% change	
Total dwellings	25,562	22,317	22,193	20,408	-8.0	-20.2
Single ¹	6,075	4,124	4,512	4,620	2.4	-24.0
Multiple	19,487	18,193	17,681	15,788	-10.7	-19.0

^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 [34-10-0066-02](#).

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

	August 2022	June 2023 ^r	July 2023 ^r	August 2023 ^p	July to August 2023	August 2022 to August 2023
	millions of dollars				% change	
Canada	12,601.4	11,921.1	11,472.2	11,860.6	3.4	-5.9
Residential	8,337.2	6,989.0	7,094.6	6,833.9	-3.7	-18.0
Non-residential	4,264.3	4,932.1	4,377.6	5,026.6	14.8	17.9
Newfoundland and Labrador	44.1	33.8	28.1	43.0	53.3	-2.5
Residential	25.1	22.7	20.2	27.8	37.9	10.9
Non-residential	19.1	11.1	7.9	15.2	92.2	-20.1
Prince Edward Island	41.0	48.5	36.5	47.8	31.1	16.6
Residential	28.1	32.1	34.1	31.7	-7.2	12.7
Non-residential	12.9	16.5	2.3	16.1	590.8	25.1
Nova Scotia	202.7	211.9	269.2	249.3	-7.4	23.0
Residential	156.6	138.9	206.2	173.2	-16.0	10.6
Non-residential	46.1	73.0	63.0	76.1	20.7	65.2
New Brunswick	130.3	119.4	161.4	187.9	16.4	44.2
Residential	87.9	83.9	106.5	121.6	14.2	38.3
Non-residential	42.3	35.5	54.9	66.2	20.7	56.5
Quebec	2,155.4	2,505.8	2,262.8	1,966.1	-13.1	-8.8
Residential	1,323.0	1,268.9	1,232.8	1,152.7	-6.5	-12.9
Non-residential	832.4	1,236.9	1,030.0	813.4	-21.0	-2.3
Ontario	6,012.4	4,583.1	5,023.7	5,262.4	4.8	-12.5
Residential	3,918.3	2,830.9	3,254.5	2,989.5	-8.1	-23.7
Non-residential	2,094.1	1,752.3	1,769.1	2,272.9	28.5	8.5
Manitoba	336.4	266.3	401.9	356.8	-11.2	6.1
Residential	181.7	138.4	263.5	203.9	-22.6	12.2
Non-residential	154.6	127.9	138.4	152.8	10.4	-1.2
Saskatchewan	164.8	212.5	171.0	262.1	53.3	59.0
Residential	82.5	61.1	90.7	120.5	32.9	46.1
Non-residential	82.4	151.5	80.4	141.7	76.3	72.0
Alberta	1,328.6	1,475.8	1,251.3	1,280.1	2.3	-3.6
Residential	923.1	903.4	792.6	868.8	9.6	-5.9
Non-residential	405.5	572.4	458.7	411.3	-10.3	1.4
British Columbia	2,169.4	2,409.5	1,805.3	2,183.2	20.9	0.6
Residential	1,604.5	1,505.4	1,087.6	1,139.3	4.8	-29.0
Non-residential	564.9	904.1	717.7	1,043.9	45.5	84.8
Yukon	8.4	48.7	53.4	14.3	-73.2	69.4
Residential	4.7	2.2	4.9	4.0	-17.2	-14.3
Non-residential	3.7	46.5	48.5	10.3	-78.9	175.1
Northwest Territories	6.6	2.0	4.7	0.2	-95.0	-96.4
Residential	0.5	0.6	0.8	0.0	-100.0	-100.0
Non-residential	6.1	1.4	3.9	0.2	-93.9	-96.1
Nunavut	1.4	3.7	3.0	7.4	149.1	436.4
Residential	1.1	0.6	0.3 ^E	1.0	220.0	-15.3
Non-residential	0.2	3.1	2.7	6.4	141.1	...

^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 34-10-0066-01.

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

	August 2022	June 2023 ^r	July 2023 ^r	August 2023 ^p	July to August 2023	August 2022 to August 2023
	millions of dollars				% change	
Total, census metropolitan areas	9,825.5	9,169.6	8,488.4	8,740.4	3.0	-11.0
St. John's	24.3	21.7	17.0	30.9	82.4	27.1
Halifax	130.5	127.7	168.6	149.2	-11.5	14.3
Moncton	27.2	26.2	41.1	45.0	9.3	65.4
Saint John	20.5	23.6	29.6	22.1	-25.1	8.2
Fredericton	34.4	32.2	36.8	47.6	29.2	38.2
Saguenay	28.2	38.5	32.4	27.7	-14.5	-1.8
Québec	196.8	217.6	197.2	136.0	-31.0	-30.9
Sherbrooke	63.0	54.0	85.8	70.6	-17.7	12.1
Trois-Rivières	41.5	87.6	146.0	85.9	-41.2	107.1
Drummondville	31.3	21.0	63.1	23.9	-62.2	-23.8
Montréal	1,087.2	1,340.5	972.7	955.8	-1.7	-12.1
Ottawa–Gatineau, Ontario and Quebec	549.5	408.0	401.5	286.1	-28.7	-47.9
Gatineau part	163.1	133.1	107.1	53.3	-50.2	-67.3
Ottawa part	386.4	275.0	294.4	232.7	-20.9	-39.8
Kingston	64.5	31.8	45.1	25.3	-43.9	-60.7
Bellefleur–Quinte West	32.8	21.0	37.7	57.4	52.1	74.9
Peterborough	27.5	18.8	30.9	56.8	84.1	106.9
Oshawa	327.8	95.5	150.9	217.9	44.4	-33.5
Toronto	2,772.6	2,097.3	2,172.9	2,004.5	-7.8	-27.7
Hamilton	214.8	423.4	217.3	430.4	98.1	100.3
St. Catharines–Niagara	234.8	104.8	151.9	236.4	55.6	0.7
Kitchener–Cambridge–Waterloo	267.2	148.1	331.7	179.8	-45.8	-32.7
Brantford	61.5	165.9	31.6	26.6	-15.8	-56.7
Guelph	16.2	32.9	43.0	97.1	125.6	501.1
London	291.1	129.7	126.4	104.8	-17.1	-64.0
Windsor	122.0	82.9	158.3	130.6	-17.5	7.0
Barrie	72.4	176.0	35.5	87.2	145.7	20.4
Greater Sudbury	17.4	19.5	22.3 ^E	28.6 ^E	28.3	63.8
Thunder Bay	21.8	19.5	24.5	186.4	661.8	756.5
Winnipeg	228.8	149.7	294.6	192.4	-34.7	-15.9
Regina	27.4	51.9	36.8	86.7	135.9	216.7
Saskatoon	79.9	89.6	69.0	101.0	46.4	26.4
Lethbridge	22.6	59.5	38.6	26.2	-32.3	15.7
Calgary	544.3	691.5	657.0	691.4 ^E	5.2	27.0
Red Deer	23.7	3.7	5.9	16.5	179.8	-30.5
Edmonton	539.5	439.8	386.2	367.3	-4.9	-31.9
Kelowna	93.2	213.8	129.4	247.7	91.4	165.8
Kamloops	38.7	25.4	15.9	13.3	-16.3	-65.6
Chilliwack	8.1	40.5	19.7	16.6	-15.9	104.4
Abbotsford–Mission	37.7	38.0	59.4	87.4	47.1	131.9
Vancouver	1,340.5	1,392.5	1,071.8	1,173.2	9.5	-12.5
Victoria	198.7	130.9	74.1	88.1	19.0	-55.6
Nanaimo	21.9	38.1	32.0	26.5	-17.2	20.7

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

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; infostats@statcan.gc.ca) or Media Relations (statcan.mediahotline-ligneinfomedias.statcan@statcan.gc.ca).