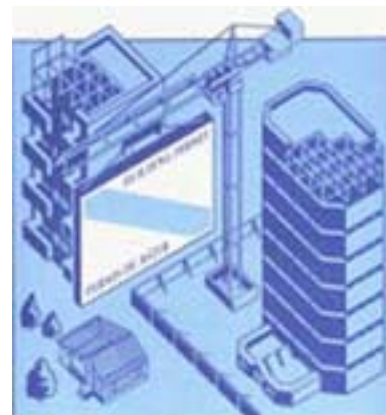


Catalogue no. 64-001-X

# Building Permits

August 2014



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Statistics Canada

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

# Building Permits

August 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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Ottawa, Ontario K1A 0T6  
or by telephoning: 613-951-6321

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## Highlights

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The total value of building permits issued by Canadian municipalities fell 27.3% to \$6.7 billion in August, following three months of double-digit increases. The August decline was mainly the result of lower construction intentions for non-residential buildings in Quebec and residential buildings in Ontario.

## Analysis – August 2014

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The total value of building permits issued by Canadian municipalities fell 27.3% to \$6.7 billion in August, following three months of double-digit increases. The August decline was mainly the result of lower construction intentions for non-residential buildings in Quebec and residential buildings in Ontario.

In the non-residential sector, the total value of building permits decreased 40.6% to \$2.5 billion in August, following four consecutive monthly gains. Lower construction intentions were posted in seven provinces, with Quebec contributing most to the national decline.

After five consecutive monthly advances, the total value of permits in the residential sector declined 15.9% in August to \$4.2 billion. The largest decreases were registered in Ontario, followed by British Columbia and the Atlantic provinces. Gains were recorded in four provinces, led by Alberta.

### Non-residential sector: Decreases in construction intentions in all three components

Institutional building construction intentions fell 76.0% to \$446 million in August, after increasing 29.6% in July and 149.3% in June. The value of institutional building permits was down in every province except Prince Edward Island. Quebec accounted for much of the national decline, the result of lower construction intentions for medical facilities. Manitoba's decrease was also a result of lower construction intentions for medical facilities. In Ontario, the decline was mostly attributable to a drop in intentions for educational institutions.

In the commercial component, the value of permits fell 12.1% to \$1.6 billion in August, following a 1.2% increase the previous month. The decline originated from lower construction intentions in warehouses and office buildings at the national level. Decreases were posted in five provinces, with Ontario and British Columbia registering the largest declines. Newfoundland and Labrador posted the biggest gain.

In the industrial component, the value of permits declined 15.2% to \$454 million in August, marking the second consecutive monthly decline. Decreases were posted in five provinces, with Quebec and Alberta recording the largest declines. Lower construction intentions for manufacturing plants and utility buildings were mainly responsible for the decline in Quebec, while in Alberta, the decrease came primarily from utility buildings.

### Residential sector: Large decrease in construction intentions for multi-family dwellings

Building permits for multi-family dwellings decreased 28.6% in August to \$1.8 billion, following a 42.8% increase in July. Decreases were reported in six provinces, led by Ontario, with British Columbia a distant second. Alberta and Saskatchewan registered the largest increases.

Construction intentions for single-family dwellings declined 2.4% to \$2.3 billion in August, a second consecutive monthly decrease. Lower construction intentions were posted in seven provinces, with Ontario and Alberta accounting for much of the decline. In contrast, the largest gains occurred in Quebec, followed by British Columbia.

Nationally, municipalities approved the construction of 16,520 new dwellings in August, down 18.9% from July. The decline was mostly attributable to lower construction intentions for multi-family dwellings, which fell 26.3% to 10,320 dwellings. The number of single-family dwellings was also down, falling 2.7% to 6,200 units.

## Provinces: Ontario and Quebec post the largest decreases

The total value of permits was down in six provinces in August, with the largest declines registered in Ontario and Quebec and, to a lesser extent, British Columbia.

Ontario's decrease was mainly the result of lower construction intentions for multi-family dwellings as well as institutional buildings. In Quebec, the decline was attributable to institutional buildings, while the decline in British Columbia came mainly from multi-family dwellings as well as commercial and institutional buildings.

The largest increase occurred in Alberta, where a rise in the value of multi-family dwellings more than offset decreases in single-family dwellings and non-residential buildings. In Newfoundland and Labrador, higher construction intentions for commercial buildings accounted for the advance.

## Lower construction intentions in most census metropolitan areas

In August, the total value of permits was down in 22 of the 34 census metropolitan areas.

The largest decreases were in Montréal and Toronto, followed by Vancouver. In Montréal, the decrease was attributable to institutional buildings, whereas lower intentions for multi-family dwellings drove the decline in Toronto. The drop in Vancouver originated from lower construction intentions for multi-family dwellings and non-residential buildings.

Calgary saw the largest increase in August, followed by Oshawa and St. John's. In Calgary, multi-family dwellings were behind the advance. Higher construction intentions for residential and commercial buildings were responsible for the advance in Oshawa, while commercial buildings explained the gain in St. John's.

### 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.

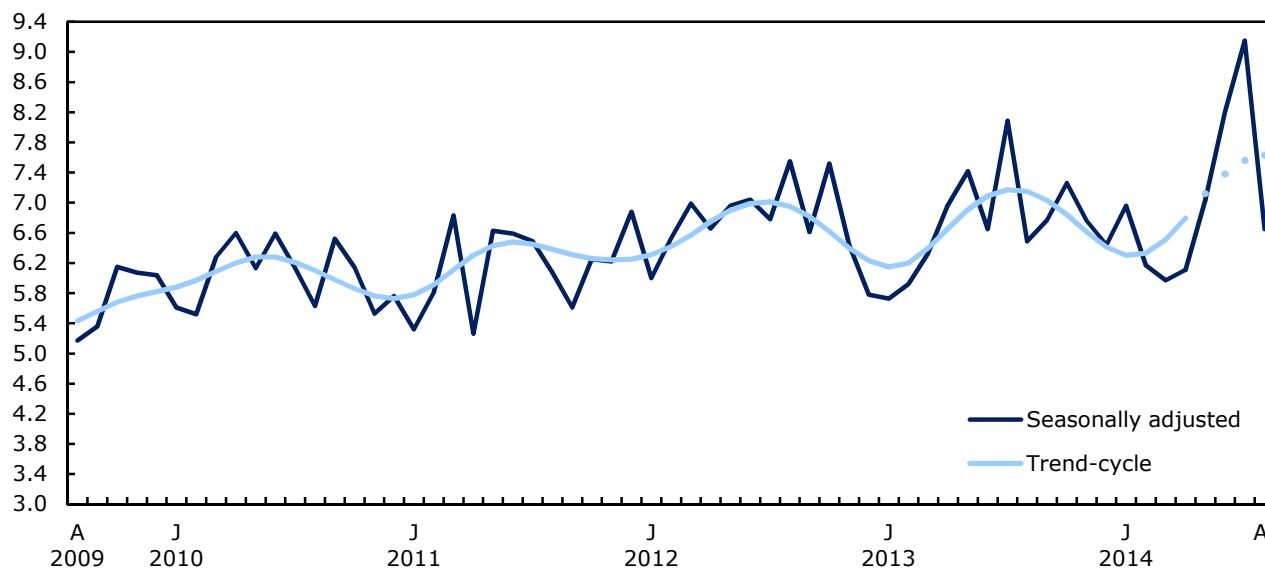
### Revision

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**

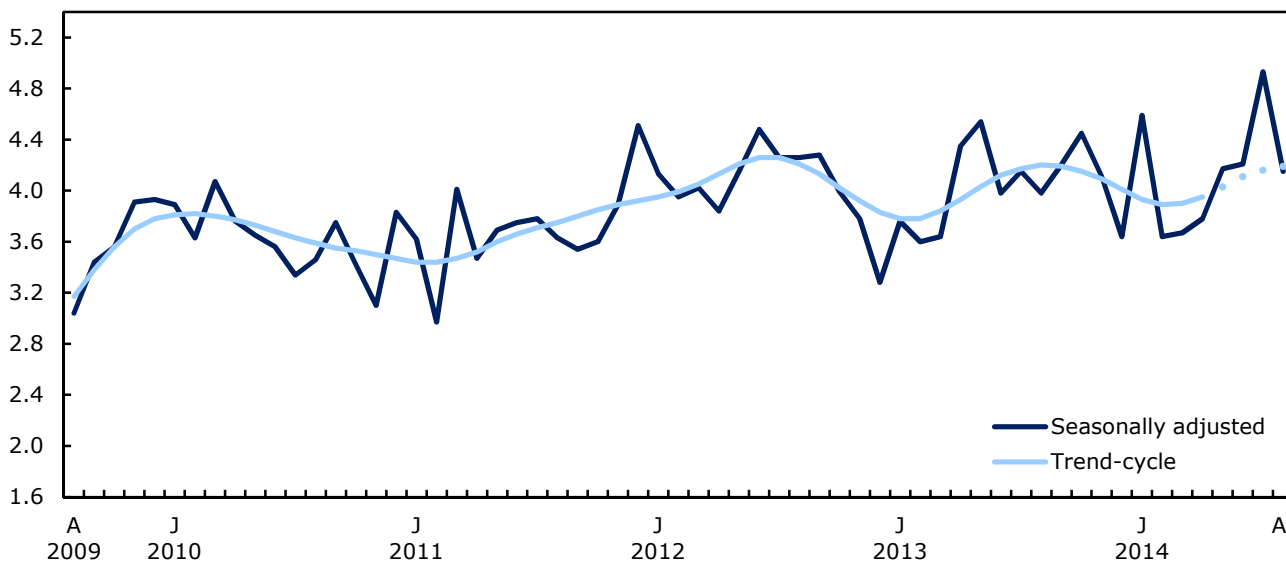
billions of dollars



**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**

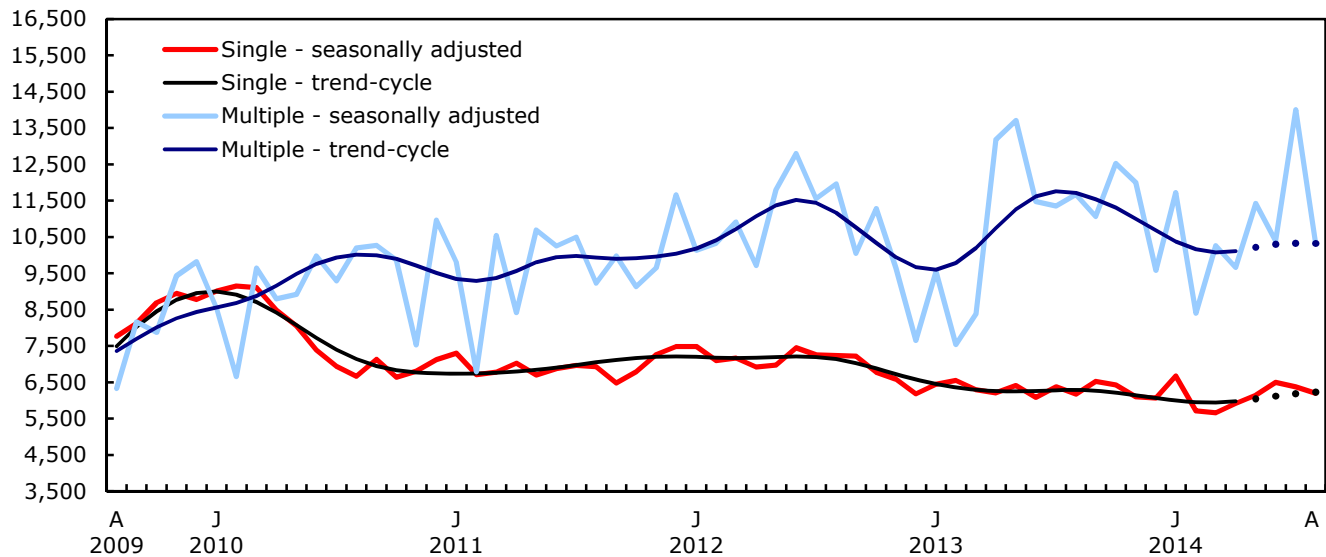
billions of dollars



**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**

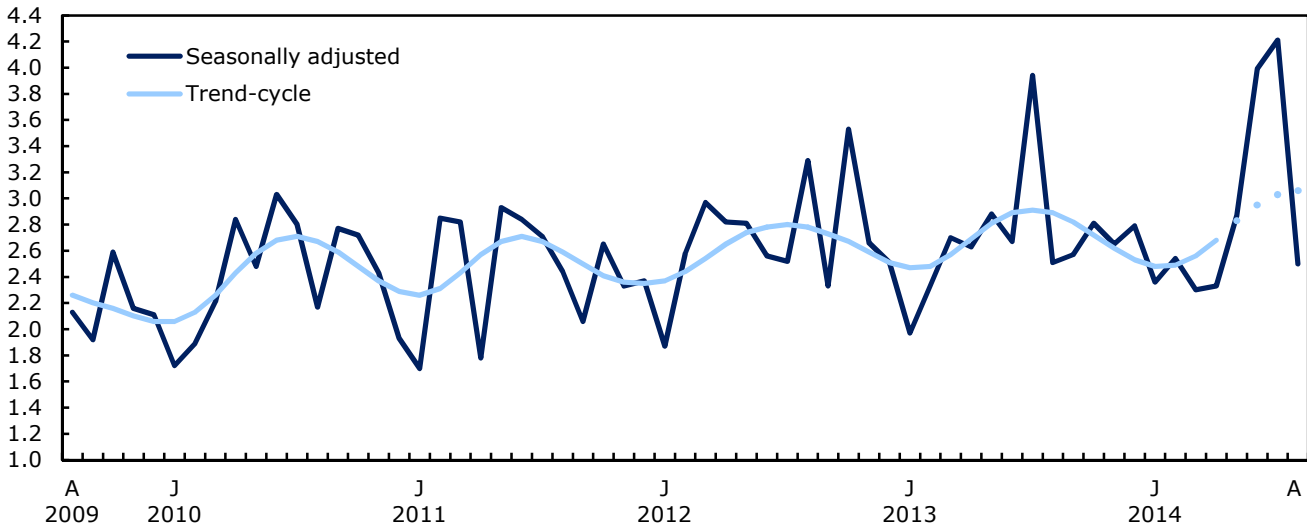
units



**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.

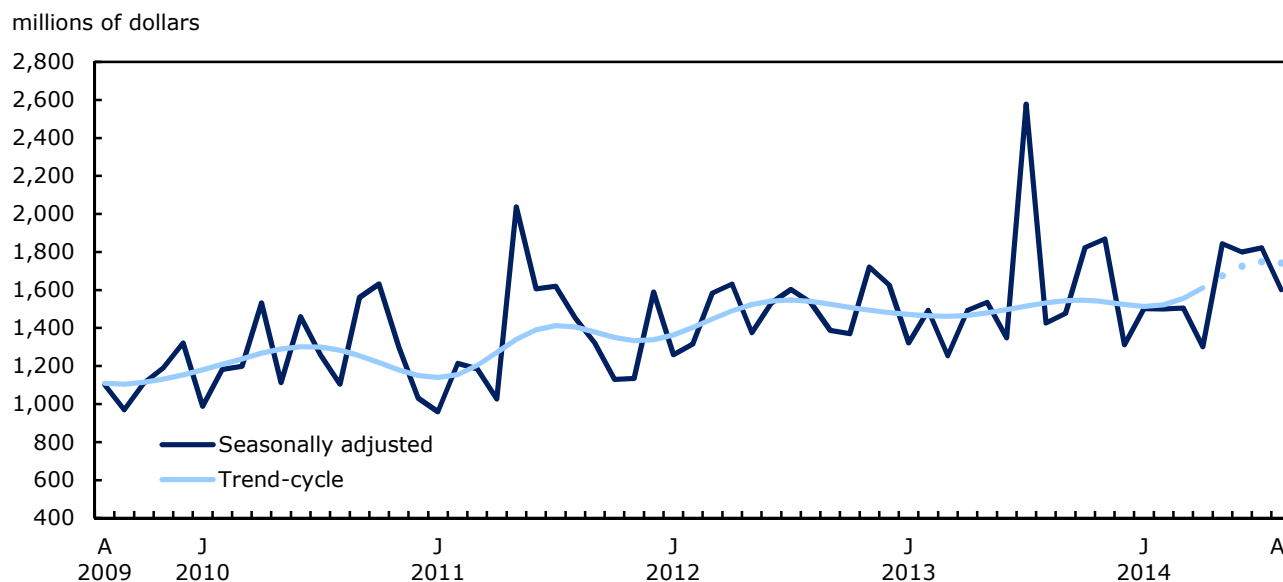
**Chart 4**  
**Value of non-residential building permits – Total**

billions of dollars



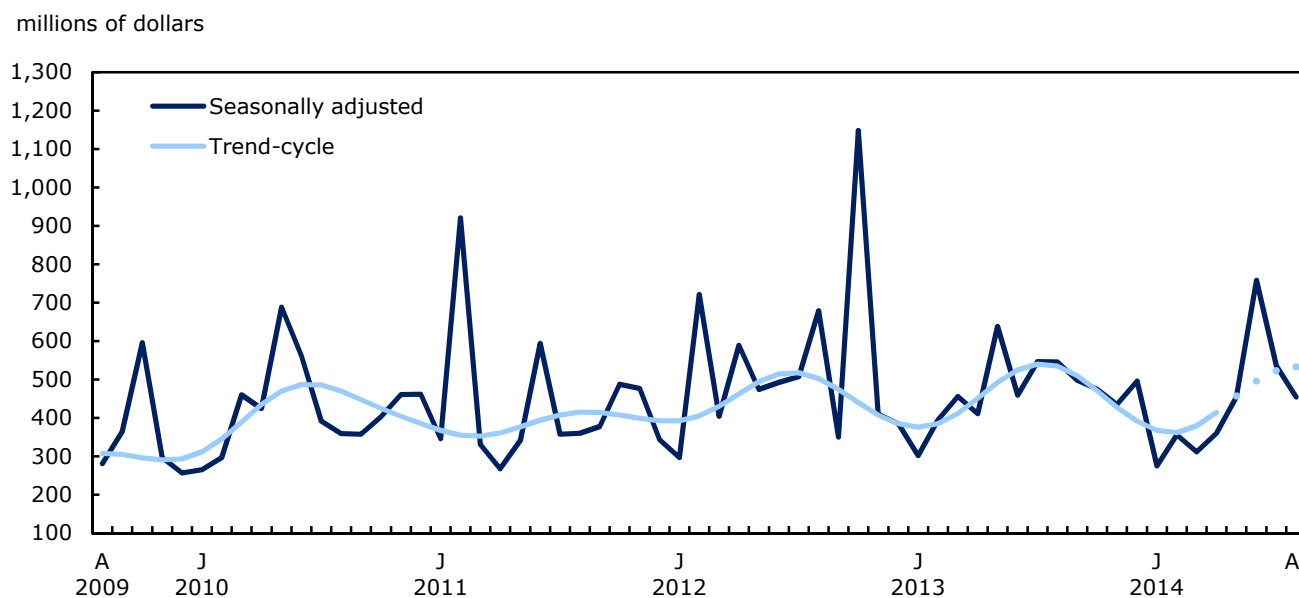
**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

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



**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.

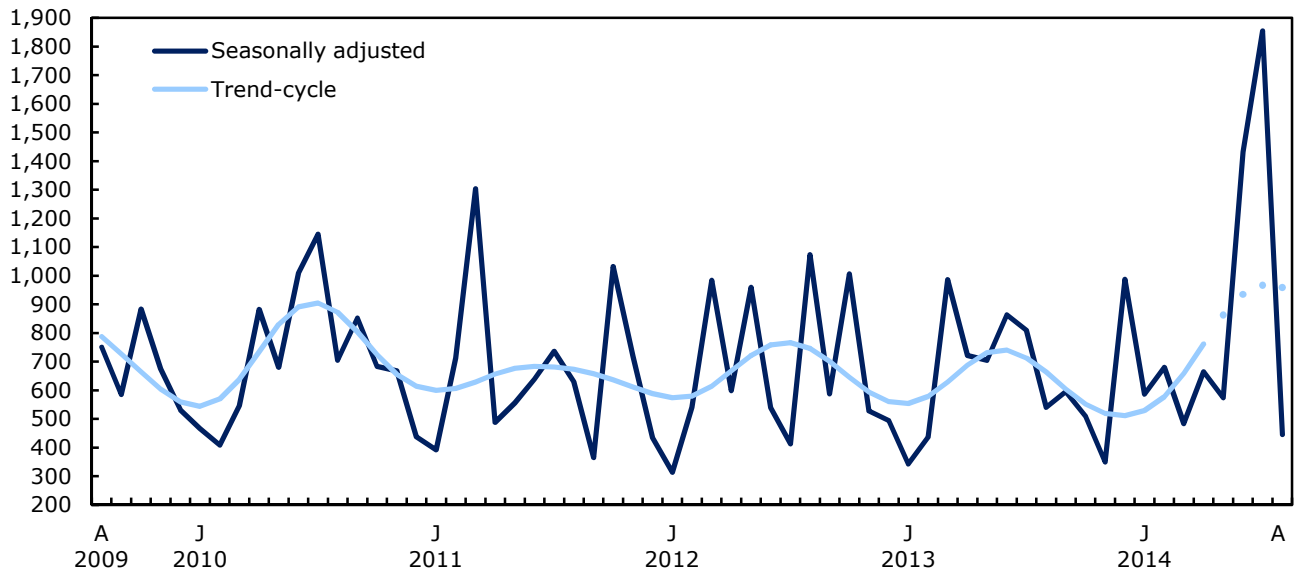
**Chart 6**  
**Value of industrial building permits**



**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 August <sup>p</sup>	2014 July <sup>r</sup>	August to July	July to June	June to May	May to April	April to March	March to February
	thousands of dollars		percentage change					
<b>Canada</b>	<b>6,652,221</b>	<b>9,146,056</b>	<b>-27.3</b>	<b>11.6</b>	<b>16.4</b>	<b>15.4</b>	<b>2.2</b>	<b>-3.2</b>
Newfoundland and Labrador	119,408	80,701	48.0	-18.8	22.0	37.8	41.8	-1.3
Prince Edward Island	16,104	11,575	39.1	-31.4	-1.5	34.4	-11.9	-37.3
Nova Scotia	91,843	102,002	-10.0	-14.7	21.1	-23.5	42.1	56.3
New Brunswick	69,818	94,174	-25.9	45.5	-5.1	81.2	-34.6	-25.2
Quebec	1,079,100	2,065,830	-47.8	-3.2	87.7	-4.5	4.3	-4.8
Ontario	2,194,246	3,256,233	-32.6	17.9	7.8	16.3	3.1	-14.0
Manitoba	221,929	417,376	-46.8	98.6	-46.0	99.1	34.9	2.8
Saskatchewan	275,319	262,928	4.7	20.2	-18.3	6.9	29.7	4.1
Alberta	1,770,599	1,723,953	2.7	0.4	13.1	13.2	4.2	8.2
British Columbia	799,780	1,109,788	-27.9	32.1	-5.5	31.4	-20.5	12.1
Yukon	9,464	7,598	24.6	43.0	-45.5	188.2	-52.1	83.5
Northwest Territories	4,576	3,860	18.5	-29.6	275.8	-60.4	189.0	-35.8
Nunavut	35	10,038	-99.7	132.9	72.4	...	-100.0	-14.3

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

	2014 August <sup>p</sup>	2014 July <sup>r</sup>	August to July	July to June	June to May	May to April	April to March	March to February
	thousands of dollars		percentage change					
<b>Canada</b>	<b>2,501,345</b>	<b>4,212,465</b>	<b>-40.6</b>	<b>5.6</b>	<b>39.0</b>	<b>23.3</b>	<b>1.2</b>	<b>-9.3</b>
Newfoundland and Labrador	73,154	23,311	213.8	-53.9	58.8	64.5	55.2	-4.7
Prince Edward Island	7,899	2,693	193.3	-65.7	0.2	106.9	-60.8	-24.4
Nova Scotia	44,371	32,315	37.3	33.7	-46.7	-13.6	35.5	238.0
New Brunswick	36,051	48,645	-25.9	82.0	-20.0	119.2	-57.3	8.3
Quebec	372,761	1,382,145	-73.0	-3.0	210.3	-8.4	13.7	-6.0
Ontario	858,175	1,129,643	-24.0	4.1	5.3	30.8	-2.3	-30.7
Manitoba	91,729	298,787	-69.3	227.8	-58.4	198.8	71.8	0.5
Saskatchewan	82,832	126,770	-34.7	36.0	-7.8	-18.7	97.9	-23.3
Alberta	726,990	806,665	-9.9	-6.3	30.9	21.7	0.5	25.3
British Columbia	200,859	354,479	-43.3	10.5	15.0	34.2	-31.9	11.4
Yukon	5,120	3,930	30.3	18.0	-45.9	887.3	-87.0	136.4
Northwest Territories	1,404	1,281	9.6	74.8	103.6	-81.8	3,305.2	-96.7
Nunavut	0	1,801	-100.0	414.6	...	...	-100.0	66.7

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

	2014 August <sup>p</sup>	2014 July <sup>r</sup>	August to July	July to June	June to May	May to April	April to March	March to February
	thousands of dollars		percentage change					
<b>Canada</b>	<b>4,150,876</b>	<b>4,933,591</b>	<b>-15.9</b>	<b>17.3</b>	<b>0.8</b>	<b>10.5</b>	<b>2.8</b>	<b>1.0</b>
Newfoundland and Labrador	46,254	57,390	-19.4	17.6	-1.7	24.8	36.0	0.2
Prince Edward Island	8,205	8,882	-7.6	-1.5	-2.9	3.8	87.0	-53.3
Nova Scotia	47,472	69,687	-31.9	-27.0	78.7	-30.3	47.1	11.7
New Brunswick	33,767	45,529	-25.8	19.8	9.2	55.4	2.7	-50.3
Quebec	706,339	683,685	3.3	-3.6	4.6	-1.8	-1.6	-4.0
Ontario	1,336,071	2,126,590	-37.2	26.8	9.4	8.2	6.4	0.7
Manitoba	130,200	118,589	9.8	-0.3	-30.1	39.3	19.5	3.8
Saskatchewan	192,487	136,158	41.4	8.4	-24.6	32.2	-3.3	25.8
Alberta	1,043,609	917,288	13.8	7.3	-0.6	7.4	6.8	-1.4
British Columbia	598,921	755,309	-20.7	45.4	-14.9	30.2	-14.2	12.5
Yukon	4,344	3,668	18.4	85.0	-45.0	30.6	22.3	24.3
Northwest Territories	3,172	2,579	23.0	-45.7	332.1	-35.9	40.7	480.5
Nunavut	35	8,237	-99.6	108.0	58.4	...	-100.0	-92.0

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

	2014 August <sup>p</sup>	2014 July <sup>r</sup>	August to July	July to June	June to May	May to April	April to March	March to February
	units		percentage change					
<b>Canada</b>	<b>198,240</b>	<b>244,524</b>	<b>-18.9</b>	<b>20.6</b>	<b>-3.8</b>	<b>12.8</b>	<b>-2.1</b>	<b>12.8</b>
Newfoundland and Labrador	3,720	2,844	30.8	19.1	-14.2	38.9	32.5	13.5
Prince Edward Island	468	564	-17.0	0.0	-28.8	20.0	189.5	-56.8
Nova Scotia	2,256	4,176	-46.0	-32.9	117.2	-40.7	6.1	95.9
New Brunswick	2,268	4,440	-48.9	35.5	-18.5	99.4	47.4	-24.5
Quebec	38,520	38,136	1.0	-6.4	7.4	-9.7	-2.7	2.4
Ontario	51,288	100,188	-48.8	42.2	2.0	10.8	0.2	13.6
Manitoba	8,244	6,228	32.4	19.6	-58.3	90.1	38.7	1.5
Saskatchewan	10,884	6,900	57.7	-25.6	-2.6	32.8	-7.4	40.4
Alberta	50,352	43,032	17.0	13.6	-3.3	0.7	3.6	3.4
British Columbia	29,688	37,236	-20.3	42.5	-17.3	56.5	-27.1	40.1
Yukon	408	324	25.9	125.0	-50.0	84.6	85.7	250.0
Northwest Territories	144	84	71.4	-53.3	400.0	0.0	-40.0	...
Nunavut	0	372	-100.0	40.9	29.4	...	-100.0	-90.0

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					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential				
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Canada</b>									
July r	6,375	14,002	20,377	4,933,591	535,717	1,821,339	1,855,409	4,212,465	9,146,056
August p	6,200	10,320	16,520	4,150,876	454,418	1,601,401	445,526	2,501,345	6,652,221
Cumulative Jan. to Aug. 2014	49,189	86,189	135,378	33,143,143	3,505,731	12,873,388	6,722,798	23,101,917	56,245,060
Cumulative Jan. to Aug. 2013	50,539	86,849	137,388	32,003,910	3,753,353	12,451,110	5,405,420	21,609,883	53,613,793
<b>Newfoundland and Labrador</b>									
July r	139	98	237	57,390	3,724	17,219	2,368	23,311	80,701
August p	110	200	310	46,254	4,487	67,079	1,588	73,154	119,408
Cumulative Jan. to Aug. 2014	911	720	1,631	348,764	55,912	195,322	23,444	274,678	623,442
Cumulative Jan. to Aug. 2013	1,191	746	1,937	438,541	28,521	108,422	32,277	169,220	607,761
<b>Prince Edward Island</b>									
July r	36	11	47	8,882	755	1,754	184	2,693	11,575
August p	27	12	39	8,205	245	3,002	4,652	7,899	16,104
Cumulative Jan. to Aug. 2014	238	128	366	66,904	7,711	42,472	9,977	60,160	127,064
Cumulative Jan. to Aug. 2013	300	167	467	82,136	9,800	34,188	29,756	73,744	155,880
<b>Nova Scotia</b>									
July r	128	220	348	69,687	16,088	11,754	4,473	32,315	102,002
August p	121	67	188	47,472	22,232	18,394	3,745	44,371	91,843
Cumulative Jan. to Aug. 2014	957	1,544	2,501	494,953	65,625	150,384	54,971	270,980	765,933
Cumulative Jan. to Aug. 2013	1,311	1,712	3,023	580,348	45,983	183,460	58,436	287,879	868,227
<b>New Brunswick</b>									
July r	114	256	370	45,529	4,029	20,205	24,411	48,645	94,174
August p	118	71	189	33,767	7,111	22,457	6,483	36,051	69,818
Cumulative Jan. to Aug. 2014	896	911	1,807	301,431	33,919	146,158	61,257	241,334	542,765
Cumulative Jan. to Aug. 2013	1,088	1,243	2,331	330,452	19,406	164,167	208,733	392,306	722,758
<b>Quebec</b>									
July r	915	2,263	3,178	683,685	106,073	277,901	998,171	1,382,145	2,065,830
August p	994	2,216	3,210	706,339	43,014	235,114	94,633	372,761	1,079,100
Cumulative Jan. to Aug. 2014	7,415	20,353	27,768	5,835,886	843,140	1,902,788	2,728,608	5,474,536	11,310,422
Cumulative Jan. to Aug. 2013	8,747	18,539	27,286	5,919,345	737,562	2,241,629	845,885	3,825,076	9,744,421
<b>Ontario</b>									
July r	2,194	6,155	8,349	2,126,590	190,978	601,555	337,110	1,129,643	3,256,233
August p	2,102	2,172	4,274	1,336,071	205,504	504,294	148,377	858,175	2,194,246
Cumulative Jan. to Aug. 2014	17,384	27,153	44,537	12,233,540	1,311,080	4,500,806	1,951,103	7,762,989	19,996,529
Cumulative Jan. to Aug. 2013	16,015	31,513	47,528	11,566,804	1,423,181	4,381,251	1,877,817	7,682,249	19,249,053
<b>Manitoba</b>									
July r	269	250	519	118,589	21,989	67,479	209,319	298,787	417,376
August p	254	433	687	130,200	10,702	69,057	11,970	91,729	221,929
Cumulative Jan. to Aug. 2014	2,167	2,439	4,606	978,792	81,508	535,015	318,536	935,059	1,913,851
Cumulative Jan. to Aug. 2013	2,391	2,404	4,795	1,026,076	69,923	384,239	314,899	769,061	1,795,137
<b>Saskatchewan</b>									
July r	271	304	575	136,158	10,993	83,743	32,034	126,770	262,928
August p	222	685	907	192,487	6,027	61,385	15,420	82,832	275,319
Cumulative Jan. to Aug. 2014	2,235	3,093	5,328	1,116,987	66,645	509,837	172,417	748,899	1,865,886
Cumulative Jan. to Aug. 2013	2,756	3,222	5,978	1,217,919	205,035	417,298	279,215	901,548	2,119,467
<b>Alberta</b>									
July r	1,690	1,896	3,586	917,288	150,147	518,580	137,938	806,665	1,723,953
August p	1,573	2,623	4,196	1,043,609	122,728	497,045	107,217	726,990	1,770,599
Cumulative Jan. to Aug. 2014	12,077	15,674	27,751	7,050,703	777,251	3,513,588	818,328	5,109,167	12,159,870
Cumulative Jan. to Aug. 2013	12,092	12,638	24,730	6,198,638	875,999	3,273,788	1,119,510	5,269,297	11,467,935

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>									
July <sup>r</sup>	606	2,497	3,103	755,309	30,355	215,842	108,282	354,479	1,109,788
August <sup>p</sup>	656	1,818	2,474	598,921	30,844	122,203	47,812	200,859	799,780
Cumulative Jan. to Aug. 2014	4,798	14,013	18,811	4,655,028	249,430	1,357,617	572,199	2,179,246	6,834,274
Cumulative Jan. to Aug. 2013	4,513	14,468	18,981	4,558,774	327,337	1,196,094	542,118	2,065,549	6,624,323
<b>Yukon</b>									
July <sup>r</sup>	7	20	27	3,668	370	2,441	1,119	3,930	7,598
August <sup>p</sup>	14	20	34	4,344	220	1,271	3,629	5,120	9,464
Cumulative Jan. to Aug. 2014	70	69	139	24,576	6,221	9,825	11,460	27,506	52,082
Cumulative Jan. to Aug. 2013	92	84	176	26,279	2,327	13,002	4,543	19,872	46,151
<b>Northwest Territories</b>									
July <sup>r</sup>	5	2	7	2,579	215	1,066	0	1,281	3,860
August <sup>p</sup>	9	3	12	3,172	1,304	100	0	1,404	4,576
Cumulative Jan. to Aug. 2014	38	7	45	14,797	3,288	5,376	148	8,812	23,609
Cumulative Jan. to Aug. 2013	36	25	61	27,450	662	21,979	51,131	73,772	101,222
<b>Nunavut</b>									
July <sup>r</sup>	1	30	31	8,237	1	1,800	0	1,801	10,038
August <sup>p</sup>	0	0	0	35	0	0	0	0	35
Cumulative Jan. to Aug. 2014	3	85	88	20,782	4,001	4,200	350	8,551	29,333
Cumulative Jan. to Aug. 2013	7	88	95	31,148	7,617	31,593	41,100	80,310	111,458

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									
<b>Abbotsford-Mission, British Columbia</b>									
July <sup>r</sup>	29	31	60	14,523	1,018	5,889	2,100	9,007	23,530
August <sup>p</sup>	16	18	34	5,114	7,134	752	3,390	11,276	16,390
Cumulative Jan. to Aug. 2014	132	256	388	72,894	29,821	18,522	20,538	68,881	141,775
Cumulative Jan. to Aug. 2013	116	344	460	72,485	10,163	9,945	22,328	42,436	114,921
<b>Barrie, Ontario</b>									
July <sup>r</sup>	23	18	41	15,262	3,485	37,169	328	40,982	56,244
August <sup>p</sup>	45	61	106	26,739	577	30,103	190	30,870	57,609
Cumulative Jan. to Aug. 2014	414	136	550	157,446	22,328	96,744	17,461	136,533	293,979
Cumulative Jan. to Aug. 2013	446	218	664	166,103	10,092	38,058	18,119	66,269	232,372
<b>Brantford, Ontario</b>									
July <sup>r</sup>	18	19	37	7,329	2,030	1,203	161	3,394	10,723
August <sup>p</sup>	18	10	28	5,234	6,368	477	619	7,464	12,698
Cumulative Jan. to Aug. 2014	172	87	259	52,682	14,178	6,649	5,408	26,235	78,917
Cumulative Jan. to Aug. 2013	152	125	277	49,530	48,690	20,976	10,725	80,391	129,921
<b>Calgary, Alberta</b>									
July <sup>r</sup>	529	966	1,495	405,664	4,109	243,666	78,996	326,771	732,435
August <sup>p</sup>	484	1,271	1,755	473,043	18,130	276,391	35,686	330,207	803,250
Cumulative Jan. to Aug. 2014	4,400	6,146	10,546	2,961,132	94,481	1,676,982	306,372	2,077,835	5,038,967
Cumulative Jan. to Aug. 2013	4,340	5,886	10,226	2,574,139	150,784	1,713,633	196,977	2,061,394	4,635,533
<b>Edmonton, Alberta</b>									
July <sup>r</sup>	646	728	1,374	337,127	72,887	178,138	27,962	278,987	616,114
August <sup>p</sup>	543	1,051	1,594	364,725	4,366	122,009	44,250	170,625	535,350
Cumulative Jan. to Aug. 2014	4,292	7,055	11,347	2,679,196	190,483	977,718	195,746	1,363,947	4,043,143
Cumulative Jan. to Aug. 2013	3,961	5,125	9,086	2,293,898	152,450	680,677	563,277	1,396,404	3,690,302
<b>Greater Sudbury , Ontario</b>									
July <sup>r</sup>	24	38	62	12,966	47	7,122	12,614	19,783	32,749
August <sup>p</sup>	18	78	96	19,458	2,491	1,058	342	3,891	23,349
Cumulative Jan. to Aug. 2014	122	152	274	70,139	38,935	30,161	48,461	117,557	187,696
Cumulative Jan. to Aug. 2013	145	159	304	75,429	25,194	84,694	30,814	140,702	216,131
<b>Guelph, Ontario</b>									
July <sup>r</sup>	20	23	43	17,984	758	14,168	761	15,687	33,671
August <sup>p</sup>	19	195	214	42,055	1,762	2,850	25	4,637	46,692
Cumulative Jan. to Aug. 2014	166	509	675	150,178	14,913	49,871	20,561	85,345	235,523
Cumulative Jan. to Aug. 2013	134	678	812	150,603	24,774	89,060	26,526	140,360	290,963
<b>Halifax, Nova Scotia</b>									
July <sup>r</sup>	62	150	212	39,922	1,383	4,659	860	6,902	46,824
August <sup>p</sup>	32	34	66	19,751	14,001	10,930	266	25,197	44,948
Cumulative Jan. to Aug. 2014	321	1,201	1,522	276,519	25,753	91,142	31,715	148,610	425,129
Cumulative Jan. to Aug. 2013	482	1,302	1,784	330,722	28,011	114,964	37,347	180,322	511,044
<b>Hamilton, Ontario</b>									
July <sup>r</sup>	109	243	352	106,285	10,158	18,670	70,485	99,313	205,598
August <sup>p</sup>	83	146	229	76,294	2,649	10,012	15,293	27,954	104,248
Cumulative Jan. to Aug. 2014	816	1,211	2,027	615,913	46,568	179,303	152,618	378,489	994,402
Cumulative Jan. to Aug. 2013	830	826	1,656	504,561	40,240	210,501	160,870	411,611	916,172
<b>Kelowna, British Columbia</b>									
July <sup>r</sup>	34	48	82	22,688	1,049	6,611	1,326	8,986	31,674
August <sup>p</sup>	47	60	107	31,205	1,154	5,384	5,964	12,502	43,707
Cumulative Jan. to Aug. 2014	317	335	652	198,831	8,938	41,696	24,133	74,767	273,598
Cumulative Jan. to Aug. 2013	248	271	519	149,102	11,370	41,765	95,527	148,662	297,764

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>Kingston, Ontario</b>									
July <sup>r</sup>	45	20	65	14,165	863	2,598	2,584	6,045	20,210
August <sup>p</sup>	29	7	36	10,096	479	1,163	641	2,283	12,379
Cumulative Jan. to Aug. 2014	242	186	428	87,883	5,437	68,292	264,068	337,797	425,680
Cumulative Jan. to Aug. 2013	236	511	747	114,109	32,804	33,231	21,856	87,891	202,000
<b>Kitchener-Cambridge-Waterloo, Ontario</b>									
July <sup>r</sup>	96	822	918	176,962	1,687	31,644	12,426	45,757	222,719
August <sup>p</sup>	63	80	143	42,243	13,592	26,491	3,301	43,384	85,627
Cumulative Jan. to Aug. 2014	595	2,003	2,598	581,262	68,547	152,423	222,036	443,006	1,024,268
Cumulative Jan. to Aug. 2013	511	1,235	1,746	395,568	45,157	130,988	78,866	255,011	650,579
<b>London, Ontario</b>									
July <sup>r</sup>	101	91	192	64,147	1,618	10,022	9,389	21,029	85,176
August <sup>p</sup>	134	96	230	71,192	2,090	15,127	4,986	22,203	93,395
Cumulative Jan. to Aug. 2014	790	688	1,478	442,411	30,178	79,390	87,443	197,011	639,422
Cumulative Jan. to Aug. 2013	789	840	1,629	446,418	49,896	101,989	76,032	227,917	674,335
<b>Moncton, New Brunswick</b>									
July <sup>r</sup>	18	203	221	19,436	1,203	8,272	934	10,409	29,845
August <sup>p</sup>	29	8	37	8,900	910	3,752	429	5,091	13,991
Cumulative Jan. to Aug. 2014	165	497	662	84,271	5,783	53,909	4,582	64,274	148,545
Cumulative Jan. to Aug. 2013	229	530	759	90,203	6,169	76,688	47,121	129,978	220,181
<b>Montréal, Quebec</b>									
July <sup>r</sup>	223	982	1,205	280,301	60,411	133,092	933,846	1,127,349	1,407,650
August <sup>p</sup>	251	1,171	1,422	314,463	20,640	171,654	33,304	225,598	540,061
Cumulative Jan. to Aug. 2014	1,900	10,681	12,581	2,669,388	481,836	1,051,805	2,100,196	3,633,837	6,303,225
Cumulative Jan. to Aug. 2013	2,310	10,428	12,738	2,798,631	331,714	1,270,381	431,198	2,033,293	4,831,924
<b>Oshawa, Ontario</b>									
July <sup>r</sup>	69	75	144	47,343	14,555	13,068	5,928	33,551	80,894
August <sup>p</sup>	95	191	286	67,999	9,990	32,567	7,329	49,886	117,885
Cumulative Jan. to Aug. 2014	717	626	1,343	421,778	39,078	223,657	59,382	322,117	743,895
Cumulative Jan. to Aug. 2013	526	803	1,329	371,239	17,461	46,763	37,885	102,109	473,348
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
July <sup>r</sup>	149	397	546	128,425	350	126,128	7,972	134,450	262,875
August <sup>p</sup>	139	481	620	148,787	490	53,499	31,910	85,899	234,686
Cumulative Jan. to Aug. 2014	1,251	3,131	4,382	1,022,173	11,993	536,002	109,953	657,948	1,680,121
Cumulative Jan. to Aug. 2013	1,102	2,524	3,626	773,609	17,744	494,076	124,464	636,284	1,409,893
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
July <sup>r</sup>	50	82	132	29,293	10,052	13,580	9,250	32,882	62,175
August <sup>p</sup>	68	71	139	29,523	1,119	12,523	3,754	17,396	46,919
Cumulative Jan. to Aug. 2014	330	1,381	1,711	288,903	14,026	100,256	69,252	183,534	472,437
Cumulative Jan. to Aug. 2013	311	882	1,193	215,973	2,773	100,142	26,579	129,494	345,467
<b>Peterborough, Ontario</b>									
July <sup>r</sup>	39	0	39	11,097	29,351	544	163	30,058	41,155
August <sup>p</sup>	51	0	51	10,162	7,962	4,117	112	12,191	22,353
Cumulative Jan. to Aug. 2014	180	40	220	54,656	46,737	15,541	5,437	67,715	122,371
Cumulative Jan. to Aug. 2013	205	137	342	87,508	1,777	12,148	10,973	24,898	112,406
<b>Québec, Quebec</b>									
July <sup>r</sup>	65	629	694	105,411	2,987	35,689	9,114	47,790	153,201
August <sup>p</sup>	77	431	508	86,452	379	8,867	23,736	32,982	119,434
Cumulative Jan. to Aug. 2014	677	3,463	4,140	730,933	35,571	225,315	79,263	340,149	1,071,082
Cumulative Jan. to Aug. 2013	688	2,472	3,160	601,477	58,577	326,265	90,395	475,237	1,076,714

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>									
July <sup>r</sup>	68	71	139	32,954	2,537	38,868	4,820	46,225	79,179
August <sup>p</sup>	59	243	302	45,522	704	33,702	4,578	38,984	84,506
Cumulative Jan. to Aug. 2014	542	1,101	1,643	262,631	8,280	172,340	35,416	216,036	478,667
Cumulative Jan. to Aug. 2013	888	1,105	1,993	348,697	18,460	98,169	85,695	202,324	551,021
<b>Saguenay, Quebec</b>									
July <sup>r</sup>	27	23	50	12,477	432	1,317	1,226	2,975	15,452
August <sup>p</sup>	33	48	81	17,879	198	3,066	602	3,866	21,745
Cumulative Jan. to Aug. 2014	296	291	587	133,263	5,424	24,247	32,273	61,944	195,207
Cumulative Jan. to Aug. 2013	360	276	636	136,428	17,308	24,952	15,084	57,344	193,772
<b>Saint John, New Brunswick</b>									
July <sup>r</sup>	14	4	18	4,709	1,385	797	3,714	5,896	10,605
August <sup>p</sup>	14	1	15	6,016	284	1,676	804	2,764	8,780
Cumulative Jan. to Aug. 2014	145	96	241	53,669	17,728	36,863	7,375	61,966	115,635
Cumulative Jan. to Aug. 2013	175	166	341	57,924	3,558	15,274	15,918	34,750	92,674
<b>Saskatoon, Saskatchewan</b>									
July <sup>r</sup>	130	136	266	62,162	2,099	17,440	24,618	44,157	106,319
August <sup>p</sup>	91	197	288	65,513	1,600	14,687	7,114	23,401	88,914
Cumulative Jan. to Aug. 2014	1,083	1,473	2,556	550,505	21,384	169,118	57,752	248,254	798,759
Cumulative Jan. to Aug. 2013	1,150	1,546	2,696	553,289	85,233	181,829	124,904	391,966	945,255
<b>Sherbrooke, Quebec</b>									
July <sup>r</sup>	28	17	45	14,933	4,453	5,311	10,564	20,328	35,261
August <sup>p</sup>	39	57	96	19,103	804	2,333	1,044	4,181	23,284
Cumulative Jan. to Aug. 2014	334	485	819	160,099	11,226	34,550	40,215	85,991	246,090
Cumulative Jan. to Aug. 2013	460	486	946	177,610	31,359	60,582	63,401	155,342	332,952
<b>St. Catharines-Niagara, Ontario</b>									
July <sup>r</sup>	74	66	140	38,121	2,161	2,075	26,018	30,254	68,375
August <sup>p</sup>	78	56	134	34,306	2,224	4,621	555	7,400	41,706
Cumulative Jan. to Aug. 2014	536	390	926	256,756	23,836	70,149	44,559	138,544	395,300
Cumulative Jan. to Aug. 2013	458	435	893	229,738	29,991	241,501	78,305	349,797	579,535
<b>St. John's, Newfoundland and Labrador</b>									
July <sup>r</sup>	71	76	147	36,156	3,580	14,596	206	18,382	54,538
August <sup>p</sup>	52	168	220	26,675	50	62,177	1,588	63,815	90,490
Cumulative Jan. to Aug. 2014	459	575	1,034	213,046	43,498	166,269	20,929	230,696	443,742
Cumulative Jan. to Aug. 2013	642	521	1,163	268,183	2,862	67,396	14,939	85,197	353,380
<b>Thunder Bay, Ontario</b>									
July <sup>r</sup>	19	5	24	6,210	530	4,361	1,668	6,559	12,769
August <sup>p</sup>	18	20	38	7,031	463	1,764	1,343	3,570	10,601
Cumulative Jan. to Aug. 2014	113	103	216	47,118	3,366	26,022	15,417	44,805	91,923
Cumulative Jan. to Aug. 2013	142	127	269	62,877	8,663	52,459	73,076	134,198	197,075
<b>Toronto, Ontario</b>									
July <sup>r</sup>	748	4,108	4,856	1,212,074	50,234	263,327	119,704	433,265	1,645,339
August <sup>p</sup>	594	625	1,219	537,890	64,321	267,707	59,247	391,275	929,165
Cumulative Jan. to Aug. 2014	6,413	16,267	22,680	6,396,919	425,035	2,489,286	515,342	3,429,663	9,826,582
Cumulative Jan. to Aug. 2013	5,603	21,045	26,648	6,215,738	571,923	2,368,616	890,353	3,830,892	10,046,630
<b>Trois-Rivières, Quebec</b>									
July <sup>r</sup>	20	79	99	19,119	1,209	4,754	1,524	7,487	26,606
August <sup>p</sup>	37	95	132	25,148	324	8,495	1,968	10,787	35,935
Cumulative Jan. to Aug. 2014	165	591	756	151,552	17,022	39,716	11,721	68,459	220,011
Cumulative Jan. to Aug. 2013	151	414	565	133,232	12,432	44,405	14,552	71,389	204,621

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>Vancouver, British Columbia</b>									
July <sup>r</sup>	209	2,001	2,210	529,420	22,023	139,682	29,404	191,109	720,529
August <sup>p</sup>	251	1,405	1,656	399,414	8,284	67,222	8,563	84,069	483,483
Cumulative Jan. to Aug. 2014	1,837	10,711	12,548	3,085,764	104,048	896,750	215,942	1,216,740	4,302,504
Cumulative Jan. to Aug. 2013	1,881	11,877	13,758	3,250,636	133,330	770,398	218,269	1,121,997	4,372,633
<b>Victoria, British Columbia</b>									
July <sup>r</sup>	41	81	122	38,743	524	8,867	4,799	14,190	52,933
August <sup>p</sup>	53	71	124	33,956	3,338	6,228	11,047	20,613	54,569
Cumulative Jan. to Aug. 2014	362	637	999	255,648	7,511	71,075	87,844	166,430	422,078
Cumulative Jan. to Aug. 2013	360	748	1,108	253,139	11,526	68,267	91,639	171,432	424,571
<b>Windsor, Ontario</b>									
July <sup>r</sup>	58	21	79	24,957	3,254	6,085	3,311	12,650	37,607
August <sup>p</sup>	66	22	88	26,439	5,614	4,088	1,339	11,041	37,480
Cumulative Jan. to Aug. 2014	402	157	559	172,535	21,021	45,459	38,795	105,275	277,810
Cumulative Jan. to Aug. 2013	406	106	512	157,354	16,659	31,781	31,846	80,286	237,640
<b>Winnipeg, Manitoba</b>									
July <sup>r</sup>	157	192	349	81,272	9,651	53,585	70,107	133,343	214,615
August <sup>p</sup>	150	357	507	91,651	2,384	54,745	6,395	63,524	155,175
Cumulative Jan. to Aug. 2014	1,316	1,904	3,220	673,344	31,628	437,012	128,411	597,051	1,270,395
Cumulative Jan. to Aug. 2013	1,359	1,729	3,088	662,413	42,781	286,875	288,432	618,088	1,280,501

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>							
July r	7,689	49	980	2,026	10,252	698	21,694
August p	6,239	47	927	1,728	6,547	584	16,072
Cumulative Jan. to Aug. 2014	50,454	226	7,439	14,669	56,812	5,972	135,572
Cumulative Jan. to Aug. 2013	51,778	272	6,622	13,412	60,011	6,111	138,206
<b>Newfoundland and Labrador</b>							
July r	202	0	2	9	84	3	300
August p	125	0	1	25	172	2	325
Cumulative Jan. to Aug. 2014	968	6	11	50	601	58	1,694
Cumulative Jan. to Aug. 2013	1,258	5	28	66	580	72	2,009
<b>Prince Edward Island</b>							
July r	52	3	4	0	6	1	66
August p	33	0	8	0	4	0	45
Cumulative Jan. to Aug. 2014	244	10	32	8	76	12	382
Cumulative Jan. to Aug. 2013	289	21	18	12	129	9	478
<b>Nova Scotia</b>							
July r	160	1	4	17	188	13	383
August p	144	1	4	0	58	11	218
Cumulative Jan. to Aug. 2014	978	23	56	112	1,260	178	2,607
Cumulative Jan. to Aug. 2013	1,326	40	104	134	1,187	210	3,001
<b>New Brunswick</b>							
July r	174	4	18	7	229	2	434
August p	152	1	4	4	21	42	224
Cumulative Jan. to Aug. 2014	940	15	111	63	662	79	1,870
Cumulative Jan. to Aug. 2013	1,125	21	86	75	978	107	2,392
<b>Quebec</b>							
July r	1,007	24	177	79	1,615	297	3,199
August p	877	7	188	69	1,150	239	2,530
Cumulative Jan. to Aug. 2014	7,803	81	1,817	947	13,709	2,530	26,887
Cumulative Jan. to Aug. 2013	9,168	113	1,659	707	13,313	2,190	27,150
<b>Ontario</b>							
July r	2,615	15	201	1,080	4,755	163	8,829
August p	2,120	35	207	659	1,211	122	4,354
Cumulative Jan. to Aug. 2014	17,438	77	1,785	7,584	16,627	1,118	44,629
Cumulative Jan. to Aug. 2013	15,895	49	1,690	6,528	21,414	1,908	47,484
<b>Manitoba</b>							
July r	330	1	18	0	208	24	581
August p	268	2	20	47	359	7	703
Cumulative Jan. to Aug. 2014	2,319	7	137	239	1,867	197	4,766
Cumulative Jan. to Aug. 2013	2,521	13	100	365	1,805	138	4,942
<b>Saskatchewan</b>							
July r	319	0	34	51	184	35	623
August p	253	1	38	328	286	33	939
Cumulative Jan. to Aug. 2014	2,285	2	307	665	1,834	288	5,381
Cumulative Jan. to Aug. 2013	2,833	3	219	444	2,367	192	6,058
<b>Alberta</b>							
July r	2,021	0	337	334	1,151	74	3,917
August p	1,517	0	356	317	1,897	53	4,140
Cumulative Jan. to Aug. 2014	12,342	2	2,633	2,636	9,771	635	28,019
Cumulative Jan. to Aug. 2013	12,498	3	2,261	2,488	7,341	550	25,141
<b>British Columbia</b>							
July r	782	0	185	437	1,792	86	3,282
August p	720	0	101	264	1,383	73	2,541
Cumulative Jan. to Aug. 2014	4,988	1	544	2,321	10,302	869	19,025
Cumulative Jan. to Aug. 2013	4,736	2	445	2,550	10,772	718	19,223

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>							
July r	21	1	0	12	8	0	42
August p	21	0	0	15	4	1	41
Cumulative Jan. to Aug. 2014	108	2	2	38	22	7	179
Cumulative Jan. to Aug. 2013	86	2	8	19	40	17	172
<b>Northwest Territories</b>							
July r	5	0	0	0	2	0	7
August p	9	0	0	0	2	1	12
Cumulative Jan. to Aug. 2014	38	0	2	0	4	1	45
Cumulative Jan. to Aug. 2013	36	0	0	0	25	0	61
<b>Nunavut</b>							
July r	1	0	0	0	30	0	31
August p	0	0	0	0	0	0	0
Cumulative Jan. to Aug. 2014	3	0	2	6	77	0	88
Cumulative Jan. to Aug. 2013	7	0	4	24	60	0	95

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	17	0	0	0	16	2	35
Barrie, Ontario	43	0	4	13	42	2	104
Brantford, Ontario	17	0	0	7	0	3	27
Calgary, Alberta	450	0	78	134	1,056	3	1,721
Edmonton, Alberta	505	0	265	172	575	39	1,556
Greater Sudbury, Ontario	17	0	0	0	76	2	95
Guelph, Ontario	18	0	10	4	160	21	213
Halifax, Nova Scotia	41	0	0	0	30	4	75
Hamilton, Ontario	80	0	15	124	5	2	226
Kelowna, British Columbia	50	0	0	35	24	1	110
Kingston, Ontario	28	0	0	0	0	7	35
Kitchener-Cambridge-Waterloo, Ontario	61	0	0	77	0	3	141
London, Ontario	129	0	0	68	26	2	225
Moncton, New Brunswick	36	0	4	0	2	2	44
Montréal, Quebec	209	0	26	44	599	162	1,040
Oshawa, Ontario	92	0	12	12	166	1	283
Ottawa-Gatineau, Ontario/Quebec	190	0	42	219	252	19	722
Ottawa-Gatineau, Ontario part, Ontario/Quebec	134	0	18	215	234	14	615
Ottawa-Gatineau, Quebec part, Ontario/Quebec	56	0	24	4	18	5	107
Peterborough, Ontario	49	0	0	0	0	0	49
Québec, Quebec	65	0	52	3	237	13	370
Regina, Saskatchewan	61	0	12	189	42	0	304
Saguenay, Quebec	28	0	2	0	27	5	62
Saint John, New Brunswick	17	1	0	0	0	1	19
Saskatoon, Saskatchewan	95	0	20	129	18	30	292
Sherbrooke, Quebec	33	0	8	4	18	10	73
St. Catharines-Niagara, Ontario	75	0	15	39	2	0	131
St. John's, Newfoundland and Labrador	53	0	1	21	146	0	221
Thunder Bay, Ontario	17	0	0	0	18	2	37
Toronto, Ontario	573	0	97	44	451	33	1,198
Trois-Rivières, Quebec	31	0	14	4	48	1	98
Vancouver, British Columbia	265	0	78	167	1,129	31	1,670
Victoria, British Columbia	54	0	4	0	56	13	127
Windsor, Ontario	64	0	10	6	3	3	86
Winnipeg, Manitoba	144	0	18	47	292	0	501

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	140	0	0	64	186	6	396
Barrie, Ontario	407	0	6	60	66	4	543
Brantford, Ontario	169	0	0	54	24	11	258
Calgary, Alberta	4,481	0	762	1,159	4,214	11	10,627
Edmonton, Alberta	4,389	0	1,721	1,120	3,966	248	11,444
Greater Sudbury, Ontario	130	0	6	0	130	16	282
Guelph, Ontario	161	0	44	158	177	130	670
Halifax, Nova Scotia	345	1	12	112	957	120	1,547
Hamilton, Ontario	793	0	72	767	350	22	2,004
Kelowna, British Columbia	328	0	2	134	168	31	663
Kingston, Ontario	245	1	18	61	79	29	433
Kitchener-Cambridge-Waterloo, Ontario	617	0	20	573	1,342	68	2,620
London, Ontario	765	1	15	250	406	18	1,455
Moncton, New Brunswick	187	0	95	19	369	14	684
Montréal, Quebec	1,966	0	438	493	7,593	1,458	11,948
Oshawa, Ontario	685	0	118	302	166	40	1,311
Ottawa-Gatineau, Ontario/Quebec	1,585	0	446	1,565	2,167	161	5,924
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,256	0	170	1,323	1,506	132	4,387
Ottawa-Gatineau, Quebec part, Ontario/Quebec	329	0	276	242	661	29	1,537
Peterborough, Ontario	186	0	0	11	0	29	226
Québec, Quebec	691	1	315	36	2,634	260	3,937
Regina, Saskatchewan	522	0	144	295	639	23	1,623
Saguenay, Quebec	323	0	4	0	178	86	591
Saint John, New Brunswick	136	6	0	15	72	9	238
Saskatoon, Saskatchewan	1,123	0	137	355	729	252	2,596
Sherbrooke, Quebec	343	0	76	33	279	55	786
St. Catharines-Niagara, Ontario	541	0	76	233	61	20	931
St. John's, Newfoundland and Labrador	480	0	9	40	489	37	1,055
Thunder Bay, Ontario	122	0	2	4	92	5	225
Toronto, Ontario	6,375	0	912	3,173	11,772	411	22,643
Trois-Rivières, Quebec	180	0	77	4	417	51	729
Vancouver, British Columbia	1,884	0	326	1,686	8,322	381	12,599
Victoria, British Columbia	366	0	16	65	345	218	1,010
Windsor, Ontario	410	0	65	68	18	6	567
Winnipeg, Manitoba	1,393	0	113	233	1,379	179	3,297

**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>					
July r	5,545,950	556,157	1,960,468	1,889,174	9,951,749
August p	4,247,871	485,873	1,578,663	424,679	6,737,086
Cumulative Jan. to Aug. 2014	33,547,361	3,518,171	12,531,924	6,921,321	56,518,777
Cumulative Jan. to Aug. 2013	32,478,095	3,775,033	12,214,667	5,522,364	53,990,159
<b>Newfoundland and Labrador</b>					
July r	72,506	3,724	17,219	2,368	95,817
August p	52,374	4,487	67,079	1,588	125,528
Cumulative Jan. to Aug. 2014	368,910	55,912	195,322	23,444	643,588
Cumulative Jan. to Aug. 2013	461,793	28,521	108,422	32,277	631,013
<b>Prince Edward Island</b>					
July r	12,305	755	1,754	184	14,998
August p	9,889	245	3,002	4,652	17,788
Cumulative Jan. to Aug. 2014	71,551	7,711	42,472	9,977	131,711
Cumulative Jan. to Aug. 2013	85,445	9,800	34,188	29,756	159,189
<b>Nova Scotia</b>					
July r	79,370	16,088	11,754	4,473	111,685
August p	54,083	22,232	18,394	3,745	98,454
Cumulative Jan. to Aug. 2014	507,262	65,625	150,384	54,971	778,242
Cumulative Jan. to Aug. 2013	591,483	45,983	183,460	58,436	879,362
<b>New Brunswick</b>					
July r	67,875	4,029	20,205	24,411	116,520
August p	45,629	7,111	22,457	6,483	81,680
Cumulative Jan. to Aug. 2014	315,753	33,919	146,158	61,257	557,087
Cumulative Jan. to Aug. 2013	351,597	19,406	164,167	208,733	743,903
<b>Quebec</b>					
July r	752,963	113,288	316,961	1,031,936	2,215,148
August p	657,490	50,605	225,457	73,786	1,007,338
Cumulative Jan. to Aug. 2014	5,869,774	805,754	1,795,269	2,927,131	11,397,928
Cumulative Jan. to Aug. 2013	6,050,912	744,381	2,169,551	962,829	9,927,673
<b>Ontario</b>					
July r	2,336,327	204,203	684,573	337,110	3,562,213
August p	1,362,344	229,368	482,335	148,377	2,222,424
Cumulative Jan. to Aug. 2014	12,294,785	1,360,906	4,297,814	1,951,103	19,904,608
Cumulative Jan. to Aug. 2013	11,573,042	1,438,042	4,238,128	1,877,817	19,127,029
<b>Manitoba</b>					
July r	140,542	21,989	67,479	209,319	439,329
August p	137,430	10,702	69,057	11,970	229,159
Cumulative Jan. to Aug. 2014	1,016,663	81,508	535,015	318,536	1,951,722
Cumulative Jan. to Aug. 2013	1,058,337	69,923	384,239	314,899	1,827,398
<b>Saskatchewan</b>					
July r	151,202	10,993	83,743	32,034	277,972
August p	199,333	6,027	61,385	15,420	282,165
Cumulative Jan. to Aug. 2014	1,129,951	66,645	509,837	172,417	1,878,850
Cumulative Jan. to Aug. 2013	1,237,723	205,035	417,298	279,215	2,139,271
<b>Alberta</b>					
July r	1,076,729	150,147	535,631	137,938	1,900,445
August p	1,064,028	122,728	505,923	107,217	1,799,896
Cumulative Jan. to Aug. 2014	7,144,192	777,251	3,482,635	818,328	12,222,406
Cumulative Jan. to Aug. 2013	6,321,612	875,999	3,252,546	1,119,510	11,569,667
<b>British Columbia</b>					
July r	839,789	30,355	215,842	108,282	1,194,268
August p	656,278	30,844	122,203	47,812	857,137
Cumulative Jan. to Aug. 2014	4,764,036	249,430	1,357,617	572,199	6,943,282
Cumulative Jan. to Aug. 2013	4,659,714	327,337	1,196,094	542,118	6,725,263

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>					
July <sup>r</sup>	5,077	370	2,441	1,119	9,007
August <sup>p</sup>	5,233	220	1,271	3,629	10,353
Cumulative Jan. to Aug. 2014	26,167	6,221	9,825	11,460	53,673
Cumulative Jan. to Aug. 2013	27,884	2,327	13,002	4,543	47,756
<b>Northwest Territories</b>					
July <sup>r</sup>	3,028	215	1,066	0	4,309
August <sup>p</sup>	3,725	1,304	100	0	5,129
Cumulative Jan. to Aug. 2014	17,535	3,288	5,376	148	26,347
Cumulative Jan. to Aug. 2013	27,405	662	21,979	51,131	101,177
<b>Nunavut</b>					
July <sup>r</sup>	8,237	1	1,800	0	10,038
August <sup>p</sup>	35	0	0	0	35
Cumulative Jan. to Aug. 2014	20,782	4,001	4,200	350	29,333
Cumulative Jan. to Aug. 2013	31,148	7,617	31,593	41,100	111,458

Table 11

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford-Mission, British Columbia	5,465	7,134	752	3,390	16,741
Barrie, Ontario	26,375	577	28,142	190	55,284
Brantford, Ontario	5,117	6,368	446	619	12,550
Calgary, Alberta	467,258	18,130	276,391	35,686	797,465
Edmonton, Alberta	358,211	4,366	122,009	44,250	528,836
Greater Sudbury, Ontario	19,187	2,491	989	342	23,009
Guelph, Ontario	41,832	1,762	2,664	25	46,283
Halifax, Nova Scotia	22,378	14,001	10,930	266	47,575
Hamilton, Ontario	75,194	2,649	9,360	15,293	102,496
Kelowna, British Columbia	33,275	1,154	5,384	5,964	45,777
Kingston, Ontario	9,847	479	1,087	641	12,054
Kitchener-Cambridge-Waterloo, Ontario	41,586	13,592	24,765	3,301	83,244
London, Ontario	69,905	2,090	14,141	4,986	91,122
Moncton, New Brunswick	11,084	910	3,752	429	16,175
Montréal, Quebec	280,841	20,640	162,334	24,789	488,604
Oshawa, Ontario	66,961	9,990	30,445	7,329	114,725
Ottawa-Gatineau, Ontario/Quebec	173,999	1,609	61,856	34,704	272,168
Ottawa-Gatineau, Ontario part, Ontario/Quebec	147,361	490	50,013	31,910	229,774
Ottawa-Gatineau, Quebec part, Ontario/Quebec	26,638	1,119	11,843	2,794	42,394
Peterborough, Ontario	9,915	7,962	3,849	112	21,838
Québec, Quebec	77,232	379	8,386	17,667	103,664
Regina, Saskatchewan	46,224	704	33,702	4,578	85,208
Saguenay, Quebec	16,097	198	2,900	448	19,643
Saint John, New Brunswick	7,889	284	1,676	804	10,653
Saskatoon, Saskatchewan	66,801	1,600	14,687	7,114	90,202
Sherbrooke, Quebec	17,221	804	2,206	777	21,008
St. Catharines-Niagara, Ontario	33,680	2,224	4,320	555	40,779
St. John's, Newfoundland and Labrador	27,987	50	62,177	1,588	91,802
Thunder Bay, Ontario	6,891	463	1,649	1,343	10,346
Toronto, Ontario	529,583	64,321	250,265	59,247	903,416
Trois-Rivières, Quebec	22,583	324	8,034	1,465	32,406
Vancouver, British Columbia	413,692	8,284	67,222	8,563	497,761
Victoria, British Columbia	36,432	3,338	6,228	11,047	57,045
Windsor, Ontario	25,876	5,614	3,822	1,339	36,651
Winnipeg, Manitoba	91,899	2,384	54,745	6,395	155,423

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford-Mission, British Columbia	74,590	29,821	18,522	20,538	143,471
Barrie, Ontario	155,018	22,328	96,969	17,461	291,776
Brantford, Ontario	52,713	14,178	6,792	5,408	79,091
Calgary, Alberta	2,991,858	94,481	1,676,982	306,372	5,069,693
Edmonton, Alberta	2,717,055	190,483	977,718	195,746	4,081,002
Greater Sudbury, Ontario	73,105	38,935	29,174	48,461	189,675
Guelph, Ontario	149,185	14,913	50,581	20,561	235,240
Halifax, Nova Scotia	281,789	25,753	91,142	31,715	430,399
Hamilton, Ontario	611,968	46,568	173,093	152,618	984,247
Kelowna, British Columbia	202,648	8,938	41,696	24,133	277,415
Kingston, Ontario	89,673	5,437	61,661	264,068	420,839
Kitchener-Cambridge-Waterloo, Ontario	590,997	68,547	146,528	222,036	1,028,108
London, Ontario	437,362	30,178	74,134	87,443	629,117
Moncton, New Brunswick	94,011	5,783	53,909	4,582	158,285
Montréal, Quebec	2,612,331	481,836	995,466	2,301,649	6,391,282
Oshawa, Ontario	409,726	39,078	233,515	59,382	741,701
Ottawa-Gatineau, Ontario/Quebec	1,288,004	26,019	628,066	164,999	2,107,088
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,023,142	11,993	529,675	109,953	1,674,763
Ottawa-Gatineau, Quebec part, Ontario/Quebec	264,862	14,026	98,391	55,046	432,325
Peterborough, Ontario	56,971	46,737	14,704	5,437	123,849
Québec, Quebec	719,024	35,571	216,793	69,923	1,041,311
Regina, Saskatchewan	258,365	8,280	172,340	35,416	474,401
Saguenay, Quebec	142,996	5,424	22,632	31,679	202,731
Saint John, New Brunswick	49,744	17,728	36,863	7,375	111,710
Saskatoon, Saskatchewan	558,349	21,384	169,118	57,752	806,603
Sherbrooke, Quebec	161,590	11,226	33,656	35,924	242,396
St. Catharines-Niagara, Ontario	261,010	23,836	64,639	44,559	394,044
St. John's, Newfoundland and Labrador	219,983	43,498	166,269	20,929	450,679
Thunder Bay, Ontario	50,078	3,366	25,185	15,417	94,046
Toronto, Ontario	6,394,249	425,035	2,334,666	515,342	9,669,292
Trois-Rivières, Quebec	160,600	17,022	35,878	10,455	223,955
Vancouver, British Columbia	3,108,603	104,048	896,750	215,942	4,325,343
Victoria, British Columbia	260,065	7,511	71,075	87,844	426,495
Windsor, Ontario	177,508	21,021	41,445	38,795	278,769
Winnipeg, Manitoba	693,163	31,628	437,012	128,411	1,290,214

Table 13

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>2,489,215</b>	<b>73,154</b>	<b>7,899</b>	<b>44,371</b>	<b>36,051</b>	<b>349,848</b>	<b>860,080</b>
<b>Industrial</b>	<b>485,873</b>	<b>4,487</b>	<b>245</b>	<b>22,232</b>	<b>7,111</b>	<b>50,605</b>	<b>229,368</b>
Factories, plants	207,383	0	0	1,190	4,638	13,705	104,780
Transportation, utilities	136,916	0	0	15,445	0	17,249	51,493
Mining and agriculture	78,278	4,000	0	3,970	950	8,275	47,410
Minor industrial projects, new and improvements <sup>1</sup>	63,296	487	245	1,627	1,523	11,376	25,685
<b>Commercial</b>	<b>1,578,663</b>	<b>67,079</b>	<b>3,002</b>	<b>18,394</b>	<b>22,457</b>	<b>225,457</b>	<b>482,335</b>
Trade and services	382,836	7,947	600	3,909	1,380	110,598	91,698
Warehouses	109,675	13,319	0	3,511	397	12,365	35,254
Service stations	35,012	300	420	345	0	4,565	6,017
Office buildings	395,483	27,677	1,200	3,262	3,619	46,962	83,990
Recreation	154,610	1,000	0	2,800	13,324	6,539	63,955
Hotels, restaurants	355,359	14,729	275	640	285	19,163	146,095
Laboratories	2,383	0	0	0	0	643	1,000
Minor commercial projects, new and improvements <sup>1</sup>	143,305	2,107	507	3,927	3,452	24,622	54,326
<b>Institutional and governmental</b>	<b>424,679</b>	<b>1,588</b>	<b>4,652</b>	<b>3,745</b>	<b>6,483</b>	<b>73,786</b>	<b>148,377</b>
Schools, education	215,135	1,507	4,192	593	1,635	38,422	81,810
Hospitals, medical	36,732	0	0	0	1,300	5,342	14,169
Welfare, home	69,808	0	0	2,341	600	6,735	24,007
Churches, religion	25,676	0	0	433	0	11,458	5,434
Government buildings	43,411	0	400	0	1,857	4,764	6,405
Minor institutional and governmental projects, new and improvements <sup>1</sup>	33,917	81	60	378	1,091	7,065	16,552
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
thousands of dollars							
<b>Total non-residential</b>	<b>91,729</b>	<b>82,832</b>	<b>735,868</b>	<b>200,859</b>	<b>5,120</b>	<b>1,404</b>	<b>0</b>
<b>Industrial</b>	<b>10,702</b>	<b>6,027</b>	<b>122,728</b>	<b>30,844</b>	<b>220</b>	<b>1,304</b>	<b>0</b>
Factories, plants	1,710	575	72,534	7,391	0	860	0
Transportation, utilities	3,872	350	41,981	6,526	0	0	0
Mining and agriculture	1,393	1,950	517	9,813	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	3,727	3,152	7,696	7,114	220	444	0
<b>Commercial</b>	<b>69,057</b>	<b>61,385</b>	<b>505,923</b>	<b>122,203</b>	<b>1,271</b>	<b>100</b>	<b>0</b>
Trade and services	27,169	17,428	96,769	25,338	0	0	0
Warehouses	3,215	9,130	23,082	8,802	600	0	0
Service stations	4,219	5,100	11,357	2,689	0	0	0
Office buildings	13,728	2,885	188,870	23,015	275	0	0
Recreation	9,450	0	37,248	20,294	0	0	0
Hotels, restaurants	6,411	23,209	123,983	20,569	0	0	0
Laboratories	0	0	740	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	4,865	3,633	23,874	21,496	396	100	0
<b>Institutional and governmental</b>	<b>11,970</b>	<b>15,420</b>	<b>107,217</b>	<b>47,812</b>	<b>3,629</b>	<b>0</b>	<b>0</b>
Schools, education	2,320	8,918	51,103	22,430	2,205	0	0
Hospitals, medical	7,323	250	1,707	6,641	0	0	0
Welfare, home	0	5,273	30,852	0	0	0	0
Churches, religion	1,300	0	1,500	5,551	0	0	0
Government buildings	448	0	18,788	9,332	1,417	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	579	979	3,267	3,858	7	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>