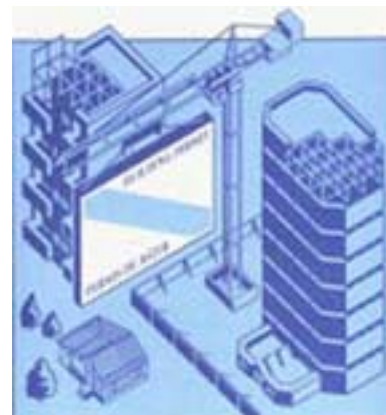


Catalogue no. 64-001-X

# Building Permits

December 2014



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Statistics Canada

Investment, Science and Technology Division  
Building Construction and Property Value Section

# Building Permits

December 2014

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## Symbols

The following standard symbols are used in Statistics Canada publications:

- . not available for any reference period
- .. not available for a specific reference period
- ... not applicable
- 0 true zero or a value rounded to zero
- 0s value rounded to 0 (zero) where there is a meaningful distinction between true zero and the value that was rounded
- p preliminary
- r revised
- x suppressed to meet the confidentiality requirements of the *Statistics Act*
- E use with caution
- F too unreliable to be published
- \* significantly different from reference category ( $p < 0.05$ )

## Acknowledgements

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Changes in boundaries, status or names of geographical entities that occurred before January 2013, are reflected in this publication. These geographical changes may be obtained by writing to:

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Building Construction and Property Value Section  
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Ottawa, Ontario K1A 0T6  
or by telephoning: 613-951-6321

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## Highlights

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Contractors took out building permits worth \$7.1 billion in December, up 7.7% from November. This followed a 13.6% decline the previous month. The increase in December resulted mostly from higher construction intentions in the non-residential sector in Alberta and British Columbia.

## Analysis – December 2014

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Contractors took out building permits worth \$7.1 billion in December, up 7.7% from November. This followed a 13.6% decline the previous month. The increase in December resulted mostly from higher construction intentions in the non-residential sector in Alberta and British Columbia.

The total value of building permits for 2014 was up 5.2% from 2013 to \$85.1 billion.

The value of non-residential building permits rose 22.9% to \$2.7 billion in December, following a 29.4% decrease in November. Alberta was responsible for most of the monthly increase at the national level, followed by British Columbia. Declines were recorded in five provinces, with Saskatchewan posting the largest decrease.

Between January and December 2014, municipalities issued non-residential building permits worth \$34.2 billion, an increase of 5.4% from 2013.

In the residential sector, the value of permits was unchanged at \$4.4 billion in December, following a 2.5% decrease in November. Gains were posted in seven provinces, led by Alberta, British Columbia and Quebec. Ontario posted the largest decrease, following a 16.9% gain the previous month. Saskatchewan and Manitoba also registered declines.

Overall for the year, the value of residential building permits totalled \$50.9 billion, up 5.1% from the total value in 2013.

### Non-residential sector: Double-digit increases in all three components

Canadian municipalities issued commercial building permits worth \$1.4 billion in December, 21.2% more than in November. This followed a 25.0% decrease the previous month. The increase was the result of higher construction intentions for a variety of commercial buildings, including office buildings, recreational facilities, hotels and restaurants as well as warehouses. Gains were recorded in six provinces, with Ontario, British Columbia and Quebec posting the largest increases. In contrast, Saskatchewan and New Brunswick reported the largest decreases.

In the industrial component, construction intentions rose 36.5% to \$529 million, following a 41.4% decline the previous month. The increase was mainly attributable to higher construction intentions for transportation-related buildings and, to a lesser degree, manufacturing plants. Gains were registered in five provinces, led by Ontario, with British Columbia and Quebec a distant second and third. Manitoba posted the largest decline.

The value of building permits in the institutional component increased 17.7% to \$768 million in December, following a 28.4% decrease in November. Alberta, which saw the largest advance, posted a significant increase in construction intentions for educational institutions, while in British Columbia, medical facilities contributed most to the gain. Construction intentions for institutional buildings declined in seven provinces, led by Ontario.

### Residential sector: Higher construction intentions for single-family dwellings

Municipalities issued building permits for single-family dwellings worth \$2.6 billion in December, up 8.0% from November. Increases were reported in every province, led by British Columbia, Ontario and Alberta.

Construction intentions for multi-family dwellings fell 9.5% to \$1.8 billion in December, marking a second consecutive monthly decrease. The decline in December was mainly the result of lower construction intentions in Ontario, followed by Saskatchewan and British Columbia. Gains were registered in five provinces, led by Alberta, followed by New Brunswick and Quebec.



At the national level, municipalities approved the construction of 16,023 new dwellings in December, down 5.6% from November. The decrease came from multi-family dwellings, down 11.9% to 9,550 units. The number of single-family dwellings rose 5.5% to 6,473 units.

### **Provinces: Large gains in Alberta and British Columbia**

The total value of permits was up in seven provinces in December, led by Alberta, followed by British Columbia.

Alberta reported the largest increase, as the value of permits rose 30.7% to \$1.7 billion, with higher construction intentions for all types of buildings, most notably for institutional buildings.

British Columbia reported a 20.1% increase to \$989 million, the result of higher construction intentions in every component except multi-family dwellings.

The largest decline occurred in Ontario, with institutional buildings and multi-family dwellings accounting for the decrease. Saskatchewan and Manitoba also registered declines.

### **Higher construction intentions in just over half of the census metropolitan areas**

In December, the total value of building permits was up in 18 of the 34 census metropolitan areas.

Edmonton registered the largest gain, followed by Toronto and Vancouver. In Edmonton, higher construction intentions, mainly for institutional buildings and multi-family dwellings, were responsible for the increase. In Toronto, the advance was largely the result of higher construction intentions for industrial buildings, while in Vancouver, the increase came mainly from higher construction intentions for commercial buildings.

Barrie recorded the largest decrease in December, after posting a notable gain the previous month. The decline was the result of lower construction intentions in all components of the residential and non-residential sectors, particularly in multi-family dwellings. Ottawa and Greater Sudbury also registered decreases. In Ottawa, the decline was largely attributable to lower construction intentions for institutional buildings. In Greater Sudbury, institutional and industrial buildings were responsible for the decline.

### Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which facilitates comparisons by removing the effects of seasonal variations. For more information on seasonal adjustment, see *Seasonally adjusted data – Frequently asked questions*.

The Building Permits Survey covers 2,400 municipalities representing 95% of the population. The communities representing the other 5% of the population are very small, and their levels of building activity have little impact on the total for the entire population.

Building permits data are used as a leading indicator of activity in the construction industry.

The value of planned construction activities shown in this release excludes engineering projects (for example, waterworks, sewers or culverts) and land.

For the purpose of this release, the census metropolitan area of Ottawa–Gatineau (Ontario/Quebec) is divided into two areas: Gatineau part and Ottawa part.

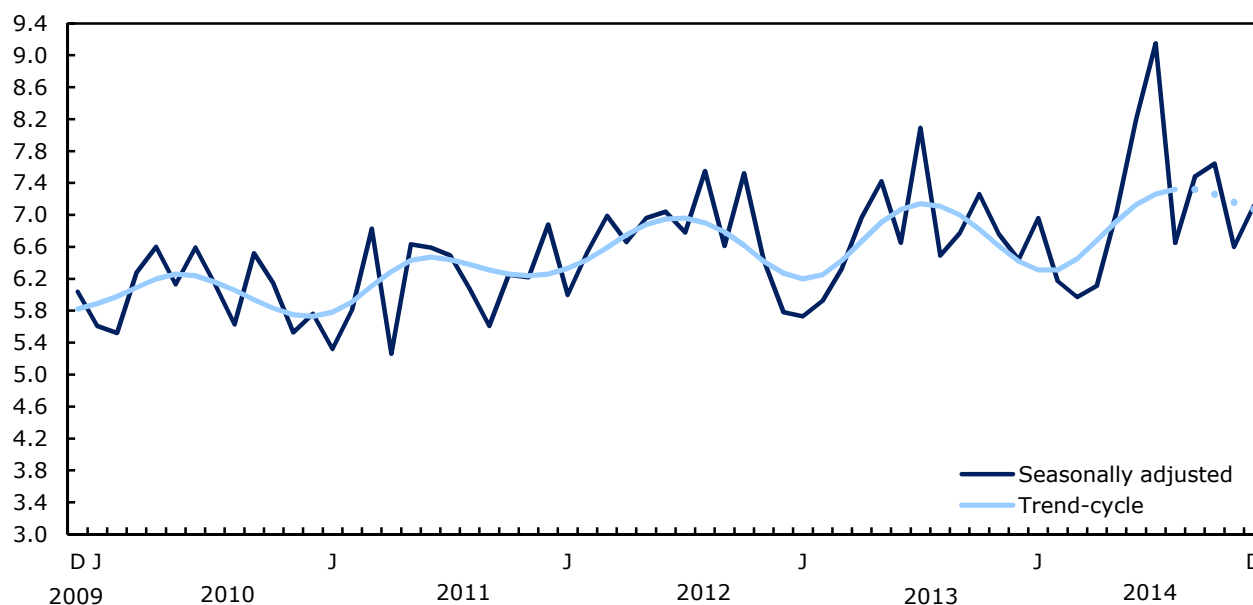
### Revision

Data for the current reference month are subject to revision based on late responses. Data for the previous month have been revised.

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

**Chart 1**  
**Total value of building permits**

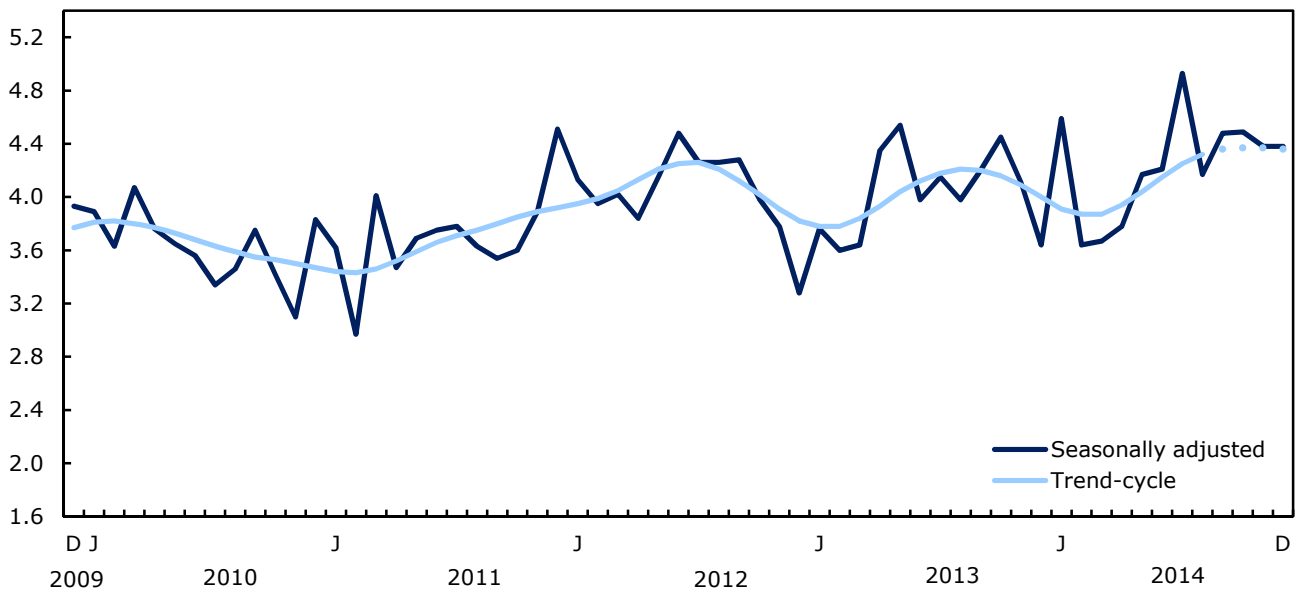
billions of dollars



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

**Chart 2**  
**Value of residential building permits – Total**

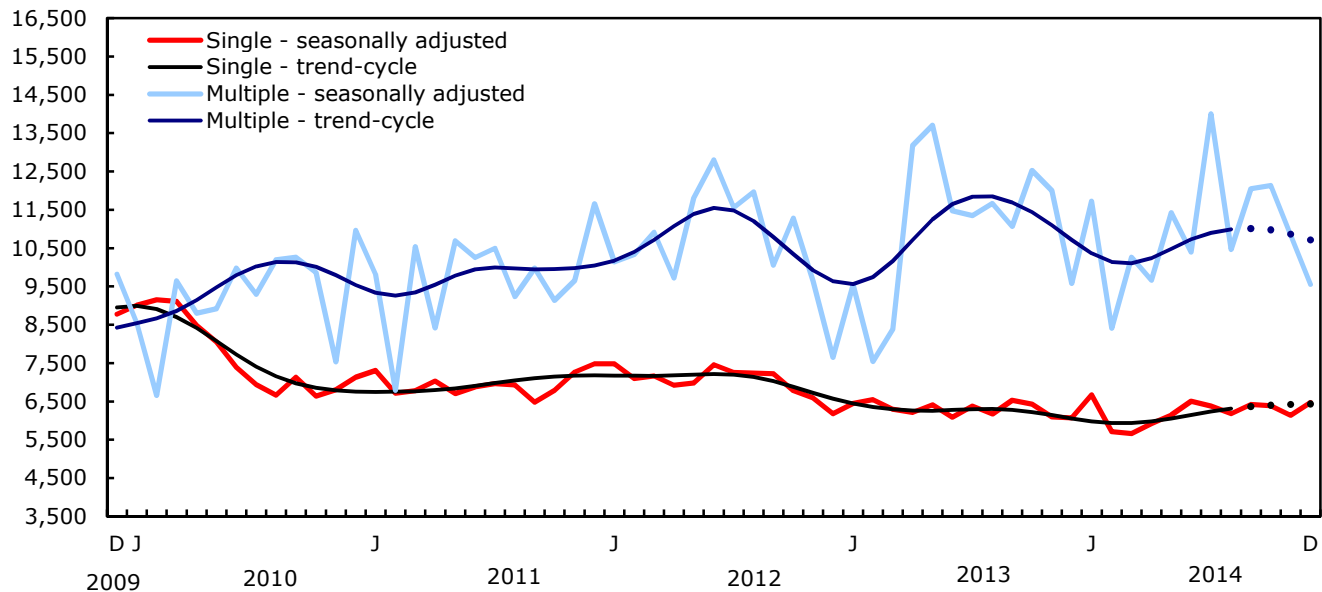
billions of dollars



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

**Chart 3**  
**Number of dwelling units – Single and multiple**

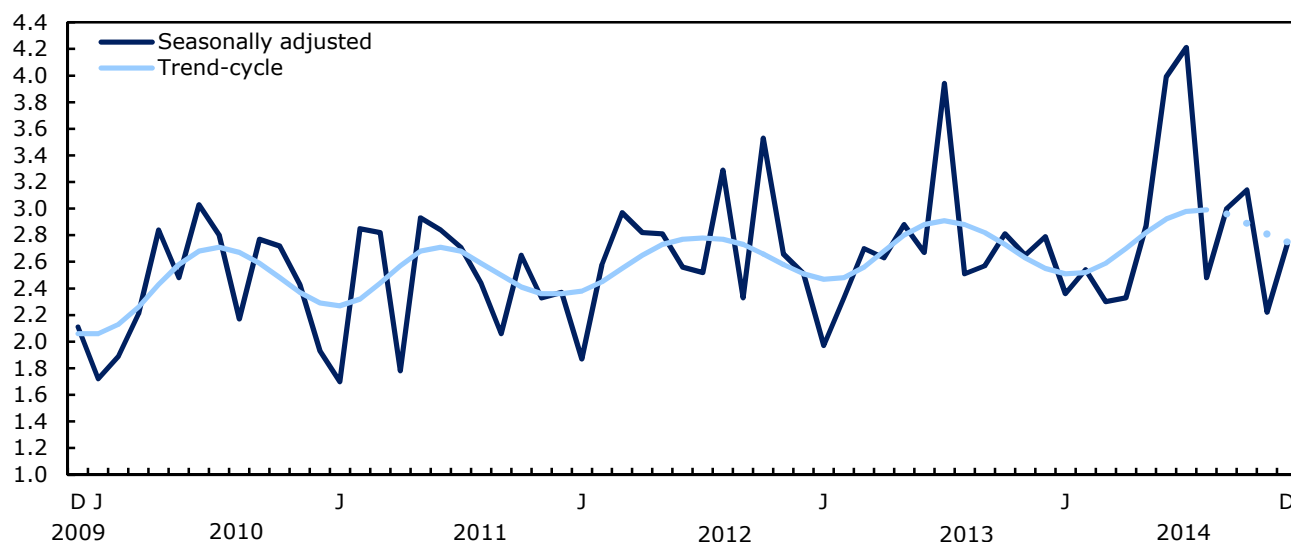
units



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

**Chart 4**  
**Value of non-residential building permits – Total**

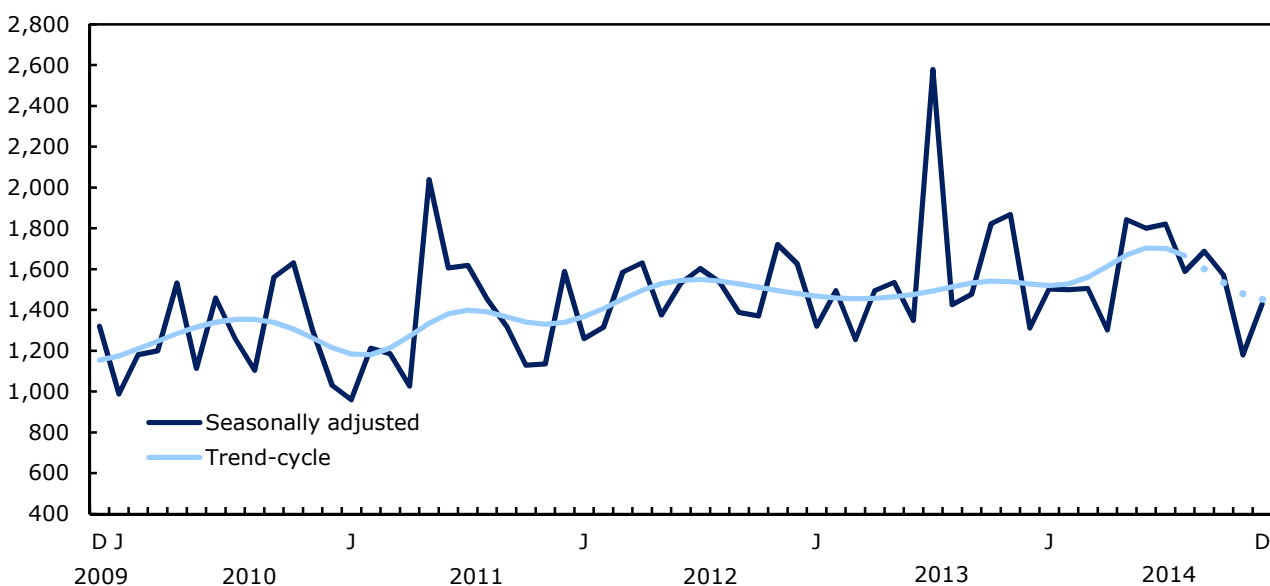
billions of dollars



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

**Chart 5**  
**Value of commercial building permits**

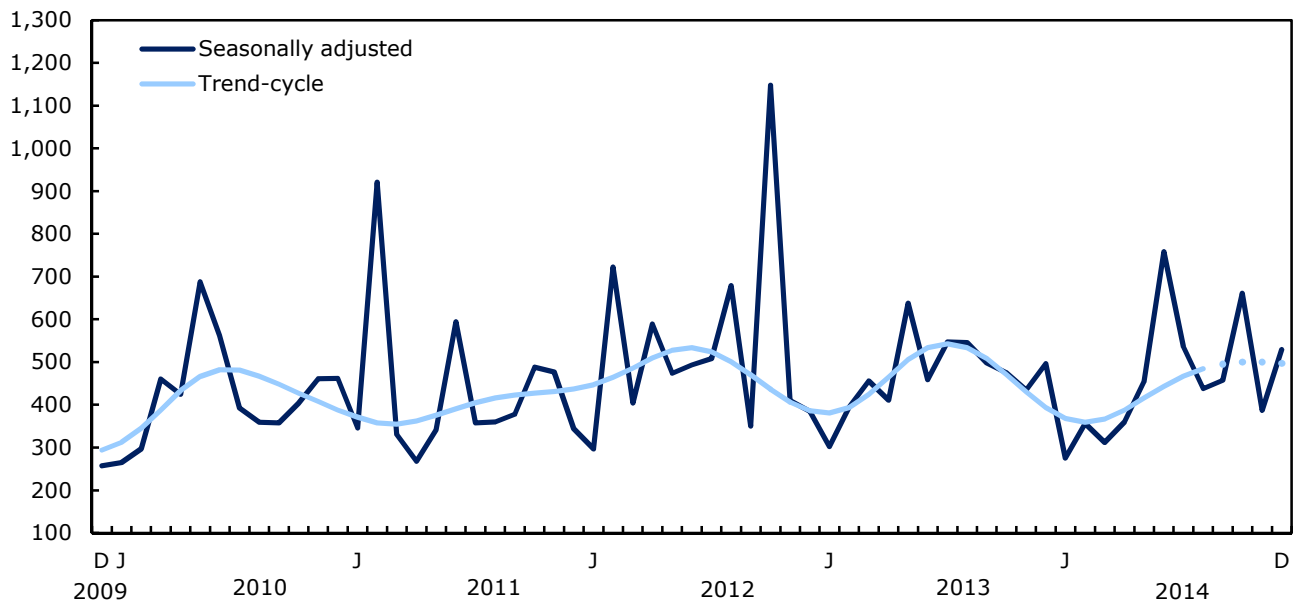
millions of dollars



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

**Chart 6**  
**Value of industrial building permits**

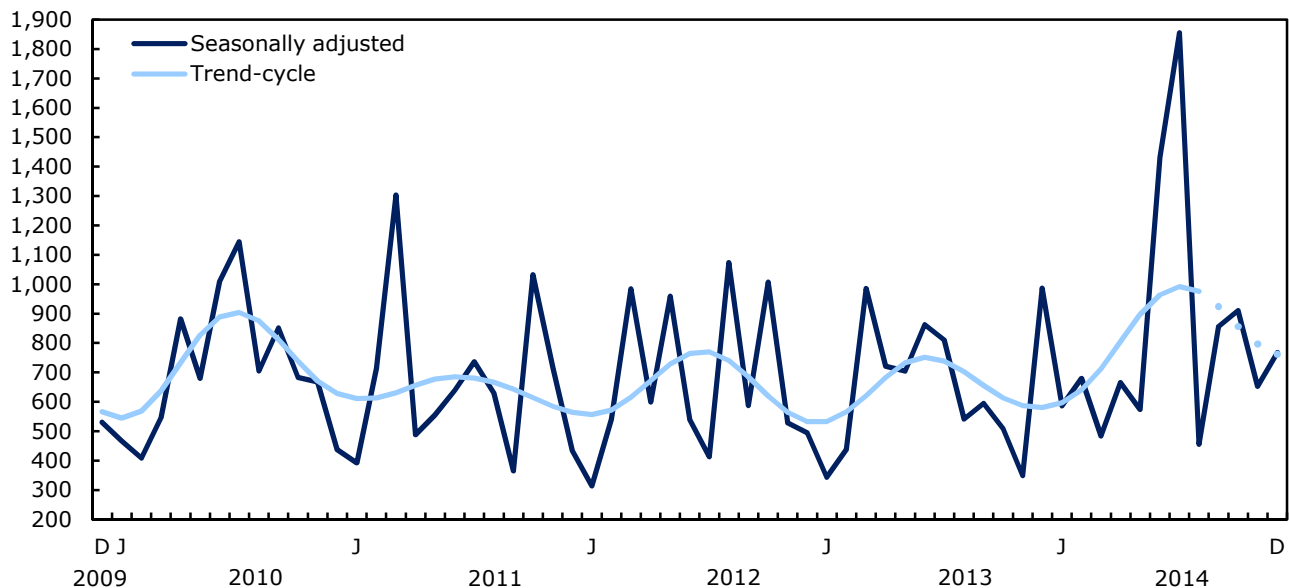
millions of dollars



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

**Chart 7**  
**Value of institutional and governmental building permits**

millions of dollars



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

## Related products

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### Selected publications from Statistics Canada

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61-205-X	Private and Public Investment in Canada, Intentions
62-202-X	Spending Patterns in Canada

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### Selected technical and analytical products from Statistics Canada

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62F0014M1996002	An Analysis of Some Construction Price Index Methodologies
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### Selected CANSIM tables from Statistics Canada

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026-0001	Building permits, residential values and number of units, by type of dwelling, monthly
026-0002	Building permits, dwelling units by type of dwelling and area, monthly
026-0003	Building permits, values by activity sector, monthly
026-0004	Building permits, values by activity sector and area, monthly
026-0005	Building permits, non-residential values by type of structure, monthly
026-0006	Building permits, by type of structure and area, seasonally adjusted, monthly
026-0007	Building permits, dwelling units by type of structure and value and by activity sector, monthly
026-0008	Building permits, values by activity sector, seasonally adjusted and unadjusted, monthly
026-0010	Building permits, residential and non-residential values by type of structure for Canada and urban centres, 10,000 and over, monthly

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### Selected surveys from Statistics Canada

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2802	Building Permits Survey
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## **Selected summary tables from Statistics Canada**

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- *Value of building permits, province and territory (monthly)*
- *Value of building permits, census metropolitan area (monthly)*
- *Economic indicators, by province and territory (monthly and quarterly)*
- *Value of building permits, by province and territory*
- *Value of building permits by type*

# Statistical tables

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**Table 1**  
**Total value of building permits, provinces and territories, seasonally adjusted**

	2014 December <sup>p</sup>	2014 November <sup>r</sup>	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
<b>Canada</b>	<b>7,106,972</b>	<b>6,601,377</b>	<b>7.7</b>	<b>-13.6</b>	<b>2.1</b>	<b>12.5</b>	<b>-27.3</b>	<b>11.6</b>
Newfoundland and Labrador	66,356	47,902	38.5	-49.3	2.0	-22.7	48.4	-18.8
Prince Edward Island	18,157	16,155	12.4	6.7	-15.3	10.3	40.2	-31.4
Nova Scotia	83,738	77,689	7.8	-39.7	3.3	35.2	-9.6	-14.7
New Brunswick	63,725	56,030	13.7	-20.1	-25.7	16.9	-14.4	45.5
Quebec	1,151,819	1,093,886	5.3	-11.3	-0.5	13.9	-47.3	-3.2
Ontario	2,663,236	2,733,529	-2.6	10.4	-18.9	38.0	-32.1	17.9
Manitoba	238,000	256,714	-7.3	34.8	-15.6	2.2	-47.1	98.6
Saskatchewan	133,689	191,734	-30.3	-24.6	21.6	-26.5	8.2	20.2
Alberta	1,687,376	1,291,243	30.7	-20.8	7.9	-12.3	-0.2	0.4
British Columbia	988,618	823,099	20.1	-45.2	67.2	12.1	-27.8	32.1
Yukon	8,679	11,704	-25.8	-71.6	252.5	22.9	25.1	43.0
Northwest Territories	3,579	1,692	111.5	-62.1	3.4	-7.2	20.5	-29.6
Nunavut	0	0	...	-100.0	-81.4	100.6	-96.9	132.9

**Table 2**  
**Value of non-residential building permits, provinces and territories, seasonally adjusted**

	2014 December <sup>p</sup>	2014 November <sup>r</sup>	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
<b>Canada</b>	<b>2,725,642</b>	<b>2,218,621</b>	<b>22.9</b>	<b>-29.4</b>	<b>4.8</b>	<b>20.9</b>	<b>-41.1</b>	<b>5.6</b>
Newfoundland and Labrador	20,939	13,697	52.9	-74.4	36.9	-46.5	213.8	-53.9
Prince Edward Island	1,640	6,247	-73.7	86.5	-42.2	-26.7	193.3	-65.7
Nova Scotia	19,305	21,302	-9.4	-19.1	-65.2	70.1	37.7	33.7
New Brunswick	14,991	23,945	-37.4	-38.2	-24.9	11.4	-4.7	82.0
Quebec	432,794	397,159	9.0	-24.5	22.6	16.0	-73.2	-3.0
Ontario	948,943	932,447	1.8	-0.3	-35.3	68.1	-23.9	4.1
Manitoba	82,564	84,684	-2.5	51.9	-47.5	15.7	-69.3	227.8
Saskatchewan	65,587	86,162	-23.9	-6.7	14.7	-10.8	-28.8	36.0
Alberta	791,570	436,154	81.5	-28.4	11.4	-20.5	-14.6	-6.3
British Columbia	345,463	207,081	66.8	-73.0	263.9	4.7	-43.1	10.5
Yukon	1,430	9,410	-84.8	-72.7	466.0	19.1	30.3	18.0
Northwest Territories	416	333	24.9	-75.1	-35.8	48.2	9.6	74.8
Nunavut	0	0	...	-100.0	-97.8	4,550.0	-99.9	414.6

**Table 3**  
**Value of residential building permits, provinces and territories, seasonally adjusted**

	2014 December <sup>p</sup>	2014 November <sup>r</sup>	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
<b>Canada</b>	<b>4,381,330</b>	<b>4,382,756</b>	<b>0.0</b>	<b>-2.5</b>	<b>0.3</b>	<b>7.4</b>	<b>-15.5</b>	<b>17.3</b>
Newfoundland and Labrador	45,417	34,205	32.8	-16.5	-23.5	14.8	-18.8	17.6
Prince Edward Island	16,517	9,908	66.7	-16.0	-2.5	45.3	-6.3	-1.5
Nova Scotia	64,433	56,387	14.3	-45.0	108.9	2.8	-31.5	-27.0
New Brunswick	48,734	32,085	51.9	2.3	-26.6	24.4	-24.6	19.8
Quebec	719,025	696,727	3.2	-1.4	-12.8	12.7	5.1	-3.6
Ontario	1,714,293	1,801,082	-4.8	16.9	-4.1	18.9	-36.5	26.8
Manitoba	155,436	172,030	-9.6	27.8	12.7	-7.4	8.8	-0.3
Saskatchewan	68,102	105,572	-35.5	-34.9	26.0	-33.8	42.7	8.4
Alberta	895,806	855,089	4.8	-16.2	6.0	-6.8	12.5	7.3
British Columbia	643,155	616,018	4.4	-16.0	6.8	14.6	-20.7	45.4
Yukon	7,249	2,294	216.0	-65.5	19.1	27.3	19.5	85.0
Northwest Territories	3,163	1,359	132.7	-56.5	39.9	-31.2	25.9	-45.7
Nunavut	0	0	...	-100.0	-78.5	72.0	-96.2	108.0

**Table 4**  
**Number of dwelling units authorized, province and territories, seasonally adjusted at annual rate**

	2014 December <sup>p</sup>	2014 November <sup>r</sup>	December to November	November to October	October to September	September to August	August to July	July to June
	units		percentage change					
<b>Canada</b>	<b>192,276</b>	<b>203,688</b>	<b>-5.6</b>	<b>-8.4</b>	<b>0.3</b>	<b>11.0</b>	<b>-18.3</b>	<b>20.6</b>
Newfoundland and Labrador	2,796	1,524	83.5	-25.3	-13.7	-36.7	31.2	19.1
Prince Edward Island	1,152	564	104.3	-26.6	-23.8	115.4	-17.0	0.0
Nova Scotia	2,976	3,000	-0.8	-45.2	129.1	8.7	-47.4	-32.9
New Brunswick	2,928	1,992	47.0	-3.5	-44.9	63.4	-48.4	35.5
Quebec	40,728	38,796	5.0	-0.7	-20.4	27.4	1.0	-6.4
Ontario	66,984	80,904	-17.2	19.6	-9.8	43.7	-47.9	42.2
Manitoba	8,952	10,716	-16.5	47.1	4.1	-14.9	32.0	19.6
Saskatchewan	3,012	6,672	-54.9	-24.0	21.8	-35.2	61.2	-25.6
Alberta	37,848	33,564	12.8	-34.1	22.3	-17.9	18.0	13.6
British Columbia	23,868	25,548	-6.6	-32.3	19.2	6.8	-20.4	42.5
Yukon	744	372	100.0	29.2	-31.4	16.7	11.1	125.0
Northwest Territories	288	36	700.0	-72.7	120.0	-58.3	71.4	-53.3
Nunavut	0	0	...	-100.0	-50.0	100.0	-96.8	40.9

**Table 5**  
**Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2014**

	Number of dwelling units			Estimated value of construction					
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
units									
thousands of dollars									
<b>Canada</b>									
November <sup>r</sup>	6,138	10,836	16,974	4,382,756	387,221	1,179,276	652,124	2,218,621	6,601,377
December <sup>p</sup>	6,473	9,550	16,023	4,381,330	528,663	1,429,441	767,538	2,725,642	7,106,972
Cumulative Jan. to Dec. 2014	74,582	130,909	205,491	50,900,236	5,522,887	18,727,501	9,918,812	34,169,200	85,069,436
Cumulative Jan. to Dec. 2013	75,664	132,022	207,686	48,409,487	5,657,080	18,929,475	7,844,855	32,431,410	80,840,897
<b>Newfoundland and Labrador</b>									
November <sup>r</sup>	104	23	127	34,205	4,507	6,702	2,488	13,697	47,902
December <sup>p</sup>	128	105	233	45,417	1,180	19,660	99	20,939	66,356
Cumulative Jan. to Dec. 2014	1,395	964	2,359	523,164	69,083	295,256	37,625	401,964	925,128
Cumulative Jan. to Dec. 2013	1,788	1,118	2,906	655,173	69,712	176,432	41,365	287,509	942,682
<b>Prince Edward Island</b>									
November <sup>r</sup>	31	16	47	9,908	1,260	4,148	839	6,247	16,155
December <sup>p</sup>	31	65	96	16,517	443	656	541	1,640	18,157
Cumulative Jan. to Dec. 2014	386	271	657	117,338	13,089	51,281	12,817	77,187	194,525
Cumulative Jan. to Dec. 2013	404	250	654	114,143	19,238	49,577	43,019	111,834	225,977
<b>Nova Scotia</b>									
November <sup>r</sup>	116	134	250	56,387	3,917	12,037	5,348	21,302	77,689
December <sup>p</sup>	151	97	248	64,433	9,955	7,526	1,824	19,305	83,738
Cumulative Jan. to Dec. 2014	1,511	2,138	3,649	767,682	90,225	255,066	68,442	413,733	1,181,415
Cumulative Jan. to Dec. 2013	1,851	2,100	3,951	779,895	56,302	253,746	81,800	391,848	1,171,743
<b>New Brunswick</b>									
November <sup>r</sup>	102	64	166	32,085	7,042	14,650	2,253	23,945	56,030
December <sup>p</sup>	123	121	244	48,734	5,516	5,340	4,135	14,991	63,725
Cumulative Jan. to Dec. 2014	1,351	1,352	2,703	456,866	54,194	209,423	117,308	380,925	837,791
Cumulative Jan. to Dec. 2013	1,559	1,594	3,153	480,460	33,369	216,878	274,218	524,465	1,004,925
<b>Quebec</b>									
November <sup>r</sup>	826	2,407	3,233	696,727	33,639	175,134	188,386	397,159	1,093,886
December <sup>p</sup>	905	2,489	3,394	719,025	51,159	226,667	154,968	432,794	1,151,819
Cumulative Jan. to Dec. 2014	10,980	30,763	41,743	8,781,540	1,097,330	2,825,097	3,334,849	7,257,276	16,038,816
Cumulative Jan. to Dec. 2013	12,627	29,867	42,494	8,950,403	1,029,046	3,336,490	1,887,638	6,253,174	15,203,577
<b>Ontario</b>									
November <sup>r</sup>	2,220	4,522	6,742	1,801,082	208,361	432,449	291,637	932,447	2,733,529
December <sup>p</sup>	2,231	3,351	5,582	1,714,293	320,152	513,929	114,862	948,943	2,663,236
Cumulative Jan. to Dec. 2014	26,250	42,578	68,828	18,910,539	2,351,720	6,524,664	3,149,524	12,025,908	30,936,447
Cumulative Jan. to Dec. 2013	24,441	45,688	70,129	17,267,021	2,294,592	6,894,270	2,476,980	11,665,842	28,932,863
<b>Manitoba</b>									
November <sup>r</sup>	255	638	893	172,030	16,126	38,456	30,102	84,684	256,714
December <sup>p</sup>	309	437	746	155,436	4,236	72,090	6,238	82,564	238,000
Cumulative Jan. to Dec. 2014	3,297	4,136	7,433	1,559,107	131,219	728,443	404,566	1,264,228	2,823,335
Cumulative Jan. to Dec. 2013	3,519	3,787	7,306	1,527,975	134,362	584,589	361,262	1,080,213	2,608,188
<b>Saskatchewan</b>									
November <sup>r</sup>	172	384	556	105,572	10,593	62,380	13,189	86,162	191,734
December <sup>p</sup>	186	65	251	68,102	6,739	52,330	6,518	65,587	133,689
Cumulative Jan. to Dec. 2014	3,140	4,348	7,488	1,583,302	138,623	725,271	216,953	1,080,847	2,664,149
Cumulative Jan. to Dec. 2013	3,976	4,756	8,732	1,796,930	254,781	743,791	378,367	1,376,939	3,173,869
<b>Alberta</b>									
November <sup>r</sup>	1,572	1,225	2,797	855,089	89,913	306,780	39,461	436,154	1,291,243
December <sup>p</sup>	1,567	1,587	3,154	895,806	94,618	330,936	366,016	791,570	1,687,376
Cumulative Jan. to Dec. 2014	18,440	23,012	41,452	10,772,838	1,205,875	4,879,062	1,369,993	7,454,930	18,227,768
Cumulative Jan. to Dec. 2013	18,372	21,521	39,893	9,858,992	1,314,482	4,674,494	1,414,452	7,403,428	17,262,428

See notes at the end of the table.

Table 5 – continued

**Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2014**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential				
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>British Columbia</b>									
November <sup>r</sup>	730	1,399	2,129	616,018	11,673	125,994	69,414	207,081	823,099
December <sup>p</sup>	829	1,160	1,989	643,155	33,795	199,331	112,337	345,463	988,618
Cumulative Jan. to Dec. 2014	7,660	21,052	28,712	7,335,021	350,247	2,201,983	1,159,396	3,711,626	11,046,647
Cumulative Jan. to Dec. 2013	6,960	21,085	28,045	6,868,193	425,559	1,896,779	785,573	3,107,911	9,976,104
<b>Yukon</b>									
November <sup>r</sup>	7	24	31	2,294	1	402	9,007	9,410	11,704
December <sup>p</sup>	13	49	62	7,249	500	930	0	1,430	8,679
Cumulative Jan. to Dec. 2014	114	173	287	46,378	13,238	18,872	46,841	78,951	125,329
Cumulative Jan. to Dec. 2013	116	88	204	33,276	7,683	17,992	7,293	32,968	66,244
<b>Northwest Territories</b>									
November <sup>r</sup>	3	0	3	1,359	189	144	0	333	1,692
December <sup>p</sup>	0	24	24	3,163	370	46	0	416	3,579
Cumulative Jan. to Dec. 2014	51	37	88	24,753	4,041	8,788	148	12,977	37,730
Cumulative Jan. to Dec. 2013	44	46	90	34,740	10,337	22,844	51,788	84,969	119,709
<b>Nunavut</b>									
November <sup>r</sup>	0	0	0	0	0	0	0	0	0
December <sup>p</sup>	0	0	0	0	0	0	0	0	0
Cumulative Jan. to Dec. 2014	7	85	92	21,708	4,003	4,295	350	8,648	30,356
Cumulative Jan. to Dec. 2013	7	122	129	42,286	7,617	61,593	41,100	110,310	152,596

1. Included in this category are the following types of dwellings: single-detached, mobile home and cottage.

Table 6

Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2014

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential				
					Industrial	Commercial	Institutional and governmental		
units									
thousands of dollars									
Abbotsford-Mission, British Columbia									
November <sup>r</sup>	21	18	39	7,067	1,240	6,555	10	7,805	14,872
December <sup>p</sup>	16	19	35	15,568	925	1,717	0	2,642	18,210
Cumulative Jan. to Dec. 2014	202	314	516	106,047	36,311	26,960	21,036	84,307	190,354
Cumulative Jan. to Dec. 2013	194	450	644	97,739	12,556	27,261	24,924	64,741	162,480
Barrie, Ontario									
November <sup>r</sup>	144	380	524	130,423	16,405	21,419	29,230	67,054	197,477
December <sup>p</sup>	38	21	59	16,948	2,704	8,680	324	11,708	28,656
Cumulative Jan. to Dec. 2014	654	609	1,263	352,708	51,330	130,535	47,932	229,797	582,505
Cumulative Jan. to Dec. 2013	646	284	930	238,393	12,267	127,973	23,264	163,504	401,897
Brantford, Ontario									
November <sup>r</sup>	59	8	67	21,070	11,312	457	260	12,029	33,099
December <sup>p</sup>	6	0	6	1,341	762	1,400	1,818	3,980	5,321
Cumulative Jan. to Dec. 2014	302	143	445	105,532	28,599	11,153	10,383	50,135	155,667
Cumulative Jan. to Dec. 2013	255	171	426	76,005	52,913	26,817	18,039	97,769	173,774
Calgary, Alberta									
November <sup>r</sup>	503	547	1,050	374,641	52,329	101,158	9,526	163,013	537,654
December <sup>p</sup>	494	650	1,144	341,286	4,381	125,416	67,582	197,379	538,665
Cumulative Jan. to Dec. 2014	6,396	9,592	15,988	4,564,907	181,947	2,138,866	433,219	2,754,032	7,318,939
Cumulative Jan. to Dec. 2013	6,786	10,376	17,162	4,322,573	225,279	2,223,951	371,518	2,820,748	7,143,321
Edmonton, Alberta									
November <sup>r</sup>	592	474	1,066	310,155	7,414	98,044	15,346	120,804	430,959
December <sup>p</sup>	584	732	1,316	356,581	10,986	125,917	263,464	400,367	756,948
Cumulative Jan. to Dec. 2014	6,706	9,730	16,436	4,056,007	276,337	1,564,259	505,873	2,346,469	6,402,476
Cumulative Jan. to Dec. 2013	5,975	8,233	14,208	3,525,666	223,206	1,149,746	618,652	1,991,604	5,517,270
Greater Sudbury, Ontario									
November <sup>r</sup>	7	5	12	4,862	33,573	2,076	38,033	73,682	78,544
December <sup>p</sup>	6	4	10	4,035	718	4,943	302	5,963	9,998
Cumulative Jan. to Dec. 2014	174	191	365	96,826	83,969	60,466	88,342	232,777	329,603
Cumulative Jan. to Dec. 2013	197	246	443	110,865	33,641	96,426	36,673	166,740	277,605
Guelph, Ontario									
November <sup>r</sup>	10	25	35	8,095	10,399	6,836	82	17,317	25,412
December <sup>p</sup>	22	202	224	32,863	9,612	899	47	10,558	43,421
Cumulative Jan. to Dec. 2014	224	906	1,130	231,400	41,595	64,125	71,564	177,284	408,684
Cumulative Jan. to Dec. 2013	187	985	1,172	201,700	26,387	101,252	36,823	164,462	366,162
Halifax, Nova Scotia									
November <sup>r</sup>	22	100	122	24,854	473	7,309	233	8,015	32,869
December <sup>p</sup>	41	74	115	28,777	5,860	4,385	730	10,975	39,752
Cumulative Jan. to Dec. 2014	478	1,675	2,153	419,208	35,053	171,362	35,488	241,903	661,111
Cumulative Jan. to Dec. 2013	661	1,386	2,047	398,465	28,701	156,128	57,521	242,350	640,815
Hamilton, Ontario									
November <sup>r</sup>	63	53	116	51,320	1,243	13,182	13,589	28,014	79,334
December <sup>p</sup>	113	37	150	57,370	4,979	81,269	2,615	88,863	146,233
Cumulative Jan. to Dec. 2014	1,189	1,477	2,666	853,677	67,524	323,611	184,639	575,774	1,429,451
Cumulative Jan. to Dec. 2013	1,138	1,433	2,571	749,309	145,906	366,192	189,079	701,177	1,450,486
Kelowna, British Columbia									
November <sup>r</sup>	48	88	136	39,052	80	8,001	0	8,081	47,133
December <sup>p</sup>	50	27	77	28,836	85	10,231	150	10,466	39,302
Cumulative Jan. to Dec. 2014	508	581	1,089	334,499	10,543	68,984	40,098	119,625	454,124
Cumulative Jan. to Dec. 2013	431	531	962	260,807	15,983	75,829	97,689	189,501	450,308

See notes at the end of the table.

Table 6 – continued

**Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2014**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential				
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Kingston, Ontario</b>									
November <sup>r</sup>	31	57	88	16,851	544	2,073	627	3,244	20,095
December <sup>p</sup>	32	0	32	8,030	2,730	6,351	212	9,293	17,323
Cumulative Jan. to Dec. 2014	369	358	727	141,815	10,041	85,891	265,937	361,869	503,684
Cumulative Jan. to Dec. 2013	350	594	944	155,799	38,946	40,911	26,933	106,790	262,589
<b>Kitchener-Cambridge-Waterloo, Ontario</b>									
November <sup>r</sup>	62	112	174	68,315	6,917	13,453	5,405	25,775	94,090
December <sup>p</sup>	96	187	283	96,979	18,223	7,457	1,017	26,697	123,676
Cumulative Jan. to Dec. 2014	851	2,863	3,714	863,022	107,418	199,401	254,606	561,425	1,424,447
Cumulative Jan. to Dec. 2013	767	1,681	2,448	583,006	64,977	203,390	123,104	391,471	974,477
<b>London, Ontario</b>									
November <sup>r</sup>	57	207	264	76,578	2,633	20,055	764	23,452	100,030
December <sup>p</sup>	83	305	388	93,002	10,866	6,764	754	18,384	111,386
Cumulative Jan. to Dec. 2014	1,073	1,390	2,463	708,830	54,570	127,624	93,517	275,711	984,541
Cumulative Jan. to Dec. 2013	1,088	1,208	2,296	624,916	63,586	125,716	103,276	292,578	917,494
<b>Moncton, New Brunswick</b>									
November <sup>r</sup>	26	16	42	9,815	1,098	8,769	0	9,867	19,682
December <sup>p</sup>	28	61	89	15,078	2,916	1,847	30	4,793	19,871
Cumulative Jan. to Dec. 2014	283	663	946	133,159	12,880	83,380	13,406	109,666	242,825
Cumulative Jan. to Dec. 2013	342	659	1,001	138,314	6,985	90,937	68,303	166,225	304,539
<b>Montréal, Quebec</b>									
November <sup>r</sup>	222	1,256	1,478	337,133	4,876	90,785	153,441	249,102	586,235
December <sup>p</sup>	325	1,381	1,706	361,704	30,876	146,008	123,396	300,280	661,984
Cumulative Jan. to Dec. 2014	2,915	16,763	19,678	4,135,718	605,173	1,612,914	2,534,491	4,752,578	8,888,296
Cumulative Jan. to Dec. 2013	3,305	16,225	19,530	4,219,025	428,381	1,835,426	1,226,119	3,489,926	7,708,951
<b>Oshawa, Ontario</b>									
November <sup>r</sup>	61	62	123	39,166	610	4,403	2,039	7,052	46,218
December <sup>p</sup>	123	103	226	75,484	510	3,402	0	3,912	79,396
Cumulative Jan. to Dec. 2014	1,034	834	1,868	602,782	56,165	259,795	66,330	382,290	985,072
Cumulative Jan. to Dec. 2013	812	947	1,759	500,359	21,806	86,622	72,034	180,462	680,821
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
November <sup>r</sup>	93	218	311	95,379	499	29,897	71,210	101,606	196,985
December <sup>p</sup>	74	241	315	77,228	494	39,444	2,879	42,817	120,045
Cumulative Jan. to Dec. 2014	2,015	5,302	7,317	1,712,953	33,456	665,621	244,924	944,001	2,656,954
Cumulative Jan. to Dec. 2013	1,643	3,822	5,465	1,220,618	22,960	782,424	144,226	949,610	2,170,228
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
November <sup>r</sup>	21	97	118	20,892	0	5,774	3,356	9,130	30,022
December <sup>p</sup>	50	103	153	29,780	0	19,367	17,855	37,222	67,002
Cumulative Jan. to Dec. 2014	494	1,798	2,292	398,964	14,292	150,109	95,186	259,587	658,551
Cumulative Jan. to Dec. 2013	470	1,476	1,946	335,177	9,988	149,266	43,817	203,071	538,248
<b>Peterborough, Ontario</b>									
November <sup>r</sup>	67	56	123	21,617	13,324	4,379	0	17,703	39,320
December <sup>p</sup>	12	50	62	11,306	58	744	295	1,097	12,403
Cumulative Jan. to Dec. 2014	306	302	608	121,798	64,879	24,215	6,665	95,759	217,557
Cumulative Jan. to Dec. 2013	338	192	530	133,191	4,362	22,985	11,556	38,903	172,094
<b>Québec, Quebec</b>									
November <sup>r</sup>	63	294	357	74,126	2,366	22,027	116	24,509	98,635
December <sup>p</sup>	77	268	345	73,552	2,903	11,589	86	14,578	88,130
Cumulative Jan. to Dec. 2014	965	4,549	5,514	1,030,419	47,663	324,554	109,094	481,311	1,511,730
Cumulative Jan. to Dec. 2013	982	3,929	4,911	934,355	103,362	537,244	146,553	787,159	1,721,514

See notes at the end of the table.

Table 6 – continued

**Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2014**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Regina, Saskatchewan</b>									
November <sup>r</sup>	43	70	113	27,506	1,460	17,982	3,523	22,965	50,471
December <sup>p</sup>	45	21	66	15,846	995	38,921	1,758	41,674	57,520
Cumulative Jan. to Dec. 2014	746	1,507	2,253	379,868	40,442	248,667	45,824	334,933	714,801
Cumulative Jan. to Dec. 2013	1,313	1,795	3,108	547,109	25,781	175,175	119,279	320,235	867,344
<b>Saguenay, Quebec</b>									
November <sup>r</sup>	25	19	44	9,189	173	1,922	108	2,203	11,392
December <sup>p</sup>	9	13	22	5,339	135	3,315	832	4,282	9,621
Cumulative Jan. to Dec. 2014	380	366	746	173,961	20,175	36,118	37,854	94,147	268,108
Cumulative Jan. to Dec. 2013	495	385	880	196,277	30,327	40,409	23,270	94,006	290,283
<b>Saint John, New Brunswick</b>									
November <sup>r</sup>	17	14	31	4,912	8	1,459	463	1,930	6,842
December <sup>p</sup>	13	4	17	5,636	100	938	0	1,038	6,674
Cumulative Jan. to Dec. 2014	212	118	330	73,844	18,197	43,972	8,369	70,538	144,382
Cumulative Jan. to Dec. 2013	243	179	422	81,214	7,946	24,848	39,177	71,971	153,185
<b>Saskatoon, Saskatchewan</b>									
November <sup>r</sup>	71	218	289	49,458	2,257	9,187	6,811	18,255	67,713
December <sup>p</sup>	105	43	148	35,590	3,733	7,022	475	11,230	46,820
Cumulative Jan. to Dec. 2014	1,536	2,040	3,576	768,078	41,931	220,740	75,231	337,902	1,105,980
Cumulative Jan. to Dec. 2013	1,678	2,012	3,690	790,478	108,682	351,165	132,353	592,200	1,382,678
<b>Sherbrooke, Quebec</b>									
November <sup>r</sup>	41	188	229	27,692	219	8,447	46	8,712	36,404
December <sup>p</sup>	14	19	33	8,978	3,107	3,973	3,778	10,858	19,836
Cumulative Jan. to Dec. 2014	446	880	1,326	239,869	19,223	60,323	61,779	141,325	381,194
Cumulative Jan. to Dec. 2013	624	1,018	1,642	290,555	38,896	80,909	68,755	188,560	479,115
<b>St. Catharines-Niagara, Ontario</b>									
November <sup>r</sup>	84	56	140	37,116	5,823	4,281	9,938	20,042	57,158
December <sup>p</sup>	80	55	135	36,217	290	2,243	987	3,520	39,737
Cumulative Jan. to Dec. 2014	885	676	1,561	420,830	39,629	87,807	57,326	184,762	605,592
Cumulative Jan. to Dec. 2013	793	685	1,478	387,386	42,174	281,847	136,390	460,411	847,797
<b>St. John's, Newfoundland and Labrador</b>									
November <sup>r</sup>	70	14	84	23,422	4,507	4,939	13	9,459	32,881
December <sup>p</sup>	77	97	174	29,188	740	18,307	99	19,146	48,334
Cumulative Jan. to Dec. 2014	741	758	1,499	322,561	53,802	251,501	32,196	337,499	660,060
Cumulative Jan. to Dec. 2013	953	796	1,749	398,776	16,759	121,092	18,733	156,584	555,360
<b>Thunder Bay, Ontario</b>									
November <sup>r</sup>	11	7	18	3,710	2,148	1,119	0	3,267	6,977
December <sup>p</sup>	6	6	12	1,973	12	290	0	302	2,275
Cumulative Jan. to Dec. 2014	174	126	300	65,764	6,543	29,584	16,557	52,684	118,448
Cumulative Jan. to Dec. 2013	182	154	336	77,507	9,946	62,393	82,655	154,994	232,501
<b>Toronto, Ontario</b>									
November <sup>r</sup>	852	3,135	3,987	1,007,125	54,660	268,706	80,210	403,576	1,410,701
December <sup>p</sup>	907	1,776	2,683	927,332	189,681	303,825	83,948	577,454	1,504,786
Cumulative Jan. to Dec. 2014	9,562	24,699	34,261	9,722,070	936,509	3,782,846	1,220,977	5,940,332	15,662,402
Cumulative Jan. to Dec. 2013	8,793	30,723	39,516	9,364,449	1,007,470	3,922,272	1,100,873	6,030,615	15,395,064
<b>Trois-Rivières, Quebec</b>									
November <sup>r</sup>	15	49	64	13,536	682	2,221	2,220	5,123	18,659
December <sup>p</sup>	16	21	37	9,197	103	2,207	714	3,024	12,221
Cumulative Jan. to Dec. 2014	244	781	1,025	207,613	19,034	54,159	18,845	92,038	299,651
Cumulative Jan. to Dec. 2013	235	620	855	194,934	20,702	74,478	16,882	112,062	306,999

See notes at the end of the table.

Table 6 – continued

**Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2014**

	Number of dwelling units			Estimated value of construction					
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential				Total
					Industrial	Commercial	Institutional and governmental	Total	
	units			thousands of dollars					
<b>Vancouver, British Columbia</b>									
November <sup>r</sup>	298	1,009	1,307	383,876	4,458	56,327	64,463	125,248	509,124
December <sup>p</sup>	296	811	1,107	340,206	17,038	162,836	79,187	259,061	599,267
Cumulative Jan. to Dec. 2014	2,931	15,909	18,840	4,739,332	140,465	1,543,627	692,020	2,376,112	7,115,444
Cumulative Jan. to Dec. 2013	2,874	17,108	19,982	4,844,991	160,897	1,271,533	344,343	1,776,773	6,621,764
<b>Victoria, British Columbia</b>									
November <sup>r</sup>	34	109	143	33,185	531	22,147	1,598	24,276	57,461
December <sup>p</sup>	52	161	213	59,066	2,185	4,802	1,185	8,172	67,238
Cumulative Jan. to Dec. 2014	529	1,246	1,775	450,682	11,883	110,191	95,420	217,494	668,176
Cumulative Jan. to Dec. 2013	548	994	1,542	360,104	13,911	97,279	106,838	218,028	578,132
<b>Windsor, Ontario</b>									
November <sup>r</sup>	41	5	46	17,685	406	6,048	192	6,646	24,331
December <sup>p</sup>	37	18	55	17,102	10,203	3,651	1,281	15,135	32,237
Cumulative Jan. to Dec. 2014	569	238	807	249,669	38,482	61,550	54,397	154,429	404,098
Cumulative Jan. to Dec. 2013	580	175	755	230,736	26,607	47,530	52,237	126,374	357,110
<b>Winnipeg, Manitoba</b>									
November <sup>r</sup>	156	599	755	136,844	13,099	33,071	29,456	75,626	212,470
December <sup>p</sup>	162	405	567	116,856	1,693	56,415	4,718	62,826	179,682
Cumulative Jan. to Dec. 2014	1,967	3,465	5,432	1,106,838	63,231	589,081	202,965	855,277	1,962,115
Cumulative Jan. to Dec. 2013	1,976	2,493	4,469	951,926	81,731	452,974	324,142	858,847	1,810,773

1. Included in this category are the following types of dwellings: single-detached, mobile home and cottage.



**Table 7**  
**Dwelling units, provinces and territories, unadjusted, 2014**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
<b>Canada</b>							
November <sup>r</sup>	5,214	21	784	1,606	8,433	610	16,668
December <sup>p</sup>	4,410	37	735	1,513	6,355	552	13,602
Cumulative Jan. to Dec. 2014	74,381	368	11,103	22,294	88,449	8,867	205,462
Cumulative Jan. to Dec. 2013	75,163	381	9,827	20,538	92,543	9,237	207,689
<b>Newfoundland and Labrador</b>							
November <sup>r</sup>	84	0	0	0	21	2	107
December <sup>p</sup>	61	0	2	0	102	1	166
Cumulative Jan. to Dec. 2014	1,397	9	20	52	822	70	2,370
Cumulative Jan. to Dec. 2013	1,782	7	30	110	844	134	2,907
<b>Prince Edward Island</b>							
November <sup>r</sup>	23	1	6	0	7	3	40
December <sup>p</sup>	14	0	2	0	63	0	79
Cumulative Jan. to Dec. 2014	379	16	46	21	188	16	666
Cumulative Jan. to Dec. 2013	376	27	28	23	183	17	654
<b>Nova Scotia</b>							
November <sup>r</sup>	92	1	12	10	121	8	244
December <sup>p</sup>	85	2	10	8	72	10	187
Cumulative Jan. to Dec. 2014	1,467	32	87	133	1,814	226	3,759
Cumulative Jan. to Dec. 2013	1,788	56	140	163	1,516	291	3,954
<b>New Brunswick</b>							
November <sup>r</sup>	72	2	0	0	46	18	138
December <sup>p</sup>	42	0	4	1	110	7	164
Cumulative Jan. to Dec. 2014	1,331	20	121	68	1,052	116	2,708
Cumulative Jan. to Dec. 2013	1,516	35	162	97	1,217	123	3,150
<b>Quebec</b>							
November <sup>r</sup>	641	11	188	125	2,413	275	3,653
December <sup>p</sup>	464	6	177	231	1,598	128	2,604
Cumulative Jan. to Dec. 2014	10,834	124	2,635	1,639	22,445	3,732	41,409
Cumulative Jan. to Dec. 2013	12,439	146	2,455	1,222	22,467	3,764	42,493
<b>Ontario</b>							
November <sup>r</sup>	1,981	3	173	884	3,333	111	6,485
December <sup>p</sup>	1,626	28	187	852	2,079	188	4,960
Cumulative Jan. to Dec. 2014	26,206	140	2,623	11,669	26,466	1,771	68,875
Cumulative Jan. to Dec. 2013	24,331	81	2,595	10,043	30,451	2,632	70,133
<b>Manitoba</b>							
November <sup>r</sup>	186	0	11	53	574	0	824
December <sup>p</sup>	160	0	6	27	404	0	597
Cumulative Jan. to Dec. 2014	3,268	9	204	429	3,300	205	7,415
Cumulative Jan. to Dec. 2013	3,501	14	144	518	2,974	155	7,306
<b>Saskatchewan</b>							
November <sup>r</sup>	134	1	15	21	322	26	519
December <sup>p</sup>	107	0	13	4	8	40	172
Cumulative Jan. to Dec. 2014	3,139	4	392	807	2,710	440	7,492
Cumulative Jan. to Dec. 2013	3,972	3	338	654	3,454	311	8,732
<b>Alberta</b>							
November <sup>r</sup>	1,401	2	331	263	532	100	2,629
December <sup>p</sup>	1,246	1	290	172	1,067	58	2,834
Cumulative Jan. to Dec. 2014	18,497	8	4,081	3,909	13,989	1,036	41,520
Cumulative Jan. to Dec. 2013	18,360	7	3,352	3,828	13,510	835	39,892
<b>British Columbia</b>							
November <sup>r</sup>	593	0	48	250	1,040	66	1,997
December <sup>p</sup>	599	0	44	218	780	119	1,760
Cumulative Jan. to Dec. 2014	7,639	1	888	3,520	15,434	1,240	28,722
Cumulative Jan. to Dec. 2013	6,935	2	569	3,825	15,758	957	28,046

Table 7 – continued

## Dwelling units, provinces and territories, unadjusted, 2014

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
<b>Yukon</b>							
November <sup>r</sup>	4	0	0	0	24	1	29
December <sup>p</sup>	6	0	0	0	48	1	55
Cumulative Jan. to Dec. 2014	166	5	2	41	118	14	346
Cumulative Jan. to Dec. 2013	112	3	8	19	43	18	203
<b>Northwest Territories</b>							
November <sup>r</sup>	3	0	0	0	0	0	3
December <sup>p</sup>	0	0	0	0	24	0	24
Cumulative Jan. to Dec. 2014	51	0	2	0	34	1	88
Cumulative Jan. to Dec. 2013	44	0	0	0	46	0	90
<b>Nunavut</b>							
November <sup>r</sup>	0	0	0	0	0	0	0
December <sup>p</sup>	0	0	0	0	0	0	0
Cumulative Jan. to Dec. 2014	7	0	2	6	77	0	92
Cumulative Jan. to Dec. 2013	7	0	6	36	80	0	129

**Table 8**  
**Dwelling units, census metropolitan areas, unadjusted, December 2014**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	13	0	0	14	3	2	32
Barrie, Ontario	31	0	0	21	0	0	52
Brantford, Ontario	5	0	0	0	0	0	5
Calgary, Alberta	429	0	78	127	445	0	1,079
Edmonton, Alberta	508	0	194	35	468	35	1,240
Greater Sudbury, Ontario	5	0	0	0	0	4	9
Guelph, Ontario	18	0	0	6	182	14	220
Halifax, Nova Scotia	29	0	0	8	57	10	104
Hamilton, Ontario	92	0	2	22	0	13	129
Kelowna, British Columbia	41	0	0	6	21	0	68
Kingston, Ontario	26	0	0	0	0	0	26
Kitchener-Cambridge-Waterloo, Ontario	78	0	6	22	156	3	265
London, Ontario	67	0	0	140	165	0	372
Moncton, New Brunswick	10	0	0	1	60	1	72
Montréal, Quebec	203	0	56	172	973	65	1,469
Oshawa, Ontario	100	0	2	49	41	11	203
Ottawa-Gatineau, Ontario/Quebec	90	2	36	88	177	34	427
Ottawa-Gatineau, Ontario part, Ontario/Quebec	60	0	2	64	142	33	301
Ottawa-Gatineau, Quebec part, Ontario/Quebec	30	2	34	24	35	1	126
Peterborough, Ontario	10	0	0	0	8	42	60
Québec, Quebec	49	0	30	7	200	8	294
Regina, Saskatchewan	29	0	4	4	8	5	50
Saguenay, Quebec	6	0	0	0	6	6	18
Saint John, New Brunswick	5	0	0	0	2	2	9
Saskatoon, Saskatchewan	68	0	8	0	0	35	111
Sherbrooke, Quebec	9	0	2	4	10	1	26
St. Catharines-Niagara, Ontario	65	0	26	26	2	1	120
St. John's, Newfoundland and Labrador	48	0	2	0	95	0	145
Thunder Bay, Ontario	5	0	0	0	0	6	11
Toronto, Ontario	735	0	139	466	1,128	43	2,511
Trois-Rivières, Quebec	10	0	2	0	16	1	29
Vancouver, British Columbia	244	0	10	142	570	89	1,055
Victoria, British Columbia	43	0	2	14	134	11	204
Windsor, Ontario	30	0	2	8	6	2	48
Winnipeg, Manitoba	111	0	6	27	372	0	516

**Table 9**  
**Dwelling units, census metropolitan areas, unadjusted, cumulative, January to December 2014**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	207	0	0	89	211	14	521
Barrie, Ontario	642	0	6	165	434	4	1,251
Brantford, Ontario	303	0	0	76	54	16	449
Calgary, Alberta	6,420	1	1,219	1,907	6,450	17	16,014
Edmonton, Alberta	6,741	0	2,620	1,465	5,241	404	16,471
Greater Sudbury, Ontario	188	0	14	0	156	21	379
Guelph, Ontario	218	0	48	237	431	190	1,124
Halifax, Nova Scotia	484	1	14	130	1,384	148	2,161
Hamilton, Ontario	1,170	0	112	972	350	43	2,647
Kelowna, British Columbia	513	0	2	230	308	41	1,094
Kingston, Ontario	372	2	35	116	175	33	733
Kitchener-Cambridge-Waterloo, Ontario	865	0	38	677	2,055	93	3,728
London, Ontario	1,050	1	21	569	772	29	2,442
Moncton, New Brunswick	293	0	95	20	534	15	957
Montréal, Quebec	2,854	0	687	840	13,077	2,075	19,533
Oshawa, Ontario	995	0	137	408	226	63	1,829
Ottawa-Gatineau, Ontario/Quebec	2,594	2	618	2,872	3,181	307	9,574
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,119	0	246	2,425	2,360	271	7,421
Ottawa-Gatineau, Quebec part, Ontario/Quebec	475	2	372	447	821	36	2,153
Peterborough, Ontario	313	0	0	40	191	71	615
Québec, Quebec	949	1	428	49	3,631	329	5,387
Regina, Saskatchewan	716	0	174	366	933	34	2,223
Saguenay, Quebec	403	1	8	0	224	122	758
Saint John, New Brunswick	195	8	0	15	74	29	321
Saskatoon, Saskatchewan	1,554	0	177	426	1,047	390	3,594
Sherbrooke, Quebec	447	0	98	61	568	188	1,362
St. Catharines-Niagara, Ontario	897	0	148	358	136	34	1,573
St. John's, Newfoundland and Labrador	752	0	18	42	656	42	1,510
Thunder Bay, Ontario	187	1	4	4	104	14	314
Toronto, Ontario	9,519	0	1,366	4,652	18,087	595	34,219
Trois-Rivières, Quebec	252	0	117	8	586	61	1,024
Vancouver, British Columbia	2,938	0	512	2,487	12,300	615	18,852
Victoria, British Columbia	526	0	36	156	814	249	1,781
Windsor, Ontario	581	0	79	99	48	12	819
Winnipeg, Manitoba	1,962	0	180	423	2,679	183	5,427

Table 10

## Value of residential and non-residential building permits, provinces and territories, unadjusted, 2014

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Canada</b>					
November <sup>r</sup>	4,102,642	378,733	1,234,090	620,883	6,336,348
December <sup>p</sup>	3,431,689	495,955	1,352,074	713,110	5,992,828
Cumulative Jan. to Dec. 2014	50,974,908	5,525,546	18,525,527	10,000,744	85,026,725
Cumulative Jan. to Dec. 2013	48,409,489	5,657,080	18,929,476	7,844,856	80,840,901
<b>Newfoundland and Labrador</b>					
November <sup>r</sup>	28,914	4,507	6,702	2,488	42,611
December <sup>p</sup>	24,306	1,180	19,660	99	45,245
Cumulative Jan. to Dec. 2014	524,353	69,083	295,256	37,625	926,317
Cumulative Jan. to Dec. 2013	655,173	69,712	176,432	41,365	942,682
<b>Prince Edward Island</b>					
November <sup>r</sup>	7,960	1,260	4,148	839	14,207
December <sup>p</sup>	11,811	443	656	541	13,451
Cumulative Jan. to Dec. 2014	119,340	13,089	51,281	12,817	196,527
Cumulative Jan. to Dec. 2013	114,144	19,238	49,577	43,019	225,978
<b>Nova Scotia</b>					
November <sup>r</sup>	48,432	3,917	12,037	5,348	69,734
December <sup>p</sup>	43,240	9,955	7,526	1,824	62,545
Cumulative Jan. to Dec. 2014	765,358	90,225	255,066	68,442	1,179,091
Cumulative Jan. to Dec. 2013	779,898	56,302	253,746	81,800	1,171,746
<b>New Brunswick</b>					
November <sup>r</sup>	24,982	7,042	14,650	2,253	48,927
December <sup>p</sup>	19,588	5,516	5,340	4,135	34,579
Cumulative Jan. to Dec. 2014	452,381	54,194	209,423	117,308	833,306
Cumulative Jan. to Dec. 2013	480,457	33,369	216,878	274,218	1,004,922
<b>Quebec</b>					
November <sup>r</sup>	686,543	36,064	200,809	157,145	1,080,561
December <sup>p</sup>	451,009	47,382	195,559	100,540	794,490
Cumulative Jan. to Dec. 2014	8,762,274	1,085,324	2,770,215	3,416,781	16,034,594
Cumulative Jan. to Dec. 2013	8,950,402	1,029,046	3,336,490	1,887,639	15,203,577
<b>Ontario</b>					
November <sup>r</sup>	1,699,420	197,448	464,517	291,637	2,653,022
December <sup>p</sup>	1,472,128	291,221	471,875	114,862	2,350,086
Cumulative Jan. to Dec. 2014	18,983,225	2,366,385	6,408,389	3,149,524	30,907,523
Cumulative Jan. to Dec. 2013	17,267,023	2,294,592	6,894,271	2,476,980	28,932,866
<b>Manitoba</b>					
November <sup>r</sup>	151,600	16,126	38,456	30,102	236,284
December <sup>p</sup>	114,461	4,236	72,090	6,238	197,025
Cumulative Jan. to Dec. 2014	1,551,120	131,219	728,443	404,566	2,815,348
Cumulative Jan. to Dec. 2013	1,527,975	134,362	584,589	361,262	2,608,188
<b>Saskatchewan</b>					
November <sup>r</sup>	92,774	10,593	62,380	13,189	178,936
December <sup>p</sup>	42,418	6,739	52,330	6,518	108,005
Cumulative Jan. to Dec. 2014	1,586,113	138,623	725,271	216,953	2,666,960
Cumulative Jan. to Dec. 2013	1,796,929	254,781	743,791	378,367	3,173,868
<b>Alberta</b>					
November <sup>r</sup>	795,739	89,913	303,851	39,461	1,228,964
December <sup>p</sup>	727,423	94,618	326,731	366,016	1,514,788
Cumulative Jan. to Dec. 2014	10,798,010	1,205,875	4,848,245	1,369,993	18,222,123
Cumulative Jan. to Dec. 2013	9,858,993	1,314,482	4,674,494	1,414,452	17,262,421
<b>British Columbia</b>					
November <sup>r</sup>	563,652	11,673	125,994	69,414	770,733
December <sup>p</sup>	516,547	33,795	199,331	112,337	862,010
Cumulative Jan. to Dec. 2014	7,337,173	350,247	2,201,983	1,159,396	11,048,799
Cumulative Jan. to Dec. 2013	6,868,193	425,559	1,896,779	785,573	9,976,104

Table 10 – continued

## Value of residential and non-residential building permits, provinces and territories, unadjusted, 2014

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Yukon</b>					
November <sup>r</sup>	1,778	1	402	9,007	11,188
December <sup>p</sup>	5,880	500	930	0	7,310
Cumulative Jan. to Dec. 2014	47,018	13,238	18,872	46,841	125,969
Cumulative Jan. to Dec. 2013	33,277	7,683	17,992	7,293	66,245
<b>Northwest Territories</b>					
November <sup>r</sup>	848	189	144	0	1,181
December <sup>p</sup>	2,878	370	46	0	3,294
Cumulative Jan. to Dec. 2014	26,835	4,041	8,788	148	39,812
Cumulative Jan. to Dec. 2013	34,739	10,337	22,844	51,788	119,708
<b>Nunavut</b>					
November <sup>r</sup>	0	0	0	0	0
December <sup>p</sup>	0	0	0	0	0
Cumulative Jan. to Dec. 2014	21,708	4,003	4,295	350	30,356
Cumulative Jan. to Dec. 2013	42,286	7,617	61,593	41,100	152,596

Table 11

## Value of residential and non-residential building permits, census metropolitan areas, unadjusted, December 2014

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford-Mission, British Columbia	14,818	925	1,717	0	17,460
Barrie, Ontario	14,828	2,704	8,213	324	26,069
Brantford, Ontario	1,107	762	1,325	1,818	5,012
Calgary, Alberta	300,909	4,381	125,416	67,582	498,288
Edmonton, Alberta	309,278	10,986	125,917	263,464	709,645
Greater Sudbury, Ontario	3,503	718	4,677	302	9,200
Guelph, Ontario	31,580	9,612	851	47	42,090
Halifax, Nova Scotia	23,539	5,860	4,385	730	34,514
Hamilton, Ontario	48,433	4,979	76,897	2,615	132,924
Kelowna, British Columbia	23,825	85	10,231	150	34,291
Kingston, Ontario	6,584	2,730	6,009	212	15,535
Kitchener-Cambridge-Waterloo, Ontario	90,088	18,223	7,056	1,017	116,384
London, Ontario	87,390	10,866	6,400	754	105,410
Moncton, New Brunswick	7,394	2,916	1,847	30	12,187
Montréal, Quebec	257,414	30,876	133,720	80,519	502,529
Oshawa, Ontario	65,942	510	3,219	0	69,671
Ottawa-Gatineau, Ontario/Quebec	90,982	494	55,059	14,530	161,065
Ottawa-Gatineau, Ontario part, Ontario/Quebec	71,377	494	37,322	2,879	112,072
Ottawa-Gatineau, Quebec part, Ontario/Quebec	19,605	0	17,737	11,651	48,993
Peterborough, Ontario	10,327	58	704	295	11,384
Québec, Quebec	51,636	2,903	10,614	56	65,209
Regina, Saskatchewan	11,682	995	38,921	1,758	53,356
Saguenay, Quebec	3,173	135	3,036	543	6,887
Saint John, New Brunswick	2,332	100	938	0	3,370
Saskatoon, Saskatchewan	25,954	3,733	7,022	475	37,184
Sherbrooke, Quebec	5,548	3,107	3,639	2,465	14,759
St. Catharines-Niagara, Ontario	31,601	290	2,122	987	35,000
St. John's, Newfoundland and Labrador	19,833	740	18,307	99	38,979
Thunder Bay, Ontario	1,664	12	274	0	1,950
Toronto, Ontario	846,781	189,681	287,481	83,948	1,407,891
Trois-Rivières, Quebec	5,614	103	2,021	466	8,204
Vancouver, British Columbia	306,017	17,038	162,836	79,187	565,078
Victoria, British Columbia	50,654	2,185	4,802	1,185	58,826
Windsor, Ontario	14,711	10,203	3,455	1,281	29,650
Winnipeg, Manitoba	99,253	1,693	56,415	4,718	162,079

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to December 2014

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford-Mission, British Columbia	107,206	36,311	26,960	21,036	191,513
Barrie, Ontario	348,135	51,330	132,359	47,932	579,756
Brantford, Ontario	106,908	28,599	11,512	10,383	157,402
Calgary, Alberta	4,574,770	181,947	2,138,866	433,219	7,328,802
Edmonton, Alberta	4,071,418	276,337	1,564,259	505,873	6,417,887
Greater Sudbury, Ontario	101,196	83,969	61,128	88,342	334,635
Guelph, Ontario	230,654	41,595	66,130	71,564	409,943
Halifax, Nova Scotia	418,859	35,053	171,362	35,488	660,762
Hamilton, Ontario	851,073	67,524	318,342	184,639	1,421,578
Kelowna, British Columbia	334,718	10,543	68,984	40,098	454,343
Kingston, Ontario	144,348	10,041	79,994	265,937	500,320
Kitchener-Cambridge-Waterloo, Ontario	870,287	107,418	196,573	254,606	1,428,884
London, Ontario	704,631	54,570	125,406	93,517	978,124
Moncton, New Brunswick	136,914	12,880	83,380	13,406	246,580
Montréal, Quebec	4,110,754	605,173	1,587,046	2,649,331	8,952,304
Oshawa, Ontario	588,413	56,165	271,838	66,330	982,746
Ottawa-Gatineau, Ontario/Quebec	2,123,101	47,748	816,852	318,404	3,306,105
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,749,163	33,456	666,660	244,924	2,694,203
Ottawa-Gatineau, Quebec part, Ontario/Quebec	373,938	14,292	150,192	73,480	611,902
Peterborough, Ontario	124,500	64,879	23,969	6,665	220,013
Québec, Quebec	1,020,336	47,663	322,427	95,854	1,486,280
Regina, Saskatchewan	373,989	40,442	248,667	45,824	708,922
Saguenay, Quebec	183,509	20,175	34,771	36,344	274,799
Saint John, New Brunswick	67,293	18,197	43,972	8,369	137,831
Saskatoon, Saskatchewan	775,341	41,931	220,740	75,231	1,113,243
Sherbrooke, Quebec	245,368	19,223	61,851	53,327	379,769
St. Catharines-Niagara, Ontario	427,079	39,629	83,752	57,326	607,786
St. John's, Newfoundland and Labrador	323,843	53,802	251,501	32,196	661,342
Thunder Bay, Ontario	70,124	6,543	29,074	16,557	122,298
Toronto, Ontario	9,719,406	936,509	3,692,814	1,220,977	15,569,706
Trois-Rivières, Quebec	217,816	19,034	50,999	16,586	304,435
Vancouver, British Columbia	4,739,336	140,465	1,543,627	692,020	7,115,448
Victoria, British Columbia	448,538	11,883	110,191	95,420	666,032
Windsor, Ontario	256,208	38,482	58,461	54,397	407,548
Winnipeg, Manitoba	1,100,232	63,231	589,081	202,965	1,955,509



Table 13

## Value of non-residential building permits, by type of building, provinces and territories, unadjusted, December 2014

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>2,561,139</b>	<b>20,939</b>	<b>1,640</b>	<b>19,305</b>	<b>14,991</b>	<b>343,481</b>	<b>877,958</b>
<b>Industrial</b>	<b>495,955</b>	<b>1,180</b>	<b>443</b>	<b>9,955</b>	<b>5,516</b>	<b>47,382</b>	<b>291,221</b>
Factories, plants	170,045	400	0	1,520	2,330	24,227	98,529
Transportation, utilities	236,748	740	300	5,680	0	1,370	163,516
Mining and agriculture	45,315	0	0	2,450	2,916	15,289	10,450
Minor industrial projects, new and improvements <sup>1</sup>	43,847	40	143	305	270	6,496	18,726
<b>Commercial</b>	<b>1,352,074</b>	<b>19,660</b>	<b>656</b>	<b>7,526</b>	<b>5,340</b>	<b>195,559</b>	<b>471,875</b>
Trade and services	206,249	650	0	2,272	300	41,521	60,015
Warehouses	221,161	2,300	0	0	300	75,111	48,301
Service stations	41,078	12,650	0	360	0	5,545	9,028
Office buildings	377,107	1,424	0	1,140	664	25,043	169,830
Recreation	134,875	0	0	0	800	14,020	39,340
Hotels, restaurants	238,704	0	0	1,448	975	8,196	98,880
Laboratories	3,530	250	0	0	0	3,030	0
Minor commercial projects, new and improvements <sup>1</sup>	129,370	2,386	656	2,306	2,301	23,093	46,481
<b>Institutional and governmental</b>	<b>713,110</b>	<b>99</b>	<b>541</b>	<b>1,824</b>	<b>4,135</b>	<b>100,540</b>	<b>114,862</b>
Schools, education	448,149	0	300	300	0	49,577	34,085
Hospitals, medical	103,918	0	0	0	0	40,272	23,165
Welfare, home	87,796	0	0	550	3,700	2,522	38,215
Churches, religion	4,279	0	0	614	0	0	2,948
Government buildings	45,353	0	0	0	0	3,556	7,836
Minor institutional and governmental projects, new and improvements <sup>1</sup>	23,615	99	241	360	435	4,613	8,613
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
thousands of dollars							
<b>Total non-residential</b>	<b>82,564</b>	<b>65,587</b>	<b>787,365</b>	<b>345,463</b>	<b>1,430</b>	<b>416</b>	<b>0</b>
<b>Industrial</b>	<b>4,236</b>	<b>6,739</b>	<b>94,618</b>	<b>33,795</b>	<b>500</b>	<b>370</b>	<b>0</b>
Factories, plants	3,085	1,400	30,156	7,528	500	370	0
Transportation, utilities	300	0	57,072	7,770	0	0	0
Mining and agriculture	0	2,670	0	11,540	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	851	2,669	7,390	6,957	0	0	0
<b>Commercial</b>	<b>72,090</b>	<b>52,330</b>	<b>326,731</b>	<b>199,331</b>	<b>930</b>	<b>46</b>	<b>0</b>
Trade and services	1,080	5,235	47,975	47,201	0	0	0
Warehouses	5,834	7,650	60,526	21,139	0	0	0
Service stations	900	0	2,230	9,915	450	0	0
Office buildings	14,943	9,799	118,822	35,122	320	0	0
Recreation	600	21,886	14,382	43,847	0	0	0
Hotels, restaurants	45,405	4,619	59,294	19,887	0	0	0
Laboratories	0	0	250	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	3,328	3,141	23,252	22,220	160	46	0
<b>Institutional and governmental</b>	<b>6,238</b>	<b>6,518</b>	<b>366,016</b>	<b>112,337</b>	<b>0</b>	<b>0</b>	<b>0</b>
Schools, education	667	0	341,656	21,564	0	0	0
Hospitals, medical	3,463	300	6,098	30,620	0	0	0
Welfare, home	454	0	8,100	34,255	0	0	0
Churches, religion	0	0	717	0	0	0	0
Government buildings	1,021	5,393	3,900	23,647	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	633	825	5,545	2,251	0	0	0

1. Refer to projects valued at less than \$250,000 for which the breakdown by type of building is not available.

## Description – Monthly survey of building permits

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The following information should be used to ensure a clear understanding of the basic concepts that define the data provided in this product, of the underlying methodology of the survey, and of key aspects of the data quality. This information will provide you with a better understanding of the strengths and limitations of the data, and of how they can be effectively used and analysed. The information may be of particular importance to you when making comparisons with data from other surveys or sources of information, and in drawing conclusions regarding change over time.

## Data source and methodology

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The purpose of the **Monthly Survey of Building Permits** issued by Canadian municipalities is to collect data on construction intentions. The results of this survey are used by the Canada Mortgage and Housing Corporation (CMHC) as a reference base for conducting a monthly survey of housing starts and completions in accordance with its mandate. The statistics on building permits are also essential for the computation of capital expenditures. Furthermore, since the issuance of a building permit is one of the first steps in the construction process, these statistics are widely used as a leading indicator of building activity.

**General methodology:** The Building Permits Survey covers all Canadian municipalities that issue permits. The number of Canadian municipalities currently surveyed approximately 2,400, representing all the provinces and territories. They account for 95% of the Canadian population. Participation in the survey is mandatory; the survey does not use a predetermined sample of municipalities. The communities representing the other 5% of the population are very small, and their level of building activity have little impact on the total. In practice, all urban agglomerations are represented in the survey, as well as a fair percentage of rural municipalities. With certain exceptions, the minimum coverage corresponds to the municipalities already included in the CMHC Housing Starts and Completions Survey. Non-responding municipalities that issue permits are urged on a regular basis to respond to the Building Permit Survey. Therefore, the number of municipalities covered is increasing continually.

The survey is usually conducted by mail, although certain municipalities choose to respond by telephone. The municipal officer responsible for issuing permits is asked to fill out a form each month describing all major construction projects.

The municipalities forward a copy of their completed report to Statistics Canada's Head Office and another copy to the local office of the CMHC. To reduce their overhead, an increasing number of respondents are producing a computerized report. Only those municipalities that are late in reporting and that are included in the above-mentioned CMHC survey are subject to follow-up by telephone.

The reports received at Statistics Canada's Head Office are verified, coded and processed.

Strict quality control procedures are applied to ensure that collection, coding and data processing are as accurate as possible. Checks are also performed on totals and the magnitude of data. Reports that fail to meet the quality standards are subject to verification and are corrected as required.

Imputations are required for each characteristic for which no report has been received. These are calculated automatically, subject to certain constraints, by applying to previously used values, the month-to-month and year-to-year changes in similar values of responding municipalities and the historical pattern of the missing municipalities. No estimation is done for lack of coverage, concealment or the underevaluation of permits issued. For this reason, the sampling error cannot be computed.

The monthly statistics are not corrected for cancelled or expired permits. According to the municipal officers, the proportion of cancelled and unused permits is below 5%.

**Reference period:** The reference period for data collection purposes is the calendar month. Reports from municipalities which are part of a census metropolitan area or a census agglomeration must be received within 20 days following the month of reference. The other municipalities have 30 days to produce their reports. Results are released between 35 and 40 days after the end of the reference month. Annual data for the preceding calendar year are released with the data for the January survey month.

**Revisions:** Two types of revisions can affect the results of the Building Permits Survey:

## Revisions due to the correction of coding errors

These types of revisions are done on a monthly basis only to the data pertaining to the month preceding the reference period.

## Revisions due to the addition of late reports

Late reports for the month preceding the reference period are incorporated into the survey results on a continuing basis. However, reports received after the two-month deadline following the reference month are introduced only at the end of the year. As a result, the data for the last twelve months are subject to revision.

**Seasonal adjustment:** Components of the building permits for which seasonal variation is present are seasonally adjusted using the X-12 ARIMA method. Seasonally adjusted data for the total number of housing units and the aggregate value of building permits are obtained indirectly, i.e., by adding up their seasonally adjusted components. Specifically, the total number of dwelling units is obtained by summing the seasonally adjusted data for single-family and multi-family units. The total value of building permits is obtained by summing the following components: residential, industrial, commercial and institutional. In cases where the component series contains no apparent seasonality, unadjusted values are used in the place of seasonally adjusted values in these aggregations.

At the end of the year, the seasonally adjusted time series are revised to take into account the most recent seasonal fluctuations at the same time as a revision to the previous year of the unadjusted data. As a result, revisions for the seasonally adjusted estimates extending back three years are made with the release of January building permits data.

As a complement to the seasonally adjusted series, trend-cycle estimates are produced to indicate the long-term underlying movement of a series and may also be used as early indicators of the direction of the short-term trend (within the current year). Both the seasonally adjusted and trend-cycle estimates are subject to revision as new data points are added to the series. These revisions could be large and even lead to a reversal of movement, especially at the end of the trend series. The higher variability associated with the trend-cycle estimates is indicated with a dotted line for the most recent four months on the graphs.

## Concepts and variables measured

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The statistical data presented in this product refers to the number of dwelling units authorized and the **value of building permits**. The value of the permits reported includes the following expenditures: materials, labour, profit and overhead. The cost of land is never included in the estimated value of the permit while acquisition costs (legal fees, surveying fees and accrued interest) may be included at times.

The classification used in this publication deals strictly with structures for which a building permit was issued. Permits are generally issued for the following: construction of new buildings, alterations, additions, renovations, etc. Minor repair jobs such as painting, tiling, roofing, etc., for which no permit is required, and engineering work (such as dams, roads, pipelines, etc.), which, by definition, is not a building, are not included in the building permit series. Estimates of such work may be obtained on Cansim, tables 029-0039 to 029-0040 for the «Capital expenditures by type of asset» and tables 029-0005 to 029-0024 and 032-0001 to 032-0002 for the «Private and Public Investment in Canada Intentions» (cat. no. 61-205-X).

The description given by the municipalities as to the type of building (box #6 of Section A on the form) and the type of work involved (box #7 of Section A on the form) forms the basis for classification. The classification of buildings into major groups and subgroups is based on the following: intended use in the case of new buildings; present or intended use of buildings to which improvements are to be made; present use of the existing structure where the proposed construction is intended to provide additional facilities; principal use of the structure where the proposed construction has more than one intended use; however, where the building contains dwellings, the value of the construction is divided between residential and non-residential use.

## Building categories

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This publication, uses the following classification for the **value of permits issued** for construction of new buildings or for improvements: residential, industrial, commercial, institutional and government.

**Residential:** Includes all buildings intended for private occupancy whether on a permanent basis or not. Dwellings are divided into the following types: single-family, mobile, cottage, semi-detached, row house and apartment building.

**Industrial:** Includes all buildings used for manufacturing and processing; transportation, communication and other utilities, and agriculture, forestry and mining.

**Commercial:** Includes all buildings used to house activities related to the tertiary sector, such as stores, warehouses, garages, office buildings, theatres, hotels, funeral parlours and beauty salons.

**Institutional and Government:** Includes expenditures made by the community, public and government for buildings and structures like schools, universities, hospitals, clinics, churches, homes for the aged.

The **number of dwelling units** indicates the number of self contained dwelling units created. This should not be confused with the number of structures. For example, an apartment building containing six dwellings will be shown as six dwelling units. When an existing structure is converted into additional housing units, the number of units added is included. This publication uses the following classification for dwelling units:

**Single-family:** Refers to dwellings commonly called "**single house**". It includes single dwellings that are completely isolated on all sides, including single dwellings linked to other dwellings below ground. Included are bungalows, split levels, two-storey single-family homes built by conventional methods or prefabricated.

**Mobile homes:** Refers to houses designed and constructed to be transported on their own chassis and for easy moving.

**Cottage:** Refers to dwellings that cannot be occupied year-round or on a permanent basis because the facilities required for comfort are inadequate.

**Double or Semi-detached:** Refers to dwellings in which each of the two dwellings are side by side and joined by a common wall or garage, but not attached to any other building and surrounded by open space.

**Row Dwellings:** Refers to a row of three or more dwellings attached to each other without dwellings above or below.

**Apartment Building:** Includes dwellings in a variety of buildings such as duplexes, semi-detached duplexes, triplexes, row duplexes, apartments as such and dwellings adjacent to non-residential structures.

**Conversion:** Refers to the number of dwellings added by conversion of existing structures.

## Geographic classification

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Geographic entities are classified according to Standard Geographical Classification (SGC) used by Statistics Canada. Each reporting entity is assigned a twelve-digit SGC code for identification according to the following geographic levels:

**Province and territory (PR):** There are ten provinces and three territories.

**Economic region (ER):** Refers to intraprovincial regions established by the Standards Division of Statistics Canada. There are seventy-six ERs.

**Census division (CD):** Refers to a group of census subdivisions established by provincial law. There are two hundred and eighty-eight CDs (data on this geographic group is available on request).

**Census metropolitan area (CMA):** Its delineation corresponds to the 2011 Census definition. The term CMA refers to the main labour market area of an urban area (the urbanized core) of at least 100,000 population, based on the Census population figures. The thirty-three CMAs are shown in this publication. Although the 2011 Census defines the Ottawa-Gatineau area as a single CMA, the area is shown in this publication as two separate entities since it is located in two different provinces.

**Census agglomeration (CA):** Refers to the smaller labour market area of an urbanized core of at least 10,000 population, as defined by the 2011 Census. There are one hundred and eleven CAs in Canada. When a CA overlaps the boundaries of two provinces, it is shown partly in each province. The Lloydminster agglomeration is an exception to this rule. It is treated as if it was totally located in Alberta.

**Other municipalities of at least 10,000 population:** Refers to municipalities not included in census agglomerations but with populations of at least 10,000 inhabitants. The distinction is made between these municipalities and CAs in order to permit comparison between the Building Permits Survey and the Housing Starts and Completions Survey which refers to this geographical concept.

**Rural area:** Refers to all geographic entities not included in a CMA or CA and not identified as an urban centre by the Canada Mortgage and Housing Corporation.

**Census subdivision (CSD):** Refers to the general term applying to municipalities, Indian reserves, Indian settlements and unorganized territories. However, since Indian reserves and settlements do not issue building permits, they are not included in this publication.

**Non-standard geographic unit:** The geographic units shown in this publication do not all satisfy the above definition of census subdivision. Some provincial or municipal administrations producing monthly reports do not correspond to the official geographic entities; they are nevertheless shown in this publication under the geographic entity used by these administrations. These so-called non-standard geographic units are few in number and are mostly concentrated in the Maritime provinces.

### Territorial revisions

Territorial boundaries were established according to the 2011 Census definitions. Changes in boundaries, status or name of census subdivisions between censuses are introduced in this publication on a yearly basis. Changes affecting the other geographic units (CMAs, CAs, CDs and ERs) are introduced every five years, eighteen months following the census.

## Data accuracy

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Since the building permit data are extracted from municipal administrative documents, two types of response errors are possible: errors attributable to the permit applicant and errors in transcription by the responding municipality. However, experience has shown that transcription errors are not very common and the increasing number of municipalities producing computerized reports tends to reduce the frequency of this type of error. Errors attributable to an understatement of the cost of construction are more probable. Since permit fees are in most cases based on the value of the construction, this leads unquestionably to under-estimation of project values.

The other source of error are the processing error and the non-response error. In 2012, more than 98% of the municipalities covered by the survey sent their monthly Building Permits reports.



## Comparability of data and related sources

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Comparison of data must be done with reservation considering that the methods of issuing permits and the methods of estimating building values can differ from one municipality to another. Also, comparisons involving different periods must take into account the constant increase in the number of municipalities participating in the survey.

This publication contains only part of the data produced on building permits. However, you may order unpublished tables or address special requests, to the Building Construction and Property Value Section (613-951-6321 or 1-800-579-8533). The series presented here is also available on CANSIM: Tables 026-0001 to 026-0008 and 026-0010.

# Appendix I

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## Geographical abbreviations

C	City / Cité
CC	Chartered community
CG	Community government
CN	Crown colony / Colonie de la couronne
COM	Community
CT	Canton (municipalité de)
CU	Cantons unis (municipalité de)
CV	City / Ville
CY	City
DM	District municipality
HAM	Hamlet
ID	Improvement district
IGD	Indian government district
IM	Island municipality
IRI	Indian reserve / Réserve indienne
LGD	Local government district
LOT	Township and royalty
M	Municipality / Municipalité
MD	Municipal district
MÉ	Municipalité
MU	Municipality
NH	Northern hamlet
NL	Nisga'a land
NO	Unorganized / Non organisé
NV	Northern village
NVL	Nisgaa village
P	Parish / Paroisse (municipalité de)
PE	Paroisse (municipalité de)
RCR	Rural community / Communauté rurale
RDA	Regional district electoral area
RG	Region
RGM	Regional municipality
RM	Rural municipality
RV	Resort village
S-É	Indian settlement / Établissement indien
SA	Special area
SC	Subdivision of county municipality / Subdivision municipalité de comté
SÉ	Settlement / Établissement
SET	Settlement
SG	Self-government / Autonomie gouvernementale
SM	Specialized municipality
SNO	Subdivision of unorganized / Subdivision non organisée
SV	Summer village
T	Town

TC	Terres réservées aux Cris
TI	Terre inuite
TK	Terres réservées aux Naskapis
TL	Teslin land
TP	Township
TV	Town / Ville
V	Ville
VC	Village cri
VK	Village naskapi
VL	Village
VN	Village nordique

Source: Statistics Canada, 2011 Census of Population.

<http://www12.statcan.gc.ca/census-recensement/2011/ref/dict/table-tableau/table-tableau-5-eng.cfm>