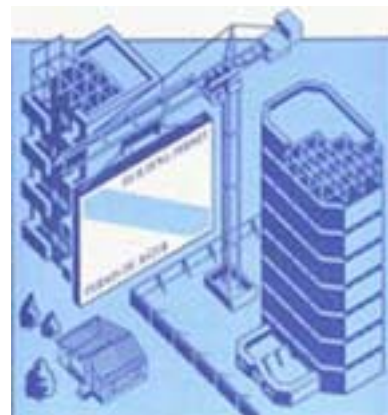


Catalogue no. 64-001-X

# Building Permits

August 2016



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Statistics Canada

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

# Building Permits

August 2016

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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
- 0<sup>s</sup> 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

This publication was prepared under the direction of:

- H. Mc Carrell, Director, Investment, Science and Technology Division
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Ottawa, Ontario K1A 0T6  
or by telephoning: 613-951-6321

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## Highlights

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Municipalities issued \$7.3 billion worth of building permits in August, up 10.4% from July. This marked the second consecutive monthly increase. The gain in August was mainly attributable to higher construction intentions in Quebec, Ontario and British Columbia.

## Analysis – August 2016

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Municipalities issued \$7.3 billion worth of building permits in August, up 10.4% from July. This marked the second consecutive monthly increase. The gain in August was mainly attributable to higher construction intentions in Quebec, Ontario and British Columbia.

The value of residential building permits was up 9.6% to \$4.5 billion in August, following four consecutive monthly declines. Both residential components—multi-family and single-family dwellings—recorded gains. Six provinces posted increases, led by Ontario and British Columbia.

In the non-residential sector, municipalities issued \$2.9 billion worth of permits in August, up 11.6% from July. The increase was mainly attributable to higher construction intentions for commercial buildings and, to a lesser extent, industrial buildings. Gains were reported in five provinces, led by Quebec, followed distantly by Manitoba.

### Residential sector: Multi-family dwellings record the largest increase

The value of permits for multi-family dwellings rose 14.7% to \$1.9 billion in August. This was the third advance in four months. Higher construction intentions were reported in four provinces, led by British Columbia and Ontario. Alberta posted the largest decline.

In the single-family dwelling component, municipalities issued \$2.5 billion worth of building permits in August, up 6.0% from July. The increase stemmed mainly from higher construction intentions in Ontario and Alberta.

Municipalities approved the construction of 16,544 new dwelling in August, up 5.9% from the previous month. The rise was mainly attributable to multi-family dwellings, up 7.9% to 10,557 units. Single-family dwellings increased 2.5% to 5,987 units.

### Non-residential sector: Higher commercial and industrial construction intentions

In the commercial component, the value of permits was up 18.3% to \$1.6 billion in August, a third consecutive monthly increase. Higher construction intentions for retail complexes and recreational buildings contributed to the gain. Seven provinces recorded advances, led by Ontario, Quebec and Alberta.

The value of industrial permits rose 14.8% compared with July to \$495 million in August. The increase stemmed from higher construction intentions for utilities buildings and, to a lesser extent, maintenance facilities. Five provinces reported gains, led by Manitoba and Ontario.

Institutional construction intentions fell 1.1% to \$800 million in August. Lower construction intentions for medical facilities were mainly responsible for the decrease. Eight provinces reported declines, led by Ontario and Alberta. Conversely, Quebec recorded the largest advance, which was mainly attributable to educational institutions.

### Provinces: Quebec, Ontario and British Columbia post the largest increases

The total value of building permits was up in eight provinces in August, led by Quebec, Ontario and British Columbia.

In Quebec, the value of building permits rose 20.6% to \$1.4 billion in August, the third increase in four months. Gains were posted in every non-residential component, led by institutional structures. However, the value of residential building permits fell 3.1% in the province, with both residential components recording decreases.



The value of permits in Ontario increased 7.2% to \$3.1 billion in August, a second consecutive monthly gain. All components registered advances, except institutional buildings, which had posted a notable increase in July. The overall rise was mainly attributable to higher construction intentions for multi-family dwellings, commercial buildings and single-family homes.

Following two monthly declines, the value of permits in British Columbia was up 15.9% to \$1.2 billion in August. Higher construction intentions for multi-family dwellings more than offset decreases reported in every other component.

Conversely, Saskatchewan and Newfoundland and Labrador posted declines. In Saskatchewan, the value of permits fell 7.7% to \$150 million in August. The decrease stemmed mainly from multi-family dwellings, which were down following five consecutive monthly gains. Newfoundland and Labrador reported a 23.1% drop in the value of permits, a third consecutive monthly decline.

### **Census metropolitan areas: Montréal records the strongest advance**

In August, the total value of building permits was up in 22 of the 34 census metropolitan areas. Montréal reported the largest increase, followed by Toronto.

The value of building permits in Montréal rose 65.6% to \$838 million in August, following three consecutive monthly declines. Higher construction intentions were reported in every component, led by institutional and commercial buildings.

In Toronto, the value of permits was up 9.7% to \$1.7 billion in August, a third consecutive monthly increase. Higher construction intentions for commercial buildings, multi-family dwellings and single-family homes led the advance.

In contrast, the value of permits in Ottawa dropped 25.7% to \$257 million in August, following a 60.9% increase the previous month. Decreases were widespread among all components, except industrial buildings, which recorded a 36.3% gain.

## Note to readers

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

The Building Permits Survey covers over 2,400 municipalities, representing 95% of the Canadian 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 presented 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.

Unless otherwise specified, the highlights refer to seasonally adjusted current dollars and are ranked in terms of dollar change rather than percentage change.

## 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.

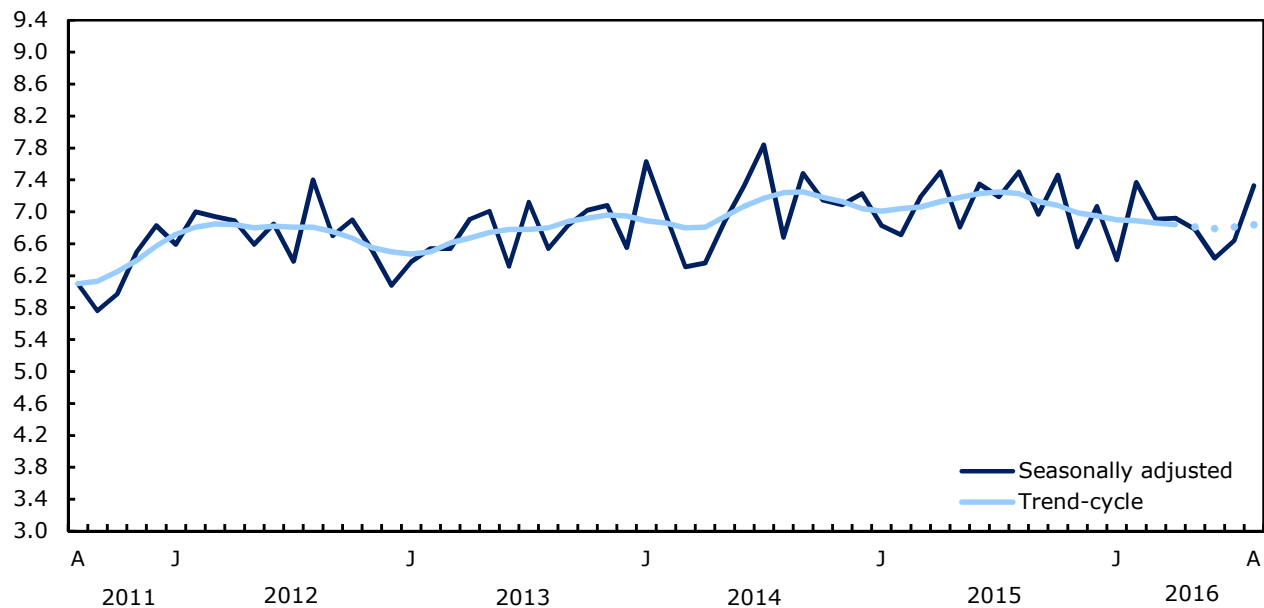
For information on trend-cycle data, see the *StatCan Blog* and *Trend-cycle estimates – Frequently asked questions*.

## Next release

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

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

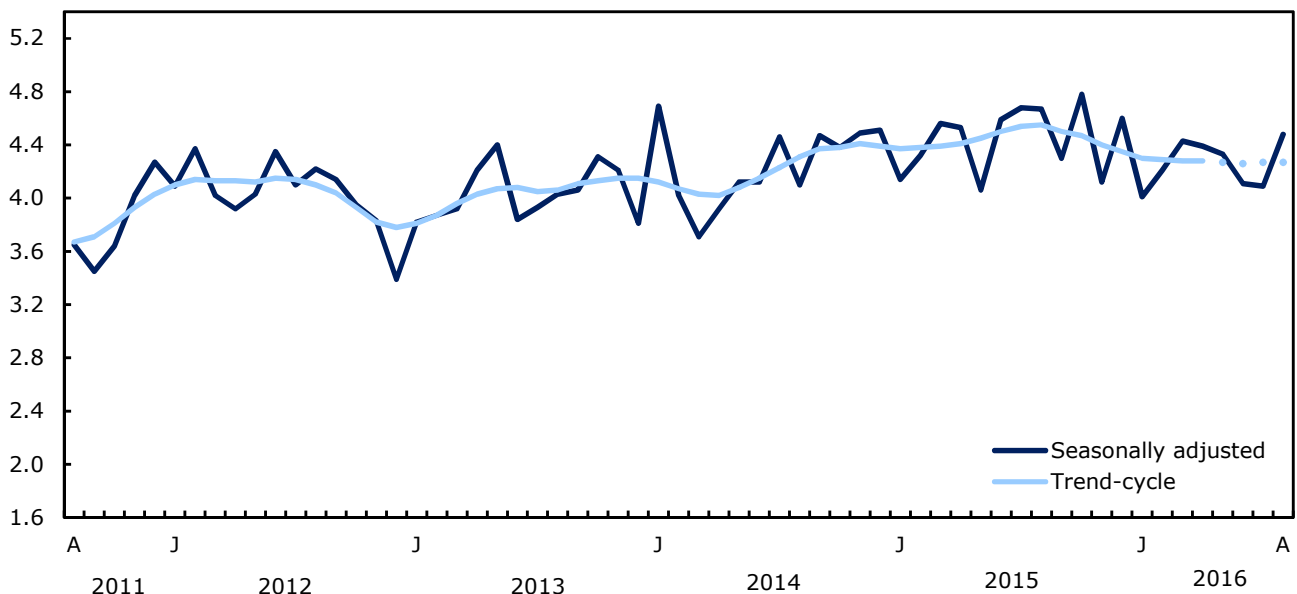
billions of dollars



**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



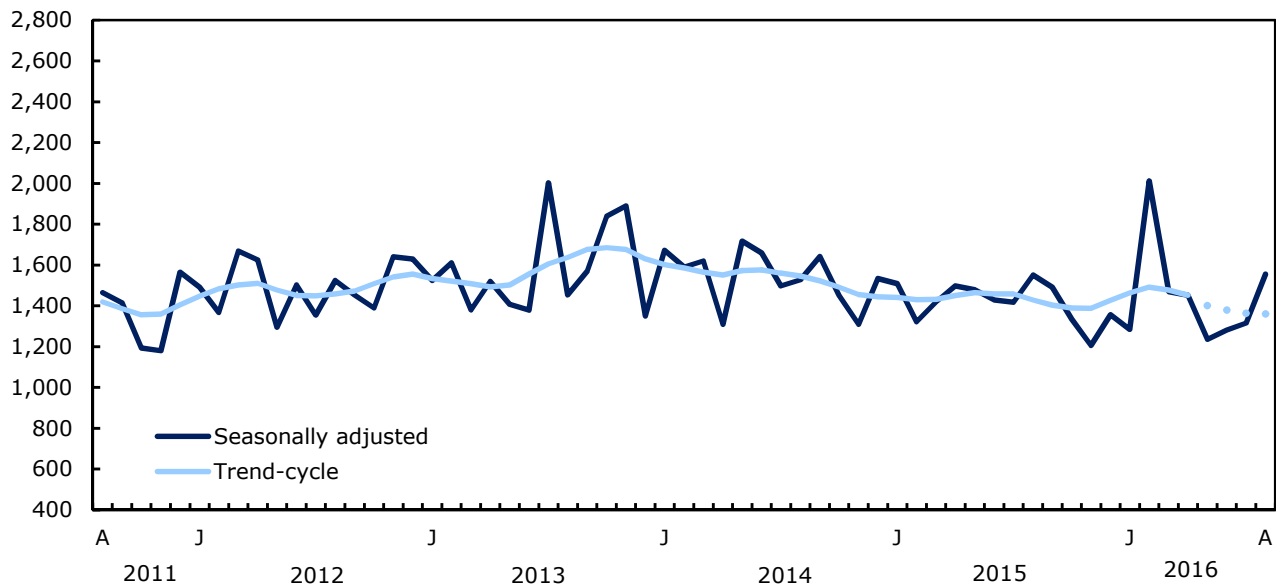
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**Chart 5**  
**Value of commercial building permits**

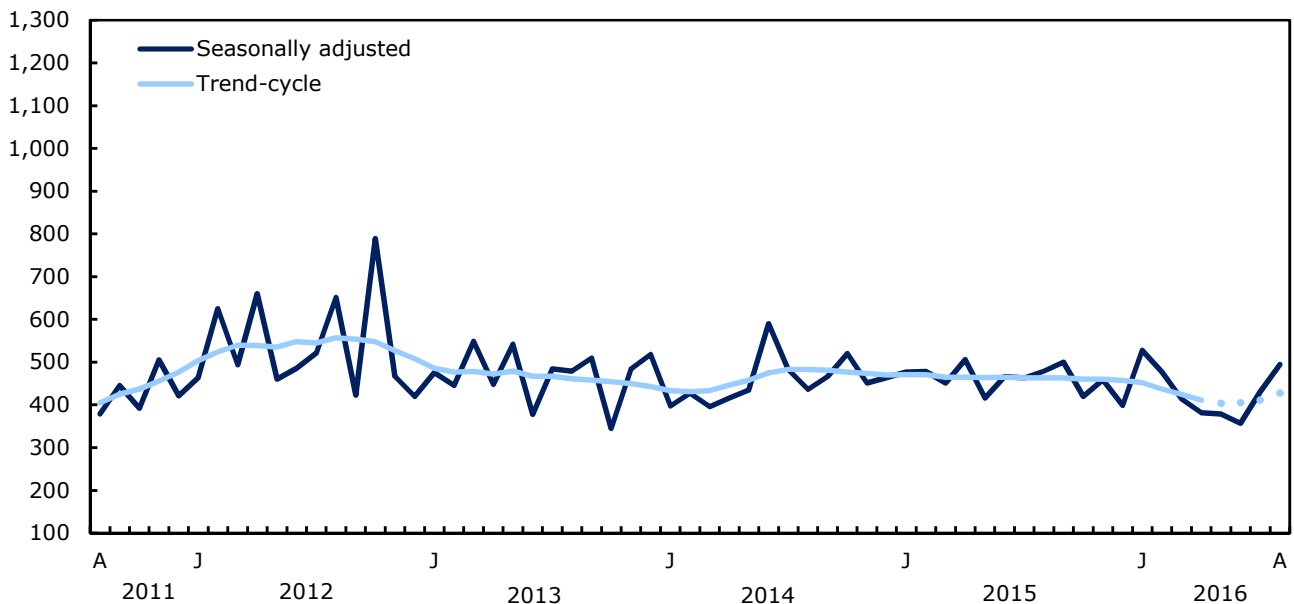
millions of dollars



**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**

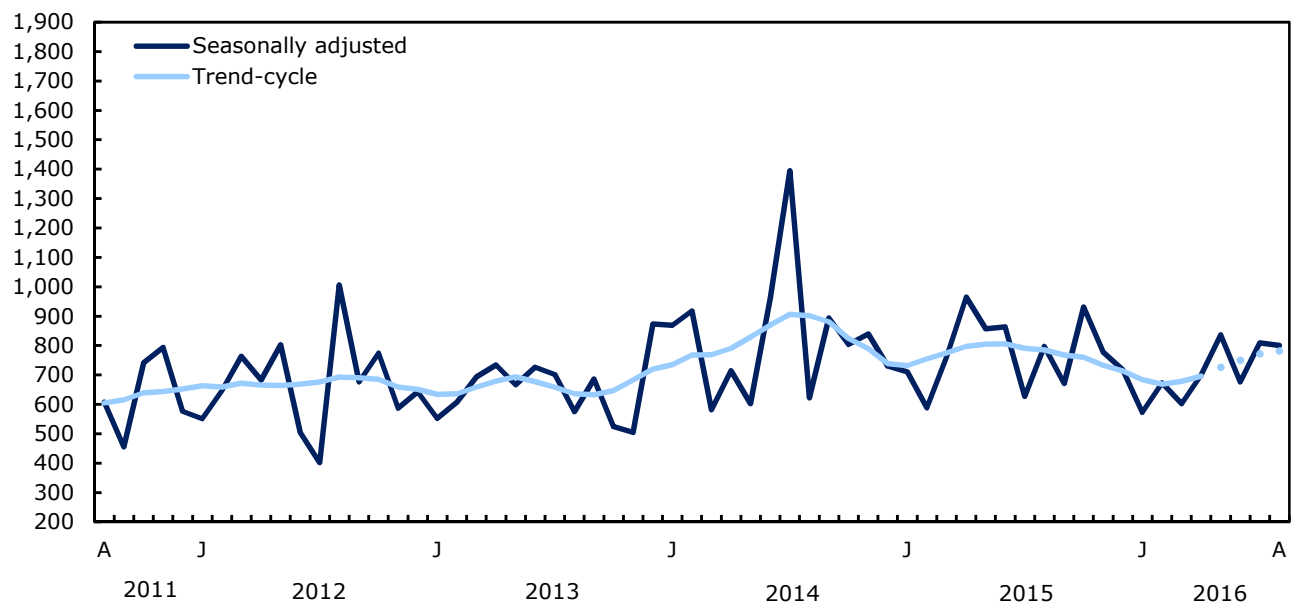
millions of dollars



**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**

	2016 August <sup>p</sup>	2016 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>7,330,992</b>	<b>6,642,696</b>	<b>10.4</b>	<b>3.4</b>	<b>-5.3</b>	<b>-2.1</b>	<b>0.1</b>	<b>-6.3</b>
Newfoundland and Labrador	29,362	38,176	-23.1	-8.9	-31.0	21.9	-19.8	11.2
Prince Edward Island	22,336	21,902	2.0	-5.3	9.5	20.3	-25.2	55.0
Nova Scotia	109,764	87,314	25.7	35.1	-43.3	71.2	-44.2	62.0
New Brunswick	93,261	66,679	39.9	-36.2	75.9	-43.7	57.0	17.1
Quebec	1,354,738	1,123,592	20.6	-7.7	3.0	1.9	-4.3	3.2
Ontario	3,107,381	2,897,972	7.2	13.2	-8.2	2.4	-9.0	5.1
Manitoba	261,486	236,714	10.5	21.0	-2.5	-32.0	21.0	22.4
Saskatchewan	149,989	162,436	-7.7	-42.7	69.8	7.0	26.2	-29.7
Alberta	1,007,520	994,983	1.3	12.3	-2.0	-23.5	26.9	-41.3
British Columbia	1,157,471	998,301	15.9	-3.1	-11.3	1.0	3.8	-4.5
Yukon	25,285	5,124	393.5	7.7	-60.4	44.5	-30.6	-53.4
Northwest Territories	9,869	5,715	72.7	-45.1	-90.2	...	-69.7	536.0
Nunavut	2,530	3,788	-33.2	...	...	-99.8	603.3	466.0

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

	2016 August <sup>p</sup>	2016 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>2,850,387</b>	<b>2,554,845</b>	<b>11.6</b>	<b>10.4</b>	<b>-5.6</b>	<b>-3.3</b>	<b>1.9</b>	<b>-21.4</b>
Newfoundland and Labrador	5,000	10,274	-51.3	-17.6	-61.5	138.9	-2.5	-19.8
Prince Edward Island	10,647	10,758	-1.0	-15.9	25.3	118.6	-33.2	311.1
Nova Scotia	34,641	31,128	11.3	35.1	-42.3	150.5	-56.4	35.4
New Brunswick	43,235	37,129	16.4	-46.2	113.1	-35.0	80.4	18.9
Quebec	618,902	364,209	69.9	-19.4	-4.0	-7.1	1.4	9.6
Ontario	1,148,836	1,144,200	0.4	46.2	-10.5	3.4	-13.6	-8.0
Manitoba	151,172	106,316	42.2	28.0	-14.5	-47.0	56.1	31.9
Saskatchewan	70,814	71,011	-0.3	-63.6	153.8	8.2	29.4	-43.1
Alberta	454,520	463,144	-1.9	24.1	-8.0	-28.6	18.4	-51.7
British Columbia	286,096	310,056	-7.7	3.2	-1.2	12.5	9.1	-32.7
Yukon	18,782	674	...	-32.9	-88.2	204.6	-69.0	-61.7
Northwest Territories	5,242	5,291	-0.9	-36.4	-91.6	...	-91.1	...
Nunavut	2,500	655	281.7	...	...	...	...	-100.0

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

	2016 August <sup>p</sup>	2016 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>4,480,605</b>	<b>4,087,851</b>	<b>9.6</b>	<b>-0.5</b>	<b>-5.1</b>	<b>-1.4</b>	<b>-0.9</b>	<b>5.1</b>
Newfoundland and Labrador	24,362	27,902	-12.7	-5.2	3.9	-21.9	-24.8	25.2
Prince Edward Island	11,689	11,144	4.9	7.7	-5.3	-15.3	-21.8	22.6
Nova Scotia	75,123	56,186	33.7	35.1	-43.8	46.3	-38.7	77.5
New Brunswick	50,026	29,550	69.3	-16.9	31.4	-51.5	40.7	15.9
Quebec	735,836	759,383	-3.1	-0.7	7.7	8.9	-8.3	-0.9
Ontario	1,958,545	1,753,772	11.7	-1.3	-7.2	2.0	-6.8	12.9
Manitoba	110,314	130,398	-15.4	15.9	8.7	-7.3	-11.6	14.8
Saskatchewan	79,175	91,425	-13.4	3.7	-1.9	5.9	23.6	-13.4
Alberta	553,000	531,839	4.0	3.7	2.9	-18.7	35.9	-23.8
British Columbia	871,375	688,245	26.6	-5.7	-14.9	-2.5	2.2	8.6
Yukon	6,503	4,450	46.1	18.5	6.4	-36.3	84.4	34.0
Northwest Territories	4,627	424	991.3	-79.8	-74.1	122.5	34.1	26.3
Nunavut	30	3,133	-99.0	...	...	-99.8	603.3	...

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

	2016 August <sup>p</sup>	2016 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>198,528</b>	<b>187,524</b>	<b>5.9</b>	<b>3.8</b>	<b>-7.5</b>	<b>-0.7</b>	<b>4.0</b>	<b>-0.9</b>
Newfoundland and Labrador	1,116	1,572	-29.0	6.5	-6.8	-16.5	-16.8	72.7
Prince Edward Island	972	948	2.5	58.0	-12.3	-13.6	-27.5	51.7
Nova Scotia	5,412	3,324	62.8	54.7	-58.5	87.4	-37.7	49.4
New Brunswick	2,664	1,824	46.1	-0.7	41.7	-56.8	20.2	34.2
Quebec	43,140	44,256	-2.5	0.1	9.8	16.6	-12.5	-4.6
Ontario	74,688	68,100	9.7	-1.6	-13.9	8.9	-2.4	12.9
Manitoba	6,420	8,892	-27.8	40.3	8.4	23.9	-29.4	6.3
Saskatchewan	3,492	5,208	-32.9	6.6	16.3	-7.4	21.9	-1.3
Alberta	20,868	22,572	-7.5	14.2	4.0	-28.1	41.4	-37.9
British Columbia	38,424	30,180	27.3	1.7	-17.4	-17.6	27.3	-2.9
Yukon	1,092	396	175.8	32.0	-19.4	-8.8	47.8	109.1
Northwest Territories	240	12	...	-94.1	-69.6	409.1	175.0	33.3
Nunavut	0	240	-100.0	...	...	-100.0	400.0	...

Table 5

Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2016

	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 <sup>r</sup>	5,839	9,788	15,627	4,087,851	431,078	1,314,974	808,793	2,554,845	6,642,696
August <sup>p</sup>	5,987	10,557	16,544	4,480,605	494,881	1,555,880	799,626	2,850,387	7,330,992
Cumulative Jan. to Aug. 2016	46,641	80,593	127,234	34,040,041	3,461,902	11,606,145	5,668,277	20,736,324	54,776,365
Cumulative Jan. to Aug. 2015	47,235	91,201	138,436	35,550,158	3,734,795	11,623,999	6,167,733	21,526,527	57,076,685
<b>Newfoundland and Labrador</b>									
July <sup>r</sup>	75	56	131	27,902	572	8,557	1,145	10,274	38,176
August <sup>p</sup>	76	17	93	24,362	177	4,745	78	5,000	29,362
Cumulative Jan. to Aug. 2016	675	360	1,035	266,984	5,613	86,898	19,634	112,145	379,129
Cumulative Jan. to Aug. 2015	831	329	1,160	304,063	40,430	101,090	22,382	163,902	467,965
<b>Prince Edward Island</b>									
July <sup>r</sup>	27	52	79	11,144	1,152	9,146	460	10,758	21,902
August <sup>p</sup>	45	36	81	11,689	632	7,607	2,408	10,647	22,336
Cumulative Jan. to Aug. 2016	283	218	501	92,863	15,455	32,910	10,329	58,694	151,557
Cumulative Jan. to Aug. 2015	239	137	376	77,049	8,617	26,629	13,671	48,917	125,966
<b>Nova Scotia</b>									
July <sup>r</sup>	136	141	277	56,186	2,315	20,553	8,260	31,128	87,314
August <sup>p</sup>	147	304	451	75,123	4,181	28,751	1,709	34,641	109,764
Cumulative Jan. to Aug. 2016	1,147	1,519	2,666	498,923	37,025	146,295	54,704	238,024	736,947
Cumulative Jan. to Aug. 2015	898	2,042	2,940	575,349	47,077	160,343	36,629	244,049	819,398
<b>New Brunswick</b>									
July <sup>r</sup>	114	38	152	29,550	4,220	21,635	11,274	37,129	66,679
August <sup>p</sup>	100	122	222	50,026	9,543	30,796	2,896	43,235	93,261
Cumulative Jan. to Aug. 2016	831	557	1,388	307,595	34,747	203,380	80,256	318,383	625,978
Cumulative Jan. to Aug. 2015	806	481	1,287	286,737	52,183	131,511	103,275	286,969	573,706
<b>Quebec</b>									
July <sup>r</sup>	883	2,805	3,688	759,383	84,114	183,812	96,283	364,209	1,123,592
August <sup>p</sup>	823	2,772	3,595	735,836	91,894	244,098	282,910	618,902	1,354,738
Cumulative Jan. to Aug. 2016	6,918	20,167	27,085	5,765,770	701,059	1,903,741	1,028,610	3,633,410	9,399,180
Cumulative Jan. to Aug. 2015	6,808	18,997	25,805	5,708,405	648,770	1,952,474	1,135,148	3,736,392	9,444,797
<b>Ontario</b>									
July <sup>r</sup>	2,496	3,179	5,675	1,753,772	187,370	599,238	357,592	1,144,200	2,897,972
August <sup>p</sup>	2,567	3,657	6,224	1,958,545	217,165	696,209	235,462	1,148,836	3,107,381
Cumulative Jan. to Aug. 2016	20,054	27,765	47,819	14,564,930	1,618,772	4,255,150	2,022,612	7,896,534	22,461,464
Cumulative Jan. to Aug. 2015	19,865	29,581	49,446	14,102,174	1,771,058	4,211,930	2,298,609	8,281,597	22,383,771
<b>Manitoba</b>									
July <sup>r</sup>	286	455	741	130,398	25,097	51,652	29,567	106,316	236,714
August <sup>p</sup>	244	291	535	110,314	65,968	57,774	27,430	151,172	261,486
Cumulative Jan. to Aug. 2016	1,958	2,300	4,258	925,348	197,362	494,536	207,808	899,706	1,825,054
Cumulative Jan. to Aug. 2015	1,750	2,116	3,866	895,599	99,726	311,606	217,186	628,518	1,524,117
<b>Saskatchewan</b>									
July <sup>r</sup>	183	251	434	91,425	8,449	37,822	24,740	71,011	162,436
August <sup>p</sup>	196	95	291	79,175	5,624	45,405	19,785	70,814	149,989
Cumulative Jan. to Aug. 2016	1,509	1,428	2,937	682,363	53,984	343,320	315,351	712,655	1,395,018
Cumulative Jan. to Aug. 2015	1,475	2,531	4,006	829,151	149,911	540,514	388,375	1,078,800	1,907,951
<b>Alberta</b>									
July <sup>r</sup>	876	1,005	1,881	531,839	77,974	205,572	179,598	463,144	994,983
August <sup>p</sup>	1,007	732	1,739	553,000	71,595	261,666	121,259	454,520	1,007,520
Cumulative Jan. to Aug. 2016	7,084	8,438	15,522	4,348,758	478,849	2,547,320	1,223,369	4,249,538	8,598,296
Cumulative Jan. to Aug. 2015	9,190	16,446	25,636	6,597,273	576,593	2,592,156	1,343,179	4,511,928	11,109,201

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, 2016**

	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>British Columbia</b>									
July r	743	1,772	2,515	688,245	35,695	175,995	98,366	310,056	998,301
August p	758	2,444	3,202	871,375	24,257	168,392	93,447	286,096	1,157,471
Cumulative Jan. to Aug. 2016	6,005	17,604	23,609	6,518,887	309,201	1,567,549	532,645	2,409,395	8,928,282
Cumulative Jan. to Aug. 2015	5,249	18,370	23,619	6,114,651	329,101	1,554,689	584,116	2,467,906	8,582,557
<b>Yukon</b>									
July r	19	14	33	4,450	0	442	232	674	5,124
August p	21	70	91	6,503	1,345	9,509	7,928	18,782	25,285
Cumulative Jan. to Aug. 2016	130	132	262	30,846	1,373	13,581	49,301	64,255	95,101
Cumulative Jan. to Aug. 2015	79	59	138	22,840	6,614	21,217	23,391	51,222	74,062
<b>Northwest Territories</b>									
July r	1	0	1	424	3,900	115	1,276	5,291	5,715
August p	3	17	20	4,627	0	928	4,314	5,242	9,869
Cumulative Jan. to Aug. 2016	45	71	116	27,551	5,714	11,025	123,633	140,372	167,923
Cumulative Jan. to Aug. 2015	41	53	94	23,412	4,612	17,843	1,772	24,227	47,639
<b>Nunavut</b>									
July r	0	20	20	3,133	220	435	0	655	3,788
August p	0	0	0	30	2,500	0	0	2,500	2,530
Cumulative Jan. to Aug. 2016	2	34	36	9,223	2,748	440	25	3,213	12,436
Cumulative Jan. to Aug. 2015	4	59	63	13,455	103	1,997	0	2,100	15,555

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, 2016**

	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>	23	18	41	7,549	763	3,093	111	3,967	11,516
August <sup>p</sup>	25	146	171	38,450	1,647	105	0	1,752	40,202
Cumulative Jan. to Aug. 2016	219	443	662	124,974	16,944	24,784	419	42,147	167,121
Cumulative Jan. to Aug. 2015	227	372	599	99,082	13,086	35,220	17,646	65,952	165,034
<b>Barrie, Ontario</b>									
July <sup>r</sup>	32	10	42	13,390	3,265	16,164	3,286	22,715	36,105
August <sup>p</sup>	80	40	120	39,529	227	9,329	461	10,017	49,546
Cumulative Jan. to Aug. 2016	434	302	736	222,275	32,155	52,504	11,624	96,283	318,558
Cumulative Jan. to Aug. 2015	345	69	414	126,448	9,412	105,224	24,696	139,332	265,780
<b>Brantford, Ontario</b>									
July <sup>r</sup>	13	33	46	11,241	1,117	909	0	2,026	13,267
August <sup>p</sup>	9	1	10	4,057	4,077	2,523	275	6,875	10,932
Cumulative Jan. to Aug. 2016	200	104	304	83,815	47,795	17,372	2,619	67,786	151,601
Cumulative Jan. to Aug. 2015	251	362	613	136,324	24,148	12,028	9,225	45,401	181,725
<b>Calgary, Alberta</b>									
July <sup>r</sup>	318	191	509	181,783	1,861	98,160	72,176	172,197	353,980
August <sup>p</sup>	325	226	551	196,348	32,942	103,273	43,259	179,474	375,822
Cumulative Jan. to Aug. 2016	2,290	2,523	4,813	1,565,741	72,116	828,846	326,271	1,227,233	2,792,974
Cumulative Jan. to Aug. 2015	2,545	6,362	8,907	2,595,076	127,200	972,426	670,364	1,769,990	4,365,066
<b>Edmonton, Alberta</b>									
July <sup>r</sup>	298	635	933	230,460	61,802	56,757	9,191	127,750	358,210
August <sup>p</sup>	436	390	826	243,016	14,286	78,965	31,634	124,885	367,901
Cumulative Jan. to Aug. 2016	2,710	4,895	7,605	1,952,189	183,003	1,270,693	343,249	1,796,945	3,749,134
Cumulative Jan. to Aug. 2015	3,831	8,345	12,176	2,834,338	150,255	986,128	246,383	1,382,766	4,217,104
<b>Greater Sudbury, Ontario</b>									
July <sup>r</sup>	22	4	26	7,753	243	8,685	2,180	11,108	18,861
August <sup>p</sup>	18	12	30	9,407	1,199	1,290	1,281	3,770	13,177
Cumulative Jan. to Aug. 2016	105	120	225	70,397	4,242	55,292	10,342	69,876	140,273
Cumulative Jan. to Aug. 2015	99	82	181	54,567	25,507	24,605	26,144	76,256	130,823
<b>Guelph, Ontario</b>									
July <sup>r</sup>	16	29	45	11,395	2,277	2,346	3,464	8,087	19,482
August <sup>p</sup>	31	55	86	26,333	777	2,658	56	3,491	29,824
Cumulative Jan. to Aug. 2016	175	659	834	169,666	15,493	51,976	14,904	82,373	252,039
Cumulative Jan. to Aug. 2015	275	752	1,027	240,563	45,470	44,731	9,313	99,514	340,077
<b>Halifax, Nova Scotia</b>									
July <sup>r</sup>	46	75	121	22,152	445	14,124	134	14,703	36,855
August <sup>p</sup>	42	266	308	43,809	325	12,730	243	13,298	57,107
Cumulative Jan. to Aug. 2016	421	1,051	1,472	236,598	2,489	82,334	25,634	110,457	347,055
Cumulative Jan. to Aug. 2015	270	1,789	2,059	357,977	7,590	109,169	21,021	137,780	495,757
<b>Hamilton, Ontario</b>									
July <sup>r</sup>	54	151	205	51,367	622	13,770	11,464	25,856	77,223
August <sup>p</sup>	77	216	293	89,046	2,147	9,334	23,384	34,865	123,911
Cumulative Jan. to Aug. 2016	611	1,606	2,217	686,565	15,653	133,241	126,875	275,769	962,334
Cumulative Jan. to Aug. 2015	987	1,035	2,022	659,503	90,205	148,463	300,695	539,363	1,198,866
<b>Kelowna, British Columbia</b>									
July <sup>r</sup>	74	112	186	55,423	6,814	9,784	222	16,820	72,243
August <sup>p</sup>	50	71	121	42,495	796	19,515	43	20,354	62,849
Cumulative Jan. to Aug. 2016	378	982	1,360	383,573	18,175	98,378	39,617	156,170	539,743
Cumulative Jan. to Aug. 2015	303	451	754	229,784	11,283	97,522	32,139	140,944	370,728

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, 2016**

	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>	20	11	31	6,859	3,695	1,549	1,804	7,048	13,907
August <sup>p</sup>	34	8	42	10,654	573	1,126	1,757	3,456	14,110
Cumulative Jan. to Aug. 2016	219	86	305	72,754	14,211	23,698	25,085	62,994	135,748
Cumulative Jan. to Aug. 2015	179	489	668	113,486	3,963	20,882	36,540	61,385	174,871
<b>Kitchener-Cambridge-Waterloo, Ontario</b>									
July <sup>r</sup>	108	363	471	96,321	4,636	16,355	1,195	22,186	118,507
August <sup>p</sup>	134	76	210	66,418	8,119	24,317	19,105	51,541	117,959
Cumulative Jan. to Aug. 2016	983	2,231	3,214	717,539	59,252	178,389	170,571	408,212	1,125,751
Cumulative Jan. to Aug. 2015	705	2,327	3,032	594,145	113,056	147,006	96,174	356,236	950,381
<b>London, Ontario</b>									
July <sup>r</sup>	118	26	144	57,053	5,835	24,305	17,671	47,811	104,864
August <sup>p</sup>	115	199	314	105,511	16,103	39,566	27,930	83,599	189,110
Cumulative Jan. to Aug. 2016	886	1,501	2,387	678,593	44,427	151,475	188,708	384,610	1,063,203
Cumulative Jan. to Aug. 2015	718	527	1,245	390,858	43,305	107,252	142,640	293,197	684,055
<b>Moncton, New Brunswick</b>									
July <sup>r</sup>	37	20	57	9,583	1,481	9,162	677	11,320	20,903
August <sup>p</sup>	26	81	107	24,663	3,732	4,984	1,609	10,325	34,988
Cumulative Jan. to Aug. 2016	204	188	392	96,358	15,503	104,630	21,155	141,288	237,646
Cumulative Jan. to Aug. 2015	191	185	376	69,721	14,922	45,626	40,079	100,627	170,348
<b>Montréal, Quebec</b>									
July <sup>r</sup>	218	1,410	1,628	335,204	31,711	83,074	56,009	170,794	505,998
August <sup>p</sup>	241	1,800	2,041	387,369	44,634	159,139	246,634	450,407	837,776
Cumulative Jan. to Aug. 2016	1,886	11,047	12,933	2,738,635	239,788	1,177,267	669,160	2,086,215	4,824,850
Cumulative Jan. to Aug. 2015	1,800	10,298	12,098	2,753,693	266,940	1,194,836	676,860	2,138,636	4,892,329
<b>Oshawa, Ontario</b>									
July <sup>r</sup>	52	72	124	33,395	1,766	12,570	1,630	15,966	49,361
August <sup>p</sup>	51	27	78	33,935	1,300	9,208	30,546	41,054	74,989
Cumulative Jan. to Aug. 2016	772	963	1,735	515,553	22,553	61,352	86,335	170,240	685,793
Cumulative Jan. to Aug. 2015	930	1,046	1,976	590,282	37,539	55,731	21,819	115,089	705,371
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
July <sup>r</sup>	210	723	933	210,155	7,726	92,101	35,782	135,609	345,764
August <sup>p</sup>	135	604	739	162,643	10,534	75,858	8,005	94,397	257,040
Cumulative Jan. to Aug. 2016	1,295	3,524	4,819	1,116,139	117,404	536,107	161,180	814,691	1,930,830
Cumulative Jan. to Aug. 2015	1,116	1,956	3,072	818,071	13,510	390,489	228,706	632,705	1,450,776
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
July <sup>r</sup>	44	57	101	21,559	462	10,367	13,246	24,075	45,634
August <sup>p</sup>	31	37	68	17,256	2	8,187	1,900	10,089	27,345
Cumulative Jan. to Aug. 2016	244	1,110	1,354	221,168	4,663	43,703	34,678	83,044	304,212
Cumulative Jan. to Aug. 2015	328	1,039	1,367	244,243	26,330	59,165	10,313	95,808	340,051
<b>Peterborough, Ontario</b>									
July <sup>r</sup>	28	5	33	12,012	29	342	3,423	3,794	15,806
August <sup>p</sup>	43	23	66	17,215	957	864	113	1,934	19,149
Cumulative Jan. to Aug. 2016	209	135	344	84,117	3,427	10,388	6,103	19,918	104,035
Cumulative Jan. to Aug. 2015	177	67	244	75,797	11,232	11,598	26,119	48,949	124,746
<b>Québec, Quebec</b>									
July <sup>r</sup>	91	577	668	128,342	3,058	16,026	8,984	28,068	156,410
August <sup>p</sup>	63	316	379	67,931	401	19,520	11,063	30,984	98,915
Cumulative Jan. to Aug. 2016	565	3,034	3,599	658,781	40,505	184,111	81,401	306,017	964,798
Cumulative Jan. to Aug. 2015	578	3,262	3,840	636,903	38,552	190,511	86,724	315,787	952,690

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, 2016**

	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 r	49	195	244	34,701	3,198	16,385	22,530	42,113	76,814
August p	54	39	93	22,835	1,957	3,420	16,802	22,179	45,014
Cumulative Jan. to Aug. 2016	464	664	1,128	216,877	14,072	93,281	166,349	273,702	490,579
Cumulative Jan. to Aug. 2015	345	824	1,169	197,138	71,577	197,590	110,996	380,163	577,301
<b>Saguenay, Quebec</b>									
July r	31	94	125	21,597	1,364	3,776	4,630	9,770	31,367
August p	29	13	42	14,050	51	4,017	829	4,897	18,947
Cumulative Jan. to Aug. 2016	187	249	436	96,459	13,933	37,962	20,749	72,644	169,103
Cumulative Jan. to Aug. 2015	220	167	387	100,135	21,523	31,317	43,006	95,846	195,981
<b>Saint John, New Brunswick</b>									
July r	16	7	23	4,526	444	4,402	228	5,074	9,600
August p	14	0	14	4,314	3,137	17,564	8	20,709	25,023
Cumulative Jan. to Aug. 2016	123	83	206	51,206	5,964	38,790	15,902	60,656	111,862
Cumulative Jan. to Aug. 2015	126	33	159	52,735	5,555	16,796	5,176	27,527	80,262
<b>Saskatoon, Saskatchewan</b>									
July r	93	30	123	37,072	1,966	13,992	2,210	18,168	55,240
August p	101	46	147	40,180	1,964	27,670	2,983	32,617	72,797
Cumulative Jan. to Aug. 2016	685	591	1,276	305,850	23,769	155,424	105,385	284,578	590,428
Cumulative Jan. to Aug. 2015	693	1,414	2,107	428,171	35,440	208,496	98,638	342,574	770,745
<b>Sherbrooke, Quebec</b>									
July r	28	45	73	14,825	2,992	1,403	820	5,215	20,040
August p	32	68	100	19,067	8,232	4,852	2,850	15,934	35,001
Cumulative Jan. to Aug. 2016	257	484	741	154,566	32,392	50,238	20,660	103,290	257,856
Cumulative Jan. to Aug. 2015	288	556	844	169,327	14,082	44,284	36,959	95,325	264,652
<b>St. Catharines-Niagara, Ontario</b>									
July r	105	32	137	44,878	3,899	4,967	3,348	12,214	57,092
August p	90	56	146	43,333	2,840	5,439	7,736	16,015	59,348
Cumulative Jan. to Aug. 2016	834	519	1,353	392,654	18,743	54,809	29,342	102,894	495,548
Cumulative Jan. to Aug. 2015	779	534	1,313	353,201	22,734	55,144	26,962	104,840	458,041
<b>St. John's, Newfoundland and Labrador</b>									
July r	43	32	75	17,008	197	5,214	32	5,443	22,451
August p	34	11	45	12,371	110	3,100	46	3,256	15,627
Cumulative Jan. to Aug. 2016	321	255	576	149,067	2,359	58,004	15,895	76,258	225,325
Cumulative Jan. to Aug. 2015	408	175	583	166,998	37,751	87,544	20,826	146,121	313,119
<b>Thunder Bay, Ontario</b>									
July r	15	11	26	5,821	1,558	3,313	2,719	7,590	13,411
August p	20	6	26	6,664	116	688	655	1,459	8,123
Cumulative Jan. to Aug. 2016	101	59	160	35,532	3,256	14,925	6,390	24,571	60,103
Cumulative Jan. to Aug. 2015	125	67	192	45,225	760	34,419	35,715	70,894	116,119
<b>Toronto, Ontario</b>									
July r	940	1,469	2,409	880,242	77,008	335,481	216,589	629,078	1,509,320
August p	1,010	2,038	3,048	1,025,230	97,312	467,553	65,537	630,402	1,655,632
Cumulative Jan. to Aug. 2016	7,134	13,741	20,875	7,122,890	618,282	2,437,922	889,673	3,945,877	11,068,767
Cumulative Jan. to Aug. 2015	8,122	17,998	26,120	7,724,347	775,426	2,725,527	1,053,612	4,554,565	12,278,912
<b>Trois-Rivières, Quebec</b>									
July r	14	40	54	16,757	707	1,301	1,243	3,251	20,008
August p	9	27	36	13,254	2,014	10,811	1,732	14,557	27,811
Cumulative Jan. to Aug. 2016	128	289	417	112,260	14,739	41,773	11,540	68,052	180,312
Cumulative Jan. to Aug. 2015	128	269	397	107,396	17,587	31,841	17,651	67,079	174,475

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, 2016**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential				
					Industrial	Commercial	Institutional and governmental		
								Total	
	units			thousands of dollars					
<b>Vancouver, British Columbia</b>									
July <sup>r</sup>	264	1,133	1,397	404,124	14,088	116,969	41,220	172,277	576,401
August <sup>p</sup>	243	1,680	1,923	530,855	7,718	104,800	18,970	131,488	662,343
Cumulative Jan. to Aug. 2016	2,294	12,128	14,422	4,092,311	98,189	1,060,562	285,051	1,443,802	5,536,113
Cumulative Jan. to Aug. 2015	2,037	14,224	16,261	4,175,681	135,205	1,090,424	383,804	1,609,433	5,785,114
<b>Victoria, British Columbia</b>									
July <sup>r</sup>	60	214	274	58,711	1,254	6,780	26,323	34,357	93,068
August <sup>p</sup>	77	155	232	68,169	692	7,091	25,740	33,523	101,692
Cumulative Jan. to Aug. 2016	503	1,559	2,062	548,812	32,974	119,622	66,772	219,368	768,180
Cumulative Jan. to Aug. 2015	430	1,242	1,672	390,733	7,101	87,085	36,239	130,425	521,158
<b>Windsor, Ontario</b>									
July <sup>r</sup>	90	25	115	39,415	4,253	3,926	7,286	15,465	54,880
August <sup>p</sup>	66	26	92	33,724	1,229	2,619	16,589	20,437	54,161
Cumulative Jan. to Aug. 2016	602	304	906	296,892	38,024	28,659	33,187	99,870	396,762
Cumulative Jan. to Aug. 2015	491	278	769	229,391	45,338	49,545	55,022	149,905	379,296
<b>Winnipeg, Manitoba</b>									
July <sup>r</sup>	210	432	642	104,661	20,926	42,449	22,603	85,978	190,639
August <sup>p</sup>	146	252	398	78,496	58,248	44,685	23,391	126,324	204,820
Cumulative Jan. to Aug. 2016	1,215	1,950	3,165	662,177	157,305	430,606	148,214	736,125	1,398,302
Cumulative Jan. to Aug. 2015	1,030	1,680	2,710	628,583	28,355	232,345	137,107	397,807	1,026,390

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, 2016**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
<b>Canada</b>							
July r	6,668	42	705	1,985	7,140	1,033	17,573
August p	6,785	42	612	2,132	8,199	659	18,429
Cumulative Jan. to Aug. 2016	47,719	263	5,639	15,044	52,558	6,078	127,301
Cumulative Jan. to Aug. 2015	48,052	235	6,514	14,500	62,243	6,299	137,843
<b>Newfoundland and Labrador</b>							
July r	122	1	12	0	40	4	179
August p	103	0	0	0	12	5	120
Cumulative Jan. to Aug. 2016	681	3	26	8	291	36	1,045
Cumulative Jan. to Aug. 2015	873	4	4	7	290	28	1,206
<b>Prince Edward Island</b>							
July r	38	3	4	10	37	1	93
August p	54	2	4	4	24	4	92
Cumulative Jan. to Aug. 2016	282	15	20	71	119	8	515
Cumulative Jan. to Aug. 2015	236	14	20	18	85	15	388
<b>Nova Scotia</b>							
July r	156	4	25	0	81	84	350
August p	182	11	4	0	389	2	588
Cumulative Jan. to Aug. 2016	1,165	44	72	28	1,612	126	3,047
Cumulative Jan. to Aug. 2015	925	27	38	55	2,152	100	3,297
<b>New Brunswick</b>							
July r	157	3	8	7	7	3	185
August p	152	4	6	9	200	6	377
Cumulative Jan. to Aug. 2016	893	19	68	74	386	110	1,550
Cumulative Jan. to Aug. 2015	878	9	64	80	314	22	1,367
<b>Quebec</b>							
July r	952	7	158	89	1,866	469	3,541
August p	787	18	155	77	1,996	131	3,164
Cumulative Jan. to Aug. 2016	7,390	63	1,502	892	14,747	1,979	26,573
Cumulative Jan. to Aug. 2015	7,138	100	1,502	940	12,493	2,647	24,820
<b>Ontario</b>							
July r	2,887	20	218	1,178	2,328	217	6,848
August p	2,864	5	143	1,061	2,914	281	7,268
Cumulative Jan. to Aug. 2016	20,195	99	1,656	8,307	16,019	1,924	48,200
Cumulative Jan. to Aug. 2015	19,859	67	1,624	7,389	18,803	1,737	49,479
<b>Manitoba</b>							
July r	311	2	14	107	375	43	852
August p	274	2	14	5	266	7	568
Cumulative Jan. to Aug. 2016	2,029	7	121	410	1,496	95	4,158
Cumulative Jan. to Aug. 2015	1,844	8	176	165	1,503	26	3,722
<b>Saskatchewan</b>							
July r	204	2	17	32	312	30	597
August p	237	0	20	43	33	33	366
Cumulative Jan. to Aug. 2016	1,598	2	155	182	988	252	3,177
Cumulative Jan. to Aug. 2015	1,576	1	120	252	1,974	340	4,263
<b>Alberta</b>							
July r	985	0	204	204	780	49	2,222
August p	1,194	0	231	275	181	61	1,942
Cumulative Jan. to Aug. 2016	7,098	6	1,619	1,592	4,115	468	14,898
Cumulative Jan. to Aug. 2015	9,254	2	2,321	2,854	9,738	617	24,786
<b>British Columbia</b>							
July r	828	0	45	349	1,302	120	2,644
August p	906	0	26	658	2,113	122	3,825
Cumulative Jan. to Aug. 2016	6,198	5	389	3,470	12,610	1,039	23,711
Cumulative Jan. to Aug. 2015	5,340	2	643	2,708	14,765	755	24,213

Table 7 – continued

## Dwelling units, provinces and territories, unadjusted, 2016

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
<b>Yukon</b>							
July r	27	0	0	9	3	2	41
August p	29	0	9	0	54	7	99
Cumulative Jan. to Aug. 2016	143	0	11	10	81	30	275
Cumulative Jan. to Aug. 2015	85	1	2	14	33	10	145
<b>Northwest Territories</b>							
July r	1	0	0	0	0	0	1
August p	3	0	0	0	17	0	20
Cumulative Jan. to Aug. 2016	45	0	0	0	71	0	116
Cumulative Jan. to Aug. 2015	40	0	0	0	52	2	94
<b>Nunavut</b>							
July r	0	0	0	0	9	11	20
August p	0	0	0	0	0	0	0
Cumulative Jan. to Aug. 2016	2	0	0	0	23	11	36
Cumulative Jan. to Aug. 2015	4	0	0	18	41	0	63

**Table 8**  
**Dwelling units, census metropolitan areas, unadjusted, August 2016**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	29	0	0	86	78	0	193
Barrie, Ontario	83	0	0	30	0	18	131
Brantford, Ontario	9	0	0	0	0	1	10
Calgary, Alberta	354	0	68	85	71	4	582
Edmonton, Alberta	476	0	142	172	40	40	870
Greater Sudbury, Ontario	19	0	0	0	12	3	34
Guelph, Ontario	32	0	4	44	0	18	98
Halifax, Nova Scotia	48	0	0	0	366	0	414
Hamilton, Ontario	80	0	0	169	80	10	339
Kelowna, British Columbia	59	0	0	35	37	8	139
Kingston, Ontario	35	0	1	3	4	2	45
Kitchener-Cambridge-Waterloo, Ontario	139	0	10	63	2	16	230
London, Ontario	119	0	2	43	194	0	358
Moncton, New Brunswick	35	0	4	0	161	2	202
Montréal, Quebec	220	1	64	43	1,389	51	1,768
Oshawa, Ontario	53	0	2	14	0	17	86
Ottawa-Gatineau, Ontario/Quebec	168	1	29	130	581	17	926
Ottawa-Gatineau, Ontario part, Ontario/Quebec	140	0	22	114	575	14	865
Ottawa-Gatineau, Quebec part, Ontario/Quebec	28	1	7	16	6	3	61
Peterborough, Ontario	44	0	0	0	28	0	72
Québec, Quebec	57	1	15	0	228	28	329
Regina, Saskatchewan	62	0	8	15	26	6	117
Saguenay, Quebec	27	0	7	0	0	4	38
Saint John, New Brunswick	19	0	0	0	0	0	19
Saskatoon, Saskatchewan	116	0	10	28	0	26	180
Sherbrooke, Quebec	30	0	3	3	50	2	88
St. Catharines-Niagara, Ontario	93	0	21	42	2	2	160
St. John's, Newfoundland and Labrador	38	0	0	0	6	5	49
Thunder Bay, Ontario	21	0	2	0	4	1	28
Toronto, Ontario	1,045	0	22	413	1,939	72	3,491
Trois-Rivières, Quebec	8	0	2	0	12	9	31
Vancouver, British Columbia	285	0	16	455	1,354	57	2,167
Victoria, British Columbia	90	0	6	21	135	12	264
Windsor, Ontario	68	0	6	25	0	0	99
Winnipeg, Manitoba	154	0	12	1	226	1	394

**Table 9**  
**Dwelling units, census metropolitan areas, unadjusted, cumulative, January to August 2016**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	226	0	1	222	213	10	672
Barrie, Ontario	461	0	12	140	33	112	758
Brantford, Ontario	164	0	10	78	12	10	274
Calgary, Alberta	2,319	0	401	604	1,427	12	4,763
Edmonton, Alberta	2,695	0	1,153	804	2,010	354	7,016
Greater Sudbury, Ontario	122	0	12	0	103	9	246
Guelph, Ontario	175	0	18	192	342	120	847
Halifax, Nova Scotia	439	1	2	28	1,238	95	1,803
Hamilton, Ontario	589	0	79	848	527	87	2,130
Kelowna, British Columbia	391	0	42	195	675	56	1,359
Kingston, Ontario	229	3	5	33	18	28	316
Kitchener-Cambridge-Waterloo, Ontario	1,004	0	53	517	1,543	138	3,255
London, Ontario	891	0	14	282	1,235	25	2,447
Moncton, New Brunswick	215	0	58	38	174	73	558
Montréal, Quebec	2,005	1	441	610	8,296	1,092	12,445
Oshawa, Ontario	734	0	34	475	254	150	1,647
Ottawa-Gatineau, Ontario/Quebec	1,549	1	298	1,293	2,963	186	6,290
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,295	0	160	1,248	2,076	145	4,924
Ottawa-Gatineau, Quebec part, Ontario/Quebec	254	1	138	45	887	41	1,366
Peterborough, Ontario	229	1	0	21	101	12	364
Québec, Quebec	598	1	211	53	2,415	201	3,479
Regina, Saskatchewan	461	0	90	85	581	40	1,257
Saguenay, Quebec	211	0	16	0	126	76	429
Saint John, New Brunswick	127	2	6	3	3	16	157
Saskatoon, Saskatchewan	735	0	45	87	280	196	1,343
Sherbrooke, Quebec	262	0	117	49	266	30	724
St. Catharines-Niagara, Ontario	846	1	100	186	192	33	1,358
St. John's, Newfoundland and Labrador	310	0	26	4	201	24	565
Thunder Bay, Ontario	113	0	2	3	38	23	179
Toronto, Ontario	7,198	0	655	3,538	9,057	682	21,130
Trois-Rivières, Quebec	153	0	49	1	191	27	421
Vancouver, British Columbia	2,337	0	166	2,582	8,648	493	14,226
Victoria, British Columbia	514	0	42	126	1,215	109	2,006
Windsor, Ontario	612	0	146	138	6	13	915
Winnipeg, Manitoba	1,250	1	115	405	1,154	70	2,995

**Table 10**  
**Value of residential and non-residential building permits, provinces and territories, unadjusted, 2016**

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Canada</b>					
July r	4,755,505	547,359	1,502,220	1,096,778	7,901,862
August p	4,977,179	604,021	1,998,364	878,170	8,457,734
Cumulative Jan. to Aug. 2016	34,387,168	3,484,057	11,800,506	6,170,328	55,842,059
Cumulative Jan. to Aug. 2015	35,759,116	3,659,257	11,629,744	6,154,261	57,202,378
<b>Newfoundland and Labrador</b>					
July r	44,638	572	8,918	1,145	55,273
August p	32,679	177	5,116	78	38,050
Cumulative Jan. to Aug. 2016	266,663	5,613	85,759	19,634	377,669
Cumulative Jan. to Aug. 2015	319,147	40,430	99,971	22,382	481,930
<b>Prince Edward Island</b>					
July r	15,443	1,152	9,146	460	26,201
August p	16,405	632	7,607	2,408	27,052
Cumulative Jan. to Aug. 2016	95,498	15,455	32,910	10,329	154,192
Cumulative Jan. to Aug. 2015	76,505	8,617	26,629	13,671	125,422
<b>Nova Scotia</b>					
July r	70,032	3,054	25,626	8,260	106,972
August p	100,980	8,102	35,482	1,709	146,273
Cumulative Jan. to Aug. 2016	584,276	39,663	147,095	54,704	825,738
Cumulative Jan. to Aug. 2015	630,858	48,850	160,247	36,629	876,584
<b>New Brunswick</b>					
July r	42,765	3,872	20,982	20,161	87,780
August p	74,668	19,596	28,856	3,651	126,771
Cumulative Jan. to Aug. 2016	324,794	45,064	244,458	84,100	698,416
Cumulative Jan. to Aug. 2015	301,366	56,017	127,667	106,111	591,161
<b>Quebec</b>					
July r	817,690	94,121	247,202	115,545	1,274,558
August p	712,027	96,286	232,766	387,733	1,428,812
Cumulative Jan. to Aug. 2016	5,916,127	713,308	1,920,500	1,229,192	9,779,127
Cumulative Jan. to Aug. 2015	5,766,859	652,275	1,911,896	1,045,507	9,376,537
<b>Ontario</b>					
July r	2,091,770	218,070	669,536	534,876	3,514,252
August p	2,177,036	280,800	1,096,024	177,319	3,731,179
Cumulative Jan. to Aug. 2016	14,658,113	1,599,065	4,563,809	2,107,949	22,928,936
Cumulative Jan. to Aug. 2015	14,197,846	1,699,453	4,271,042	2,512,592	22,680,933
<b>Manitoba</b>					
July r	155,034	26,165	44,137	38,933	264,269
August p	116,672	69,652	56,590	31,462	274,376
Cumulative Jan. to Aug. 2016	934,748	200,454	505,251	250,463	1,890,916
Cumulative Jan. to Aug. 2015	896,330	103,631	282,096	223,855	1,505,912
<b>Saskatchewan</b>					
July r	106,266	10,918	52,105	34,610	203,899
August p	95,994	9,528	44,841	16,131	166,494
Cumulative Jan. to Aug. 2016	722,286	53,326	320,268	319,743	1,415,623
Cumulative Jan. to Aug. 2015	871,819	151,873	545,306	223,854	1,792,852
<b>Alberta</b>					
July r	603,056	151,460	227,691	211,706	1,193,913
August p	616,946	92,212	319,359	106,397	1,134,914
Cumulative Jan. to Aug. 2016	4,253,530	503,111	2,403,659	1,300,647	8,460,947
Cumulative Jan. to Aug. 2015	6,378,715	563,842	2,600,731	1,361,362	10,904,650
<b>British Columbia</b>					
July r	798,751	33,855	195,885	129,574	1,158,065
August p	1,020,790	23,191	161,286	139,040	1,344,307
Cumulative Jan. to Aug. 2016	6,560,573	299,163	1,551,751	620,608	9,032,095
Cumulative Jan. to Aug. 2015	6,257,549	322,940	1,563,102	583,135	8,726,726

Table 10 – continued

## Value of residential and non-residential building permits, provinces and territories, unadjusted, 2016

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Yukon</b>					
July <sup>r</sup>	5,811	0	442	232	6,485
August <sup>p</sup>	7,710	1,345	9,509	7,928	26,492
Cumulative Jan. to Aug. 2016	33,018	1,373	13,581	49,301	97,273
Cumulative Jan. to Aug. 2015	23,830	6,614	21,217	23,391	75,052
<b>Northwest Territories</b>					
July <sup>r</sup>	1,116	3,900	115	1,276	6,407
August <sup>p</sup>	5,242	0	928	4,314	10,484
Cumulative Jan. to Aug. 2016	28,319	5,714	11,025	123,633	168,691
Cumulative Jan. to Aug. 2015	24,837	4,612	17,843	1,772	49,064
<b>Nunavut</b>					
July <sup>r</sup>	3,133	220	435	0	3,788
August <sup>p</sup>	30	2,500	0	0	2,530
Cumulative Jan. to Aug. 2016	9,223	2,748	440	25	12,436
Cumulative Jan. to Aug. 2015	13,455	103	1,997	0	15,555

Table 11

## Value of residential and non-residential building permits, census metropolitan areas, unadjusted, August 2016

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford-Mission, British Columbia	42,031	1,644	90	0	43,765
Barrie, Ontario	40,048	293	15,041	327	55,709
Brantford, Ontario	3,957	5,257	4,067	195	13,476
Calgary, Alberta	209,530	38,436	110,339	36,704	395,009
Edmonton, Alberta	259,185	16,669	84,367	26,841	387,062
Greater Sudbury, Ontario	9,678	1,546	2,079	909	14,212
Guelph, Ontario	27,803	1,002	4,286	40	33,131
Halifax, Nova Scotia	63,047	325	15,455	243	79,070
Hamilton, Ontario	96,375	2,769	15,049	16,596	130,789
Kelowna, British Columbia	49,215	795	16,678	45	66,733
Kingston, Ontario	10,708	739	1,816	1,247	14,510
Kitchener-Cambridge-Waterloo, Ontario	67,345	10,469	39,204	13,559	130,577
London, Ontario	117,007	20,764	63,789	19,822	221,382
Moncton, New Brunswick	36,294	5,990	4,555	1,609	48,448
Montréal, Quebec	362,621	53,333	151,511	351,469	918,934
Oshawa, Ontario	33,949	1,676	14,845	21,679	72,149
Ottawa-Gatineau, Ontario/Quebec	199,791	13,585	130,096	8,388	351,860
Ottawa-Gatineau, Ontario part, Ontario/Quebec	182,849	13,583	122,301	5,681	324,414
Ottawa-Gatineau, Quebec part, Ontario/Quebec	16,942	2	7,795	2,707	27,446
Peterborough, Ontario	17,413	1,234	1,393	80	20,120
Québec, Quebec	64,308	479	18,584	15,766	99,137
Regina, Saskatchewan	26,603	3,690	3,203	13,205	46,701
Saguenay, Quebec	13,936	61	3,824	1,181	19,002
Saint John, New Brunswick	6,548	5,036	16,053	8	27,645
Saskatoon, Saskatchewan	46,437	3,703	25,911	2,344	78,395
Sherbrooke, Quebec	18,404	9,836	4,619	4,061	36,920
St. Catharines-Niagara, Ontario	44,447	3,662	8,769	5,490	62,368
St. John's, Newfoundland and Labrador	13,783	110	3,100	46	17,039
Thunder Bay, Ontario	6,639	150	1,109	465	8,363
Toronto, Ontario	1,107,722	125,477	753,804	46,512	2,033,515
Trois-Rivières, Quebec	12,806	2,407	10,293	2,468	27,974
Vancouver, British Columbia	589,064	7,706	89,564	19,820	706,154
Victoria, British Columbia	77,957	691	6,060	26,894	111,602
Windsor, Ontario	34,329	1,585	4,222	11,773	51,909
Winnipeg, Manitoba	76,831	58,248	43,501	27,423	206,003



Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to August 2016

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	126,638	14,373	25,762	337	167,110
Barrie, Ontario	226,761	30,326	58,716	17,054	332,857
Brantford, Ontario	76,674	37,113	17,327	3,324	134,438
Calgary, Alberta	1,563,887	68,336	819,753	347,286	2,799,262
Edmonton, Alberta	1,830,454	233,220	1,117,394	310,644	3,491,712
Greater Sudbury, Ontario	72,938	4,631	52,211	11,864	141,644
Guelph, Ontario	170,063	13,318	51,388	20,075	254,844
Halifax, Nova Scotia	311,313	2,489	84,636	25,634	424,072
Hamilton, Ontario	659,670	13,945	136,493	116,579	926,687
Kelowna, British Columbia	391,116	18,202	85,738	31,609	526,665
Kingston, Ontario	75,313	16,390	23,130	21,559	136,392
Kitchener-Cambridge-Waterloo, Ontario	716,780	55,356	185,979	154,797	1,112,912
London, Ontario	692,705	46,096	173,416	174,309	1,086,526
Moncton, New Brunswick	112,605	20,417	145,689	21,155	299,866
Montréal, Quebec	2,761,989	241,162	1,179,815	833,812	5,016,778
Oshawa, Ontario	492,577	23,938	68,520	61,279	646,314
Ottawa-Gatineau, Ontario/Quebec	1,363,154	97,614	621,719	189,381	2,271,868
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,135,697	94,306	576,256	147,571	1,953,830
Ottawa-Gatineau, Quebec part, Ontario/Quebec	227,457	3,308	45,463	41,810	318,038
Peterborough, Ontario	90,046	3,128	11,034	7,697	111,905
Québec, Quebec	663,910	38,790	189,254	104,414	996,368
Regina, Saskatchewan	223,114	16,498	86,286	166,495	492,393
Saguenay, Quebec	102,767	17,026	41,161	22,590	183,544
Saint John, New Brunswick	42,202	7,717	38,809	15,902	104,630
Saskatoon, Saskatchewan	325,215	21,479	141,182	124,401	612,277
Sherbrooke, Quebec	158,769	30,600	44,446	24,280	258,095
St. Catharines-Niagara, Ontario	396,287	18,906	56,551	29,285	501,029
St. John's, Newfoundland and Labrador	142,707	2,359	58,004	15,895	218,965
Thunder Bay, Ontario	38,795	3,048	15,483	8,354	65,680
Toronto, Ontario	7,178,412	594,776	2,643,037	1,008,811	11,425,036
Trois-Rivières, Quebec	120,807	18,060	41,882	13,722	194,471
Vancouver, British Columbia	4,052,360	93,945	1,026,149	300,104	5,472,558
Victoria, British Columbia	542,003	38,256	123,773	70,886	774,918
Windsor, Ontario	300,446	30,369	29,386	33,020	393,221
Winnipeg, Manitoba	656,241	157,305	441,321	190,869	1,445,736

Table 13

## Value of non-residential building permits, by type of building, provinces and territories, unadjusted, August 2016

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>3,480,555</b>	<b>5,371</b>	<b>10,647</b>	<b>45,293</b>	<b>52,103</b>	<b>716,785</b>	<b>1,554,143</b>
<b>Industrial</b>	<b>604,021</b>	<b>177</b>	<b>632</b>	<b>8,102</b>	<b>19,596</b>	<b>96,286</b>	<b>280,800</b>
Factories, plants	227,100	0	0	271	7,919	17,627	153,649
Transportation, utilities	235,062	0	0	4,300	7,971	50,231	52,093
Mining and agriculture	74,091	0	250	2,276	2,891	15,339	43,636
Minor industrial projects, new and improvements <sup>1</sup>	67,768	177	382	1,255	815	13,089	31,422
<b>Commercial</b>	<b>1,998,364</b>	<b>5,116</b>	<b>7,607</b>	<b>35,482</b>	<b>28,856</b>	<b>232,766</b>	<b>1,096,024</b>
Trade and services	651,408	0	1,200	12,313	4,934	81,528	409,239
Warehouses	170,614	599	3,180	6,150	777	16,687	58,281
Service stations	40,460	0	0	1,594	250	7,589	17,153
Office buildings	529,733	800	1,899	3,769	17,468	43,023	351,660
Recreation	259,668	350	0	593	1,537	36,083	87,332
Hotels, restaurants	163,768	250	800	5,536	0	16,924	92,817
Laboratories	4,379	0	0	0	0	285	2,832
Minor commercial projects, new and improvements <sup>1</sup>	178,334	3,117	528	5,527	3,890	30,647	76,710
<b>Institutional and governmental</b>	<b>878,170</b>	<b>78</b>	<b>2,408</b>	<b>1,709</b>	<b>3,651</b>	<b>387,733</b>	<b>177,319</b>
Schools, education	516,690	0	0	0	1,437	297,531	86,782
Hospitals, medical	92,694	0	2,215	0	0	11,482	14,784
Welfare, home	166,150	0	0	1,359	775	52,057	38,082
Churches, religion	6,981	0	0	0	408	350	1,933
Government buildings	54,671	0	0	0	0	18,144	15,655
Minor institutional and governmental projects, new and improvements <sup>1</sup>	40,984	78	193	350	1,031	8,169	20,083
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
thousands of dollars							
<b>Total non-residential</b>	<b>157,704</b>	<b>70,500</b>	<b>517,968</b>	<b>323,517</b>	<b>18,782</b>	<b>5,242</b>	<b>2,500</b>
<b>Industrial</b>	<b>69,652</b>	<b>9,528</b>	<b>92,212</b>	<b>23,191</b>	<b>1,345</b>	<b>0</b>	<b>2,500</b>
Factories, plants	5,387	0	28,944	10,803	0	0	2,500
Transportation, utilities	59,205	5,098	54,819	0	1,345	0	0
Mining and agriculture	2,968	2,700	800	3,231	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	2,092	1,730	7,649	9,157	0	0	0
<b>Commercial</b>	<b>56,590</b>	<b>44,841</b>	<b>319,359</b>	<b>161,286</b>	<b>9,509</b>	<b>928</b>	<b>0</b>
Trade and services	16,950	9,722	65,162	42,967	7,393	0	0
Warehouses	6,704	10,450	39,786	28,000	0	0	0
Service stations	1,778	6,248	2,803	3,045	0	0	0
Office buildings	15,615	7,789	49,634	36,076	1,400	600	0
Recreation	7,752	3,250	104,116	18,655	0	0	0
Hotels, restaurants	2,055	2,265	30,993	12,128	0	0	0
Laboratories	0	0	1,262	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	5,736	5,117	25,603	20,415	716	328	0
<b>Institutional and governmental</b>	<b>31,462</b>	<b>16,131</b>	<b>106,397</b>	<b>139,040</b>	<b>7,928</b>	<b>4,314</b>	<b>0</b>
Schools, education	15,757	370	70,732	44,081	0	0	0
Hospitals, medical	0	0	2,302	57,641	0	4,270	0
Welfare, home	10,340	14,566	17,023	24,148	7,800	0	0
Churches, religion	3,090	0	0	1,200	0	0	0
Government buildings	1,300	0	11,820	7,752	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	975	1,195	4,520	4,218	128	44	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. In general, revisions for the seasonally adjusted estimates extending back three years are made with the release of January building permits data.

For more information on seasonal adjustment, see *Seasonally adjusted data – Frequently asked questions*.

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.

Starting with the release of January 2016 data, the Monthly survey of building permits trend-cycle is estimated using a standard method employed by several monthly economic indicators at Statistics Canada. For more information on this method, see the *StatCan Blog* and *Trend-cycle estimates – Frequently asked questions*.

## 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 029-0045 and 029-0050 from the *Annual Capital and Repair Expenditures Survey: Actual, Preliminary Actual and Intentions (CAPEX) SDDS=2803*.

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.

In the last years, an average of 98.0% of the municipalities covered by the survey filed their monthly reports for the Building Permits Survey. The average monthly revision rate over the last few years has been 0.5%.

## 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>