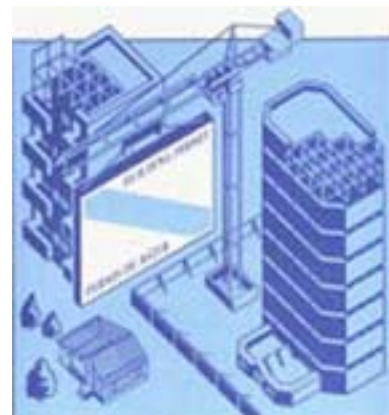


Catalogue no. 64-001-X

# Building Permits

November 2016



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Statistics Canada

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

# Building Permits

November 2016

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# User information

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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:

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Changes in boundaries, status or names of geographical entities that occurred before January 2014, are reflected in this publication. These geographical changes may be obtained by writing to:

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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 \$7.8 billion worth of building permits in November, down 0.1% from the previous month. The decline was largely the result of lower construction intentions in Alberta, following a spike the previous month due to impending changes to the Alberta Building Code.

## Analysis – November 2016

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Municipalities issued \$7.8 billion worth of building permits in November, down 0.1% from the previous month. The decline was largely the result of lower construction intentions in Alberta, following a spike the previous month due to impending changes to the Alberta Building Code.

In the residential sector, the value of building permits fell 1.6% to \$5.1 billion in November, following three consecutive monthly increases. Declines were posted in four provinces, led by Alberta. The largest gains were posted in British Columbia and Quebec.

The value of non-residential building permits rose 3.0% to \$2.6 billion in November, the fourth increase in five months. Higher construction intentions were registered in five provinces, led by Quebec and Ontario. The largest decline was reported in Alberta.

### Residential sector: Single-family dwellings record the largest decrease

In the single-family dwelling component, municipalities issued \$2.8 billion worth of permits in November, down 2.0% from October. The decline in Alberta was large enough to offset gains in seven provinces.

The value of permits for multi-family dwellings fell 1.0% to \$2.4 billion in November, following four consecutive monthly increases. Declines were reported in six provinces. Lower construction intentions in Alberta and Ontario were mainly responsible for the decrease.

Municipalities approved the construction of 19,498 new dwellings in November, up 0.5% from the previous month. The increase was attributable to multi-family dwellings, which rose 3.3% to 13,035 new units. Conversely, single-family homes fell 4.8% to 6,463 new units.

### Non-residential: Higher construction intentions for institutional and industrial buildings

Construction intentions for institutional buildings were up 25.2% to \$686 million in November, following two consecutive monthly declines. The gain was largely the result of higher construction intentions for educational facilities and nursing homes. Increases were reported in four provinces, led by Ontario and Quebec.

The value of industrial permits rose 10.1% to \$404 million in November, a second consecutive monthly increase. The advance was mainly attributable to higher construction intentions for primary industry buildings, manufacturing plants and maintenance facilities. Gains were posted in six provinces, most notably Quebec.

In the commercial component, the value of building permits was down 6.1% to \$1.5 billion in November. Lower construction intentions for hotels, office buildings and retail complexes contributed to the drop. Declines were reported in five provinces, led by Alberta.

### Provinces: Alberta records the largest decline

The total value of building permits was down in four provinces in November, with Alberta posting the largest decrease. Significant advances in Quebec, Ontario and British Columbia were not enough to offset the decrease in Alberta.

Following a notable gain in October—largely the result of an impending change in the provincial Building Code—the value of permits in Alberta dropped 36.9% to \$1.1 billion. Residential dwellings, down 36.2% from the previous month, accounted for over half of the provincial decrease. Every building permit component declined, led by commercial buildings, specifically retail complexes and hotels.



Conversely, Quebec, Ontario and British Columbia recorded the largest gains in November. In Quebec, higher construction intentions were posted for every component, led by multi-family dwellings. The advance in Ontario was mainly attributable to higher construction intentions for institutional and commercial buildings, while in British Columbia the increase was led by multi-family dwellings.

## Census metropolitan areas: Calgary registers the largest decrease

In November, the value of building permits was down in 16 of 34 census metropolitan areas. The largest decline was posted in Calgary, followed distantly by Toronto.

In Calgary, following a 66.2% increase in October, the value of building permits fell 77.0% in November. Lower construction intentions in every component contributed to the decline, led by multi-family dwellings, commercial buildings, and single-family homes.

In Toronto, the value of permits was down 11.0% to \$1.6 billion in November, following a 25.7% increase in October. The decrease was mainly attributable to lower construction intentions for residential buildings.

In contrast, Vancouver recorded the largest gain, largely as a result of higher construction intentions in all components, most notably multi-family dwellings.

### 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 (such as waterworks, sewers or culverts) and land.

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

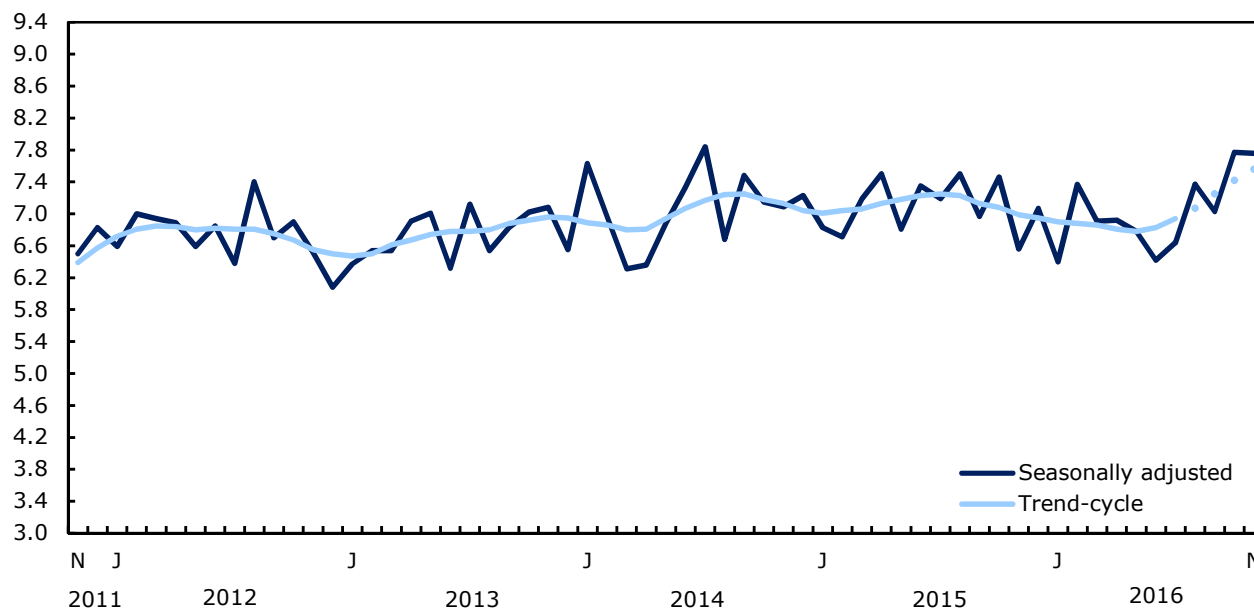
For information on trend-cycle data, see the *StatCan Blog* and *Trend-cycle estimates – Frequently asked questions*.

### Next release

Data for December 2016 on building permits will be released on February 7, 2017.

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

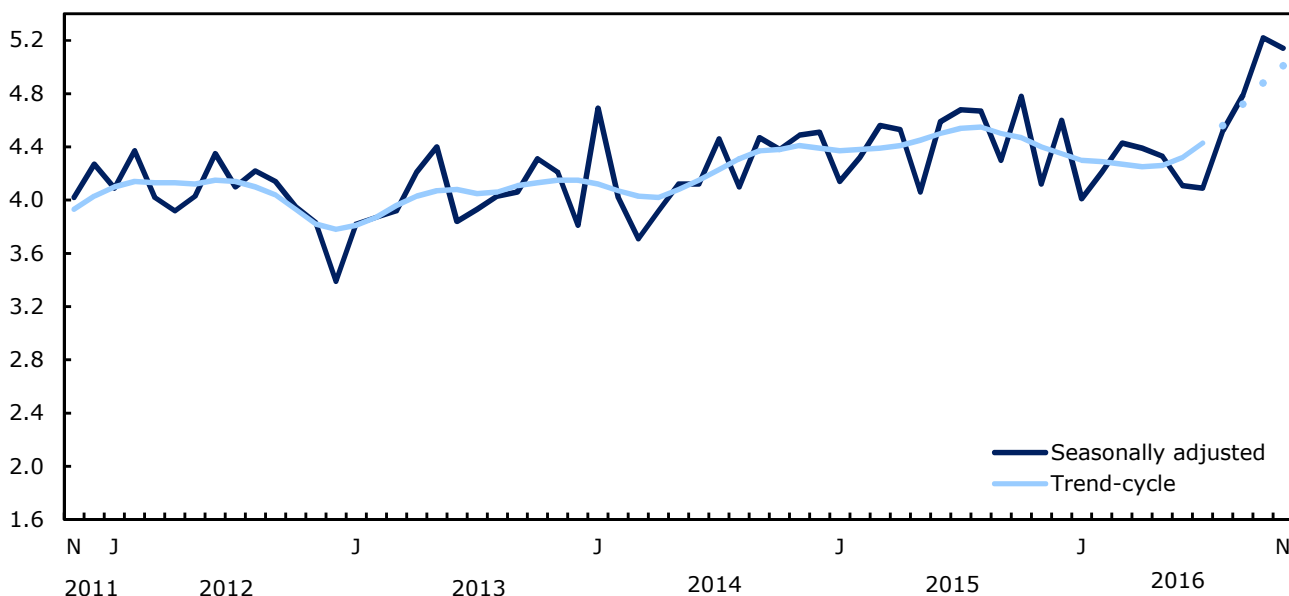
billions of dollars



**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

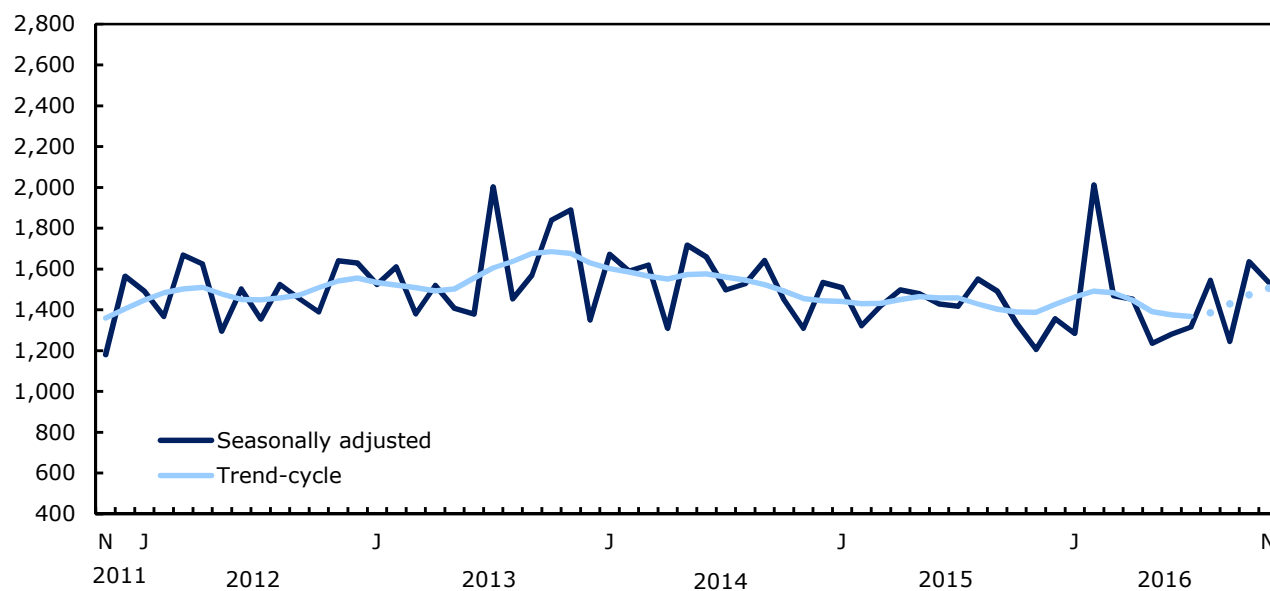


**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.



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

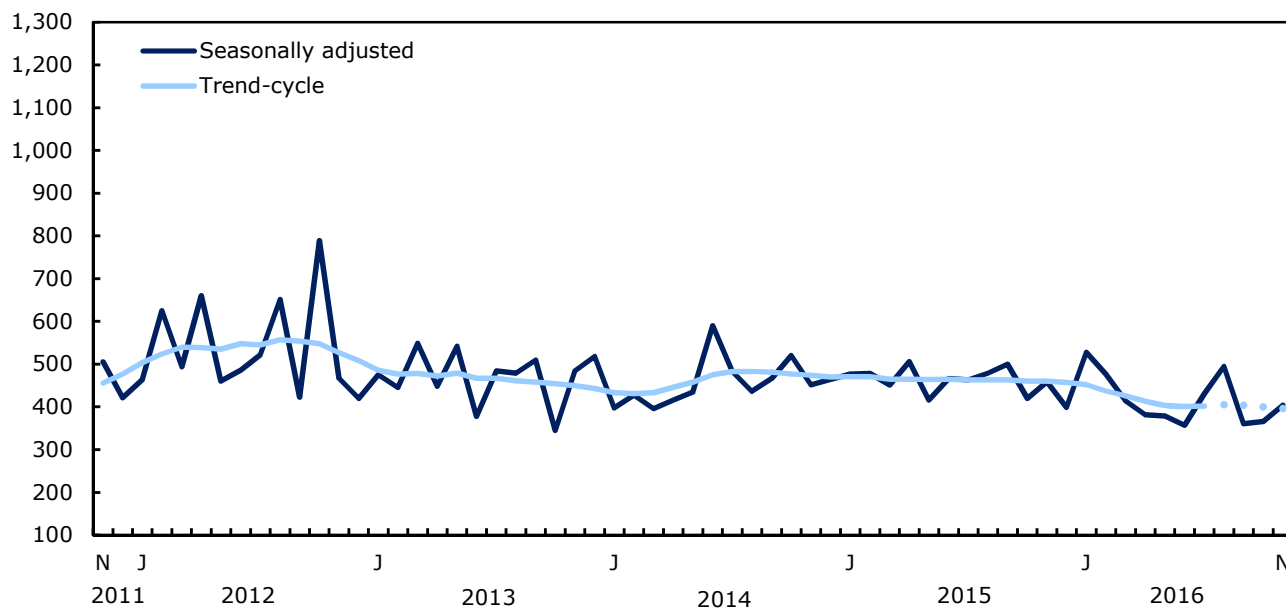
millions of dollars



**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**

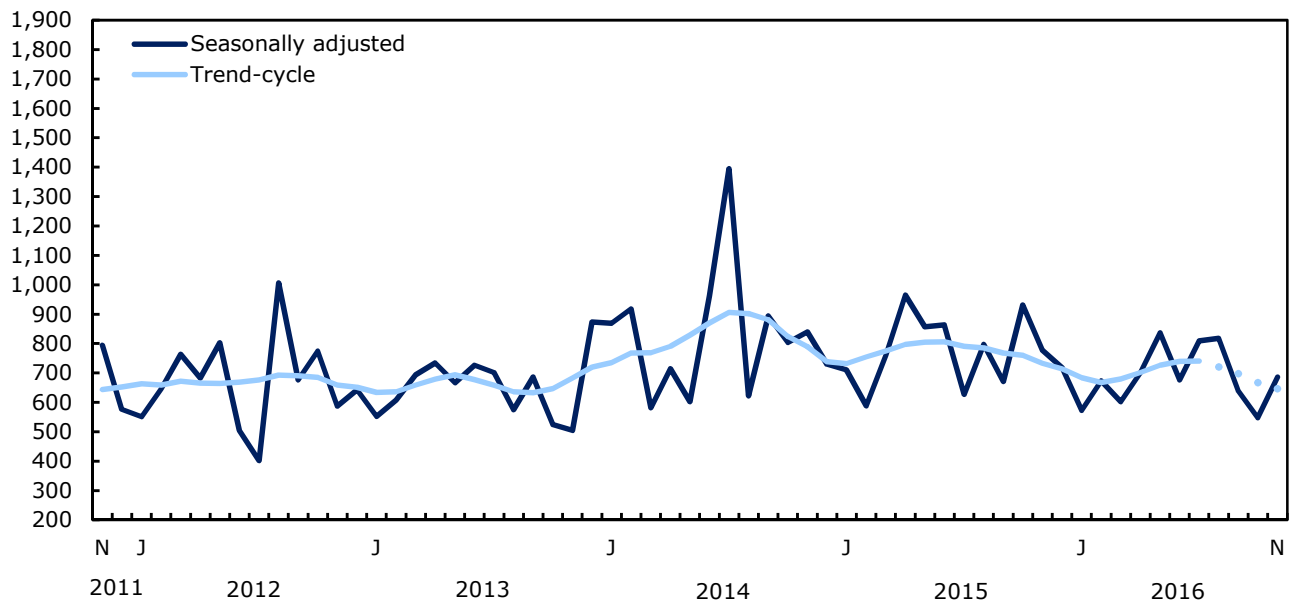
millions of dollars



**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 November <sup>p</sup>	2016 October <sup>r</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
<b>Canada</b>	<b>7,764,576</b>	<b>7,770,617</b>	<b>-0.1</b>	<b>10.5</b>	<b>-4.6</b>	<b>11.0</b>	<b>3.4</b>	<b>-5.3</b>
Newfoundland and Labrador	53,335	45,409	17.5	3.1	43.6	-19.6	-8.9	-31.0
Prince Edward Island	14,822	20,715	-28.4	21.0	-24.7	3.9	-5.3	9.5
Nova Scotia	121,930	103,513	17.8	24.8	-26.0	28.5	35.1	-43.3
New Brunswick	101,829	82,995	22.7	23.6	-27.0	37.9	-36.2	75.9
Quebec	1,384,080	1,092,445	26.7	-6.7	-14.9	22.5	-7.7	3.0
Ontario	3,296,822	3,098,977	6.4	2.6	-3.3	7.9	13.2	-8.2
Manitoba	187,733	199,459	-5.9	0.3	-24.2	10.8	21.0	-2.5
Saskatchewan	157,057	171,089	-8.2	13.1	0.7	-7.5	-42.7	69.8
Alberta	1,148,876	1,822,037	-36.9	44.5	24.3	1.9	12.3	-2.0
British Columbia	1,284,450	1,120,059	14.7	12.5	-13.3	15.1	-3.1	-11.3
Yukon	4,727	7,585	-37.7	-12.3	-65.8	393.2	7.7	-60.4
Northwest Territories	8,590	4,960	73.2	-54.8	10.9	73.1	-45.1	-90.2
Nunavut	325	1,374	-76.3	-30.1	-22.3	-33.2	...	...

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

	2016 November <sup>p</sup>	2016 October <sup>r</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
<b>Canada</b>	<b>2,625,521</b>	<b>2,549,673</b>	<b>3.0</b>	<b>13.6</b>	<b>-21.4</b>	<b>11.8</b>	<b>10.4</b>	<b>-5.6</b>
Newfoundland and Labrador	17,742	11,174	58.8	28.8	51.3	-44.2	-17.6	-61.5
Prince Edward Island	4,067	8,638	-52.9	19.6	-33.2	0.5	-15.9	25.3
Nova Scotia	43,488	30,340	43.3	13.1	-15.9	2.5	35.1	-42.3
New Brunswick	52,330	42,826	22.2	40.1	-28.1	14.5	-46.2	113.1
Quebec	519,446	369,457	40.6	-19.9	-27.8	75.5	-19.4	-4.0
Ontario	1,120,610	887,338	26.3	5.6	-26.3	-0.4	46.2	-10.5
Manitoba	66,712	70,098	-4.8	-24.4	-39.1	43.2	28.0	-14.5
Saskatchewan	64,844	84,884	-23.6	32.5	-8.2	-1.8	-63.6	153.8
Alberta	472,400	761,547	-38.0	64.4	2.7	-2.6	24.1	-8.0
British Columbia	262,135	275,789	-5.0	16.4	-17.3	-7.6	3.2	-1.2
Yukon	947	3,534	-73.2	9.4	-82.8	...	-32.9	-88.2
Northwest Territories	755	3,648	-79.3	-61.0	78.2	-0.9	-36.4	-91.6
Nunavut	45	400	-88.8	...	-100.0	281.7	...	...

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

	2016 November <sup>p</sup>	2016 October <sup>r</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
<b>Canada</b>	<b>5,139,055</b>	<b>5,220,944</b>	<b>-1.6</b>	<b>9.1</b>	<b>6.0</b>	<b>10.5</b>	<b>-0.5</b>	<b>-5.1</b>
Newfoundland and Labrador	35,593	34,235	4.0	-3.2	41.8	-10.6	-5.2	3.9
Prince Edward Island	10,755	12,077	-10.9	22.0	-17.1	7.2	7.7	-5.3
Nova Scotia	78,442	73,173	7.2	30.3	-30.1	42.9	35.1	-43.8
New Brunswick	49,499	40,169	23.2	9.8	-26.0	67.4	-16.9	31.4
Quebec	864,634	722,988	19.6	1.9	-3.7	-3.0	-0.7	7.7
Ontario	2,176,212	2,211,639	-1.6	1.4	9.9	13.2	-1.3	-7.2
Manitoba	121,021	129,361	-6.4	21.9	-3.6	-15.6	15.9	8.7
Saskatchewan	92,213	86,205	7.0	-1.1	8.4	-12.0	3.7	-1.9
Alberta	676,476	1,060,490	-36.2	33.0	41.6	5.9	3.7	2.9
British Columbia	1,022,315	844,270	21.1	11.3	-12.0	25.3	-5.7	-14.9
Yukon	3,780	4,051	-6.7	-25.2	-16.6	45.8	18.5	6.4
Northwest Territories	7,835	1,312	497.2	-19.4	-65.0	996.2	-79.8	-74.1
Nunavut	280	974	-71.3	-50.4	...	-99.0	...	...

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

	2016 November <sup>p</sup>	2016 October <sup>r</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	units		percentage change					
<b>Canada</b>	<b>233,976</b>	<b>232,872</b>	<b>0.5</b>	<b>9.5</b>	<b>6.2</b>	<b>6.7</b>	<b>3.8</b>	<b>-7.5</b>
Newfoundland and Labrador	1,524	1,896	-19.6	-12.7	96.7	-29.8	6.5	-6.8
Prince Edward Island	684	792	-13.6	40.4	-42.7	3.8	58.0	-12.3
Nova Scotia	5,148	4,872	5.7	65.0	-46.9	67.1	54.7	-58.5
New Brunswick	3,096	2,520	22.9	30.4	-28.1	47.4	-0.7	41.7
Quebec	52,692	41,100	28.2	6.6	-9.5	-3.7	0.1	9.8
Ontario	81,720	85,464	-4.4	-3.9	16.6	12.0	-1.6	-13.9
Manitoba	5,976	6,444	-7.3	30.3	-21.8	-28.9	40.3	8.4
Saskatchewan	4,584	5,064	-9.5	6.3	31.5	-30.4	6.6	16.3
Alberta	28,920	46,836	-38.3	44.0	52.0	-5.2	14.2	4.0
British Columbia	48,660	37,488	29.8	8.5	-9.7	26.8	1.7	-17.4
Yukon	396	300	32.0	-44.4	-50.5	175.8	32.0	-19.4
Northwest Territories	564	48	...	-20.0	-75.0	...	-94.1	-69.6
Nunavut	12	48	-75.0	-20.0	...	-100.0	...	...

**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			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Canada</b>									
October <sup>r</sup>	6,789	12,617	19,406	5,220,944	366,493	1,634,955	548,225	2,549,673	7,770,617
November <sup>p</sup>	6,463	13,035	19,498	5,139,055	403,683	1,535,640	686,198	2,625,521	7,764,576
Cumulative Jan. to Nov. 2016	66,004	117,985	183,989	49,222,870	4,592,879	16,009,624	7,559,839	28,162,342	77,385,212
Cumulative Jan. to Nov. 2015	64,327	125,338	189,665	48,753,145	5,113,377	15,655,506	8,547,235	29,316,118	78,069,263
<b>Newfoundland and Labrador</b>									
October <sup>r</sup>	66	92	158	34,235	416	7,817	2,941	11,174	45,409
November <sup>p</sup>	92	35	127	35,593	4,586	12,793	363	17,742	53,335
Cumulative Jan. to Nov. 2016	905	595	1,500	372,765	11,060	115,906	23,510	150,476	523,241
Cumulative Jan. to Nov. 2015	1,153	482	1,635	422,356	42,433	132,358	33,539	208,330	630,686
<b>Prince Edward Island</b>									
October <sup>r</sup>	43	23	66	12,077	302	8,305	31	8,638	20,715
November <sup>p</sup>	44	13	57	10,755	811	2,745	511	4,067	14,822
Cumulative Jan. to Nov. 2016	410	262	672	125,855	17,689	48,004	13,088	78,781	204,636
Cumulative Jan. to Nov. 2015	334	239	573	106,615	14,733	38,303	25,387	78,423	185,038
<b>Nova Scotia</b>									
October <sup>r</sup>	160	246	406	73,173	4,215	14,271	11,854	30,340	103,513
November <sup>p</sup>	153	276	429	78,442	8,926	34,404	158	43,488	121,930
Cumulative Jan. to Nov. 2016	1,611	2,148	3,759	711,830	53,282	214,793	67,869	335,944	1,047,774
Cumulative Jan. to Nov. 2015	1,313	2,533	3,846	769,896	68,415	224,161	55,378	347,954	1,117,850
<b>New Brunswick</b>									
October <sup>r</sup>	127	83	210	40,169	7,360	27,332	8,134	42,826	82,995
November <sup>p</sup>	110	148	258	49,499	6,982	20,527	24,821	52,330	101,829
Cumulative Jan. to Nov. 2016	1,156	863	2,019	433,262	54,036	273,074	116,291	443,401	876,663
Cumulative Jan. to Nov. 2015	1,148	675	1,823	385,240	63,763	172,652	133,979	370,394	755,634
<b>Quebec</b>									
October <sup>r</sup>	935	2,490	3,425	722,988	93,884	164,958	110,615	369,457	1,092,445
November <sup>p</sup>	878	3,513	4,391	864,634	120,943	237,875	160,628	519,446	1,384,080
Cumulative Jan. to Nov. 2016	9,618	28,450	38,068	8,063,687	1,010,665	2,537,992	1,455,535	5,004,192	13,067,879
Cumulative Jan. to Nov. 2015	9,312	25,704	35,016	7,662,484	931,655	2,604,363	1,544,049	5,080,067	12,742,551
<b>Ontario</b>									
October <sup>r</sup>	2,835	4,287	7,122	2,211,639	145,401	591,790	150,147	887,338	3,098,977
November <sup>p</sup>	3,004	3,806	6,810	2,176,212	154,555	699,180	266,875	1,120,610	3,296,822
Cumulative Jan. to Nov. 2016	28,575	40,722	69,297	21,161,210	2,075,477	6,026,750	2,633,989	10,736,216	31,897,426
Cumulative Jan. to Nov. 2015	26,992	39,892	66,884	19,359,363	2,410,642	5,434,171	3,079,989	10,924,802	30,284,165
<b>Manitoba</b>									
October <sup>r</sup>	279	258	537	129,361	10,312	48,209	11,577	70,098	199,459
November <sup>p</sup>	281	217	498	121,021	9,594	53,577	3,541	66,712	187,733
Cumulative Jan. to Nov. 2016	2,785	2,912	5,697	1,281,561	227,815	651,163	251,369	1,130,347	2,411,908
Cumulative Jan. to Nov. 2015	2,427	2,840	5,267	1,230,759	130,368	480,615	261,842	872,825	2,103,584
<b>Saskatchewan</b>									
October <sup>r</sup>	169	253	422	86,205	8,164	56,272	20,448	84,884	171,089
November <sup>p</sup>	213	169	382	92,213	7,993	37,673	19,178	64,844	157,057
Cumulative Jan. to Nov. 2016	2,102	2,047	4,149	949,242	75,997	477,642	371,724	925,363	1,874,605
Cumulative Jan. to Nov. 2015	2,024	3,047	5,071	1,080,314	181,768	776,643	611,721	1,570,132	2,650,446
<b>Alberta</b>									
October <sup>r</sup>	1,365	2,538	3,903	1,060,490	69,376	527,195	164,976	761,547	1,822,037
November <sup>p</sup>	838	1,572	2,410	676,476	61,186	256,191	155,023	472,400	1,148,876
Cumulative Jan. to Nov. 2016	10,232	14,358	24,590	6,893,266	642,121	3,566,045	1,735,061	5,943,227	12,836,493
Cumulative Jan. to Nov. 2015	12,204	23,947	36,151	9,196,585	720,072	3,673,607	2,004,283	6,397,962	15,594,547

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>										
October <sup>r</sup>	797	2,327	3,124	844,270	25,679	183,843	66,267	275,789	1,120,059	
November <sup>p</sup>	831	3,224	4,055	1,022,315	27,942	179,768	54,425	262,135	1,284,450	
Cumulative Jan. to Nov. 2016	8,384	25,271	33,655	9,135,325	412,651	2,057,267	714,734	3,184,652	12,319,977	
Cumulative Jan. to Nov. 2015	7,243	25,763	33,006	8,458,439	531,198	2,066,304	763,548	3,361,050	11,819,489	
<b>Yukon</b>										
October <sup>r</sup>	11	14	25	4,051	281	2,595	658	3,534	7,585	
November <sup>p</sup>	15	18	33	3,780	150	797	0	947	4,727	
Cumulative Jan. to Nov. 2016	168	197	365	44,079	1,873	19,865	50,229	71,967	116,046	
Cumulative Jan. to Nov. 2015	117	94	211	34,071	10,142	28,540	31,309	69,991	104,062	
<b>Northwest Territories</b>										
October <sup>r</sup>	2	2	4	1,312	703	2,368	577	3,648	4,960	
November <sup>p</sup>	3	44	47	7,835	15	65	675	755	8,590	
Cumulative Jan. to Nov. 2016	55	117	172	38,347	7,064	20,638	126,415	154,117	192,464	
Cumulative Jan. to Nov. 2015	56	61	117	32,540	8,056	20,695	2,201	30,952	63,492	
<b>Nunavut</b>										
October <sup>r</sup>	0	4	4	974	400	0	0	400	1,374	
November <sup>p</sup>	1	0	1	280	0	45	0	45	325	
Cumulative Jan. to Nov. 2016	3	43	46	12,441	3,149	485	25	3,659	16,100	
Cumulative Jan. to Nov. 2015	4	61	65	14,483	132	3,094	10	3,236	17,719	

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>									
October <sup>r</sup>	39	32	71	12,420	7,555	421	0	7,976	20,396
November <sup>p</sup>	36	18	54	9,937	88	336	22	446	10,383
Cumulative Jan. to Nov. 2016	329	561	890	169,920	27,007	28,467	823	56,297	226,217
Cumulative Jan. to Nov. 2015	341	534	875	143,454	21,232	40,713	18,530	80,475	223,929
<b>Barrie, Ontario</b>									
October <sup>r</sup>	53	42	95	22,411	863	1,641	220	2,724	25,135
November <sup>p</sup>	47	22	69	19,994	3,515	6,471	42	10,028	30,022
Cumulative Jan. to Nov. 2016	566	403	969	287,736	36,867	64,393	12,409	113,669	401,405
Cumulative Jan. to Nov. 2015	567	180	747	226,933	25,766	133,085	25,166	184,017	410,950
<b>Brantford, Ontario</b>									
October <sup>r</sup>	13	5	18	6,772	3,038	2,016	10	5,064	11,836
November <sup>p</sup>	8	4	12	4,560	3,707	3,388	23	7,118	11,678
Cumulative Jan. to Nov. 2016	232	130	362	102,122	54,901	23,791	2,846	81,538	183,660
Cumulative Jan. to Nov. 2015	284	573	857	174,632	38,053	16,047	9,349	63,449	238,081
<b>Calgary, Alberta</b>									
October <sup>r</sup>	573	1,933	2,506	584,909	15,325	283,004	69,976	368,305	953,214
November <sup>p</sup>	160	166	326	133,139	3,575	71,277	10,875	85,727	218,866
Cumulative Jan. to Nov. 2016	3,363	5,419	8,782	2,679,738	96,318	1,299,861	465,017	1,861,196	4,540,934
Cumulative Jan. to Nov. 2015	3,537	10,009	13,546	3,895,876	153,804	1,492,835	957,543	2,604,182	6,500,058
<b>Edmonton, Alberta</b>									
October <sup>r</sup>	451	494	945	297,434	32,281	181,130	9,264	222,675	520,109
November <sup>p</sup>	451	1,245	1,696	409,979	29,092	89,432	98,519	217,043	627,022
Cumulative Jan. to Nov. 2016	3,964	7,463	11,427	2,941,332	259,741	1,616,698	498,370	2,374,809	5,316,141
Cumulative Jan. to Nov. 2015	5,004	11,743	16,747	3,781,294	202,675	1,362,563	416,345	1,981,583	5,762,877
<b>Greater Sudbury, Ontario</b>									
October <sup>r</sup>	15	2	17	6,254	3,421	4,305	504	8,230	14,484
November <sup>p</sup>	17	33	50	8,762	2,175	2,334	361	4,870	13,632
Cumulative Jan. to Nov. 2016	152	168	320	94,093	10,661	66,568	13,469	90,698	184,791
Cumulative Jan. to Nov. 2015	147	142	289	83,269	33,660	55,437	36,466	125,563	208,832
<b>Guelph, Ontario</b>									
October <sup>r</sup>	16	41	57	15,783	542	3,796	148	4,486	20,269
November <sup>p</sup>	22	50	72	22,045	3,959	12,014	558	16,531	38,576
Cumulative Jan. to Nov. 2016	228	936	1,164	244,198	25,136	87,082	15,786	128,004	372,202
Cumulative Jan. to Nov. 2015	336	1,051	1,387	313,937	51,800	61,665	18,504	131,969	445,906
<b>Halifax, Nova Scotia</b>									
October <sup>r</sup>	58	208	266	42,810	1,502	6,716	9,830	18,048	60,858
November <sup>p</sup>	61	228	289	45,800	1,100	22,540	21	23,661	69,461
Cumulative Jan. to Nov. 2016	590	1,559	2,149	354,915	6,134	120,428	35,941	162,503	517,418
Cumulative Jan. to Nov. 2015	391	2,178	2,569	456,413	16,284	149,353	23,963	189,600	646,013
<b>Hamilton, Ontario</b>									
October <sup>r</sup>	41	220	261	71,702	342	34,458	4,123	38,923	110,625
November <sup>p</sup>	140	62	202	84,395	3,330	66,948	8,620	78,898	163,293
Cumulative Jan. to Nov. 2016	917	2,486	3,403	1,051,211	20,249	277,909	143,485	441,643	1,492,854
Cumulative Jan. to Nov. 2015	1,139	1,890	3,029	948,667	100,883	184,746	353,511	639,140	1,587,807
<b>Kelowna, British Columbia</b>									
October <sup>r</sup>	54	55	109	53,364	335	6,370	259	6,964	60,328
November <sup>p</sup>	88	62	150	52,492	3,051	5,847	589	9,487	61,979
Cumulative Jan. to Nov. 2016	594	1,552	2,146	574,242	24,086	123,827	41,411	189,324	763,566
Cumulative Jan. to Nov. 2015	444	680	1,124	342,895	14,448	116,157	90,001	220,606	563,500

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>									
October <sup>r</sup>	44	23	67	14,911	22,614	2,838	1,143	26,595	41,506
November <sup>p</sup>	22	16	38	8,491	268	2,929	9,748	12,945	21,436
Cumulative Jan. to Nov. 2016	308	261	569	120,760	37,542	32,575	56,803	126,920	247,680
Cumulative Jan. to Nov. 2015	265	522	787	142,367	6,120	31,426	40,018	77,564	219,931
<b>Kitchener-Cambridge-Waterloo, Ontario</b>									
October <sup>r</sup>	106	328	434	100,057	4,613	5,637	5,739	15,989	116,046
November <sup>p</sup>	171	39	210	73,920	20,997	10,626	4,780	36,403	110,323
Cumulative Jan. to Nov. 2016	1,390	2,697	4,087	961,923	90,133	208,825	191,552	490,510	1,452,433
Cumulative Jan. to Nov. 2015	973	2,752	3,725	766,958	127,246	220,022	124,940	472,208	1,239,166
<b>London, Ontario</b>									
October <sup>r</sup>	112	91	203	65,178	2,755	26,073	14,170	42,998	108,176
November <sup>p</sup>	105	553	658	147,008	6,590	15,546	39,881	62,017	209,025
Cumulative Jan. to Nov. 2016	1,211	2,226	3,437	952,765	64,823	203,623	258,558	527,004	1,479,769
Cumulative Jan. to Nov. 2015	961	730	1,691	538,262	59,119	137,730	199,371	396,220	934,482
<b>Moncton, New Brunswick</b>									
October <sup>r</sup>	35	37	72	11,494	4,364	6,360	130	10,854	22,348
November <sup>p</sup>	23	82	105	21,035	1,862	7,347	20,916	30,125	51,160
Cumulative Jan. to Nov. 2016	282	320	602	137,040	22,000	127,351	42,956	192,307	329,347
Cumulative Jan. to Nov. 2015	283	262	545	101,433	19,948	65,284	47,395	132,627	234,060
<b>Montréal, Quebec</b>									
October <sup>r</sup>	245	1,478	1,723	350,911	26,374	77,774	80,180	184,328	535,239
November <sup>p</sup>	216	2,078	2,294	443,794	43,795	130,469	79,387	253,651	697,445
Cumulative Jan. to Nov. 2016	2,579	15,636	18,215	3,853,794	344,036	1,512,228	912,292	2,768,556	6,622,350
Cumulative Jan. to Nov. 2015	2,484	14,039	16,523	3,643,914	402,800	1,564,947	853,358	2,821,105	6,465,019
<b>Oshawa, Ontario</b>									
October <sup>r</sup>	34	45	79	28,503	1,383	6,270	734	8,387	36,890
November <sup>p</sup>	100	112	212	69,904	1,216	2,809	37,929	41,954	111,858
Cumulative Jan. to Nov. 2016	939	1,182	2,121	643,581	26,453	78,882	125,555	230,890	874,471
Cumulative Jan. to Nov. 2015	1,202	1,244	2,446	753,753	78,319	70,732	34,501	183,552	937,305
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
October <sup>r</sup>	199	323	522	135,099	2,008	39,352	3,298	44,658	179,757
November <sup>p</sup>	304	432	736	216,832	567	36,263	5,855	42,685	259,517
Cumulative Jan. to Nov. 2016	1,966	4,690	6,656	1,613,857	122,022	645,390	185,196	952,608	2,566,465
Cumulative Jan. to Nov. 2015	1,570	2,776	4,346	1,165,099	40,342	595,623	287,388	923,353	2,088,452
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
October <sup>r</sup>	36	65	101	20,145	4	1,243	3,849	5,096	25,241
November <sup>p</sup>	44	111	155	27,823	170	21,967	1,573	23,710	51,533
Cumulative Jan. to Nov. 2016	368	1,488	1,856	310,921	11,483	86,663	59,640	157,786	468,707
Cumulative Jan. to Nov. 2015	418	1,243	1,661	307,908	28,293	88,626	18,122	135,041	442,949
<b>Peterborough, Ontario</b>									
October <sup>r</sup>	30	7	37	13,327	683	15,366	5,503	21,552	34,879
November <sup>p</sup>	21	0	21	10,018	2	587	1,525	2,114	12,132
Cumulative Jan. to Nov. 2016	281	169	450	121,590	4,161	30,531	13,155	47,847	169,437
Cumulative Jan. to Nov. 2015	257	142	399	117,780	12,226	15,689	27,455	55,370	173,150
<b>Québec, Quebec</b>									
October <sup>r</sup>	153	348	501	100,602	20,240	20,025	1,502	41,767	142,369
November <sup>p</sup>	93	598	691	107,177	18,804	12,841	12,147	43,792	150,969
Cumulative Jan. to Nov. 2016	896	4,366	5,262	951,414	82,520	238,572	102,544	423,636	1,375,050
Cumulative Jan. to Nov. 2015	787	4,357	5,144	876,634	66,879	255,893	124,353	447,125	1,323,759

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>									
October <sup>r</sup>	51	156	207	29,538	307	18,179	8,523	27,009	56,547
November <sup>p</sup>	76	102	178	31,906	2,470	19,546	0	22,016	53,922
Cumulative Jan. to Nov. 2016	658	1,030	1,688	309,766	19,700	139,667	184,757	344,124	653,890
Cumulative Jan. to Nov. 2015	480	982	1,462	259,157	76,051	271,248	132,173	479,472	738,629
<b>Saguenay, Quebec</b>									
October <sup>r</sup>	31	17	48	11,742	557	1,939	0	2,496	14,238
November <sup>p</sup>	16	15	31	8,862	1,710	2,213	840	4,763	13,625
Cumulative Jan. to Nov. 2016	261	294	555	129,457	17,136	53,372	21,610	92,118	221,575
Cumulative Jan. to Nov. 2015	259	215	474	123,876	23,041	43,919	44,894	111,854	235,730
<b>Saint John, New Brunswick</b>									
October <sup>r</sup>	10	19	29	6,785	139	2,351	0	2,490	9,275
November <sup>p</sup>	14	0	14	3,852	1,892	2,283	405	4,580	8,432
Cumulative Jan. to Nov. 2016	160	107	267	66,443	7,797	46,555	17,443	71,795	138,238
Cumulative Jan. to Nov. 2015	180	41	221	67,918	9,217	26,269	5,759	41,245	109,163
<b>Saskatoon, Saskatchewan</b>									
October <sup>r</sup>	84	55	139	34,357	1,372	28,180	11,925	41,477	75,834
November <sup>p</sup>	83	51	134	41,805	3,696	15,116	19,178	37,990	79,795
Cumulative Jan. to Nov. 2016	955	779	1,734	422,974	29,241	218,178	143,350	390,769	813,743
Cumulative Jan. to Nov. 2015	929	1,638	2,567	535,565	49,669	327,592	208,479	585,740	1,121,305
<b>Sherbrooke, Quebec</b>									
October <sup>r</sup>	25	83	108	18,650	7	9,384	977	10,368	29,018
November <sup>p</sup>	33	69	102	20,576	3,261	7,906	34,491	45,658	66,234
Cumulative Jan. to Nov. 2016	355	749	1,104	216,356	38,565	71,944	59,845	170,354	386,710
Cumulative Jan. to Nov. 2015	400	779	1,179	236,743	27,617	56,040	55,186	138,843	375,586
<b>St. Catharines-Niagara, Ontario</b>									
October <sup>r</sup>	132	36	168	69,601	4,257	13,634	89	17,980	87,581
November <sup>p</sup>	152	31	183	62,276	7,827	47,643	1,177	56,647	118,923
Cumulative Jan. to Nov. 2016	1,237	708	1,945	591,718	34,080	122,436	47,774	204,290	796,008
Cumulative Jan. to Nov. 2015	1,110	700	1,810	488,000	31,397	108,091	56,899	196,387	684,387
<b>St. John's, Newfoundland and Labrador</b>									
October <sup>r</sup>	36	63	99	17,682	300	6,813	1,147	8,260	25,942
November <sup>p</sup>	61	27	88	24,288	4,384	9,828	11	14,223	38,511
Cumulative Jan. to Nov. 2016	458	391	849	208,096	7,222	81,088	17,333	105,643	313,739
Cumulative Jan. to Nov. 2015	590	273	863	236,147	38,251	112,036	24,860	175,147	411,294
<b>Thunder Bay, Ontario</b>									
October <sup>r</sup>	10	3	13	3,589	59	8,421	24	8,504	12,093
November <sup>p</sup>	8	4	12	3,283	382	490	484	1,356	4,639
Cumulative Jan. to Nov. 2016	133	67	200	47,100	5,097	29,475	14,768	49,340	96,440
Cumulative Jan. to Nov. 2015	167	84	251	58,706	1,570	43,339	58,251	103,160	161,866
<b>Toronto, Ontario</b>									
October <sup>r</sup>	1,325	2,801	4,126	1,349,587	49,377	364,845	88,582	502,804	1,852,391
November <sup>p</sup>	934	2,157	3,091	1,056,778	34,965	433,474	122,725	591,164	1,647,942
Cumulative Jan. to Nov. 2016	10,312	21,477	31,789	10,658,101	738,513	3,470,059	1,180,964	5,389,536	16,047,637
Cumulative Jan. to Nov. 2015	10,984	23,626	34,610	10,515,335	1,043,461	3,306,845	1,450,311	5,800,617	16,315,952
<b>Trois-Rivières, Quebec</b>									
October <sup>r</sup>	20	79	99	18,810	16,892	4,524	5,156	26,572	45,382
November <sup>p</sup>	24	31	55	13,106	2,220	13,295	11,333	26,848	39,954
Cumulative Jan. to Nov. 2016	195	466	661	162,810	34,013	64,950	30,111	129,074	291,884
Cumulative Jan. to Nov. 2015	177	354	531	141,920	19,358	41,758	56,645	117,761	259,681

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>									
October <sup>r</sup>	248	1,752	2,000	534,445	8,746	120,848	24,161	153,755	688,200
November <sup>p</sup>	284	2,596	2,880	709,960	18,599	129,763	40,844	189,206	899,166
Cumulative Jan. to Nov. 2016	3,046	17,508	20,554	5,720,434	158,273	1,383,461	371,183	1,912,917	7,633,351
Cumulative Jan. to Nov. 2015	2,818	20,110	22,928	5,809,321	223,694	1,462,480	451,992	2,138,166	7,947,487
<b>Victoria, British Columbia</b>									
October <sup>r</sup>	45	212	257	62,939	914	3,754	1,095	5,763	68,702
November <sup>p</sup>	48	107	155	51,562	1,138	5,634	1,139	7,911	59,473
Cumulative Jan. to Nov. 2016	652	2,040	2,692	727,084	36,534	137,484	86,157	260,175	987,259
Cumulative Jan. to Nov. 2015	572	1,568	2,140	512,741	17,112	117,386	58,221	192,719	705,460
<b>Windsor, Ontario</b>									
October <sup>r</sup>	63	58	121	37,337	2,118	18,704	5,148	25,970	63,307
November <sup>p</sup>	77	45	122	37,871	2,332	5,309	6,573	14,214	52,085
Cumulative Jan. to Nov. 2016	801	424	1,225	400,872	44,630	59,714	47,939	152,283	553,155
Cumulative Jan. to Nov. 2015	680	351	1,031	312,061	52,014	64,524	81,705	198,243	510,304
<b>Winnipeg, Manitoba</b>									
October <sup>r</sup>	186	228	414	97,345	6,194	39,151	11,243	56,588	153,933
November <sup>p</sup>	190	175	365	88,951	3,995	48,285	3,333	55,613	144,564
Cumulative Jan. to Nov. 2016	1,764	2,465	4,229	923,245	173,599	558,802	182,600	915,001	1,838,246
Cumulative Jan. to Nov. 2015	1,484	2,276	3,760	875,375	38,531	344,995	173,864	557,390	1,432,765

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>							
October <sup>r</sup>	7,186	39	1,053	2,856	11,853	822	23,809
November <sup>p</sup>	6,061	21	922	2,725	9,037	1,008	19,774
Cumulative Jan. to Nov. 2016	67,959	390	8,397	22,875	82,182	8,733	190,536
Cumulative Jan. to Nov. 2015	65,749	325	8,759	21,004	87,830	8,745	192,412
<b>Newfoundland and Labrador</b>							
October <sup>r</sup>	76	0	4	0	72	16	168
November <sup>p</sup>	87	0	4	0	18	13	122
Cumulative Jan. to Nov. 2016	936	3	36	33	453	74	1,535
Cumulative Jan. to Nov. 2015	1,213	6	10	18	414	40	1,701
<b>Prince Edward Island</b>							
October <sup>r</sup>	51	3	2	4	14	3	77
November <sup>p</sup>	27	5	4	0	6	3	45
Cumulative Jan. to Nov. 2016	408	28	28	79	141	14	698
Cumulative Jan. to Nov. 2015	332	20	32	28	162	18	592
<b>Nova Scotia</b>							
October <sup>r</sup>	152	10	6	7	227	4	406
November <sup>p</sup>	138	5	4	0	193	0	340
Cumulative Jan. to Nov. 2016	1,626	64	86	35	2,067	132	4,010
Cumulative Jan. to Nov. 2015	1,321	42	68	69	2,378	121	3,999
<b>New Brunswick</b>							
October <sup>r</sup>	136	5	12	31	19	3	206
November <sup>p</sup>	81	2	2	14	152	3	254
Cumulative Jan. to Nov. 2016	1,224	29	93	152	619	122	2,239
Cumulative Jan. to Nov. 2015	1,193	14	78	117	456	49	1,907
<b>Quebec</b>							
October <sup>r</sup>	890	5	275	79	2,321	170	3,740
November <sup>p</sup>	727	6	214	130	3,555	464	5,096
Cumulative Jan. to Nov. 2016	9,981	88	2,252	1,213	22,756	2,818	39,108
Cumulative Jan. to Nov. 2015	9,541	118	2,009	1,294	18,867	3,691	35,520
<b>Ontario</b>							
October <sup>r</sup>	3,149	13	145	1,360	2,745	235	7,647
November <sup>p</sup>	2,902	3	317	1,873	1,270	280	6,645
Cumulative Jan. to Nov. 2016	29,378	152	2,294	12,767	23,580	2,751	70,922
Cumulative Jan. to Nov. 2015	27,516	98	2,166	10,347	24,870	2,396	67,393
<b>Manitoba</b>							
October <sup>r</sup>	295	1	48	21	175	11	551
November <sup>p</sup>	248	0	39	12	161	23	483
Cumulative Jan. to Nov. 2016	2,876	10	214	452	1,961	141	5,654
Cumulative Jan. to Nov. 2015	2,507	11	274	314	2,166	36	5,308
<b>Saskatchewan</b>							
October <sup>r</sup>	175	0	78	35	120	49	457
November <sup>p</sup>	187	0	37	12	44	13	293
Cumulative Jan. to Nov. 2016	2,202	2	292	268	1,211	354	4,329
Cumulative Jan. to Nov. 2015	2,114	3	162	363	2,187	444	5,273
<b>Alberta</b>							
October <sup>r</sup>	1,451	1	445	784	4,539	198	7,418
November <sup>p</sup>	875	0	254	329	416	87	1,961
Cumulative Jan. to Nov. 2016	10,520	7	2,591	3,130	10,036	867	27,151
Cumulative Jan. to Nov. 2015	12,466	3	3,087	4,450	15,981	834	36,821
<b>British Columbia</b>							
October <sup>r</sup>	796	0	34	533	1,609	130	3,102
November <sup>p</sup>	778	0	47	355	3,161	121	4,462
Cumulative Jan. to Nov. 2016	8,569	6	496	4,722	19,089	1,410	34,292
Cumulative Jan. to Nov. 2015	7,362	9	869	3,967	20,194	1,094	33,495

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>							
October <sup>r</sup>	13	1	2	2	8	3	29
November <sup>p</sup>	7	0	0	0	17	1	25
Cumulative Jan. to Nov. 2016	181	1	13	24	122	39	380
Cumulative Jan. to Nov. 2015	126	1	4	19	52	19	221
<b>Northwest Territories</b>							
October <sup>r</sup>	2	0	2	0	0	0	4
November <sup>p</sup>	3	0	0	0	44	0	47
Cumulative Jan. to Nov. 2016	55	0	2	0	115	0	172
Cumulative Jan. to Nov. 2015	54	0	0	0	60	3	117
<b>Nunavut</b>							
October <sup>r</sup>	0	0	0	0	4	0	4
November <sup>p</sup>	1	0	0	0	0	0	1
Cumulative Jan. to Nov. 2016	3	0	0	0	32	11	46
Cumulative Jan. to Nov. 2015	4	0	0	18	43	0	65

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	35	0	0	2	20	0	57
Barrie, Ontario	47	0	0	15	0	6	68
Brantford, Ontario	8	0	0	4	0	0	12
Calgary, Alberta	170	0	43	12	48	5	278
Edmonton, Alberta	478	0	198	270	269	71	1,286
Greater Sudbury, Ontario	17	0	0	0	4	28	49
Guelph, Ontario	22	0	6	20	0	23	71
Halifax, Nova Scotia	59	0	0	0	149	0	208
Hamilton, Ontario	140	0	0	47	0	14	201
Kelowna, British Columbia	86	0	0	7	52	16	161
Kingston, Ontario	22	0	0	6	2	8	38
Kitchener-Cambridge-Waterloo, Ontario	171	0	2	28	0	8	209
London, Ontario	105	0	2	132	405	1	645
Moncton, New Brunswick	18	0	2	0	106	1	127
Montréal, Quebec	186	0	67	101	2,218	115	2,687
Oshawa, Ontario	100	0	0	93	0	16	209
Ottawa-Gatineau, Ontario/Quebec	343	0	46	324	170	16	899
Ottawa-Gatineau, Ontario part, Ontario/Quebec	305	0	30	324	59	9	727
Ottawa-Gatineau, Quebec part, Ontario/Quebec	38	0	16	0	111	7	172
Peterborough, Ontario	21	0	0	0	0	0	21
Québec, Quebec	81	0	35	8	655	22	801
Regina, Saskatchewan	73	0	34	0	26	0	133
Saguenay, Quebec	14	0	0	0	12	6	32
Saint John, New Brunswick	11	0	0	0	0	0	11
Saskatoon, Saskatchewan	80	0	1	12	4	13	110
Sherbrooke, Quebec	29	0	12	0	68	3	112
St. Catharines-Niagara, Ontario	152	0	2	21	3	4	182
St. John's, Newfoundland and Labrador	70	0	4	0	16	7	97
Thunder Bay, Ontario	8	0	0	0	4	0	12
Toronto, Ontario	937	0	196	1,020	769	122	3,044
Trois-Rivières, Quebec	21	0	0	0	21	16	58
Vancouver, British Columbia	279	0	12	270	2,783	70	3,414
Victoria, British Columbia	47	0	2	0	118	9	176
Windsor, Ontario	77	0	16	21	6	1	121
Winnipeg, Manitoba	187	0	35	9	141	21	393

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	334	0	1	233	321	12	901
Barrie, Ontario	604	0	12	189	33	165	1,003
Brantford, Ontario	197	0	14	98	12	16	337
Calgary, Alberta	3,464	0	759	1,462	5,575	160	11,420
Edmonton, Alberta	4,034	0	1,721	1,352	3,475	553	11,135
Greater Sudbury, Ontario	173	0	12	0	121	38	344
Guelph, Ontario	232	0	38	294	472	161	1,197
Halifax, Nova Scotia	606	2	2	28	1,595	95	2,328
Hamilton, Ontario	920	0	79	1,039	1,223	127	3,388
Kelowna, British Columbia	605	0	46	213	1,189	94	2,147
Kingston, Ontario	326	3	5	70	157	39	600
Kitchener-Cambridge-Waterloo, Ontario	1,442	0	57	681	1,784	192	4,156
London, Ontario	1,247	0	30	529	1,677	30	3,513
Moncton, New Brunswick	295	0	77	48	284	74	778
Montréal, Quebec	2,679	1	645	818	13,056	1,331	18,530
Oshawa, Ontario	910	0	34	624	276	200	2,044
Ottawa-Gatineau, Ontario/Quebec	2,391	1	450	1,988	3,667	244	8,741
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,016	0	220	1,917	2,476	182	6,811
Ottawa-Gatineau, Quebec part, Ontario/Quebec	375	1	230	71	1,191	62	1,930
Peterborough, Ontario	309	1	0	49	109	12	480
Québec, Quebec	915	3	309	78	3,761	301	5,367
Regina, Saskatchewan	662	0	186	95	783	55	1,781
Saguenay, Quebec	284	1	19	0	154	97	555
Saint John, New Brunswick	164	2	6	9	8	21	210
Saskatoon, Saskatchewan	1,015	0	56	159	284	269	1,783
Sherbrooke, Quebec	358	0	167	69	500	37	1,131
St. Catharines-Niagara, Ontario	1,283	1	122	268	251	69	1,994
St. John's, Newfoundland and Labrador	471	0	32	25	290	44	862
Thunder Bay, Ontario	148	0	4	3	42	25	222
Toronto, Ontario	10,674	0	980	5,764	14,031	970	32,419
Trois-Rivières, Quebec	218	0	66	1	350	56	691
Vancouver, British Columbia	3,081	0	192	3,554	13,348	678	20,853
Victoria, British Columbia	662	0	54	144	1,637	154	2,651
Windsor, Ontario	829	0	183	200	24	14	1,250
Winnipeg, Manitoba	1,810	1	204	438	1,570	102	4,125

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>					
October <sup>r</sup>	6,385,572	419,321	1,719,548	484,627	9,009,068
November <sup>p</sup>	4,950,089	383,591	1,448,562	628,388	7,410,630
Cumulative Jan. to Nov. 2016	50,964,883	4,705,187	16,262,948	7,852,676	79,785,694
Cumulative Jan. to Nov. 2015	49,642,512	5,162,889	15,818,338	8,672,025	79,295,764
<b>Newfoundland and Labrador</b>					
October <sup>r</sup>	37,615	416	8,136	2,941	49,108
November <sup>p</sup>	31,440	4,586	13,310	363	49,699
Cumulative Jan. to Nov. 2016	380,185	11,060	116,310	23,510	531,065
Cumulative Jan. to Nov. 2015	440,507	42,433	133,618	33,539	650,097
<b>Prince Edward Island</b>					
October <sup>r</sup>	14,696	302	8,305	31	23,334
November <sup>p</sup>	7,547	811	2,745	511	11,614
Cumulative Jan. to Nov. 2016	131,742	17,689	48,004	13,088	210,523
Cumulative Jan. to Nov. 2015	110,797	14,733	38,303	25,387	189,220
<b>Nova Scotia</b>					
October <sup>r</sup>	80,524	3,773	12,630	11,854	108,781
November <sup>p</sup>	69,864	9,260	37,084	158	116,366
Cumulative Jan. to Nov. 2016	791,546	55,276	233,400	67,869	1,148,091
Cumulative Jan. to Nov. 2015	798,650	69,737	230,932	55,378	1,154,697
<b>New Brunswick</b>					
October <sup>r</sup>	41,918	8,918	24,983	5,586	81,405
November <sup>p</sup>	45,791	5,540	14,660	22,213	88,204
Cumulative Jan. to Nov. 2016	465,719	64,254	301,513	116,244	947,730
Cumulative Jan. to Nov. 2015	407,258	64,534	176,522	138,249	786,563
<b>Quebec</b>					
October <sup>r</sup>	760,362	117,372	175,960	88,589	1,142,283
November <sup>p</sup>	881,353	115,677	242,870	163,125	1,403,025
Cumulative Jan. to Nov. 2016	8,376,039	1,063,098	2,593,225	1,588,504	13,620,866
Cumulative Jan. to Nov. 2015	7,867,061	944,339	2,645,014	1,549,306	13,005,720
<b>Ontario</b>					
October <sup>r</sup>	2,413,015	166,015	507,428	120,516	3,206,974
November <sup>p</sup>	2,123,568	140,093	670,125	310,021	3,243,807
Cumulative Jan. to Nov. 2016	21,594,118	2,085,882	6,250,135	2,736,837	32,666,972
Cumulative Jan. to Nov. 2015	19,610,269	2,433,922	5,497,970	3,229,599	30,771,760
<b>Manitoba</b>					
October <sup>r</sup>	129,987	9,387	50,161	5,394	194,929
November <sup>p</sup>	107,051	7,878	47,326	2,246	164,501
Cumulative Jan. to Nov. 2016	1,293,664	229,409	647,570	281,357	2,452,000
Cumulative Jan. to Nov. 2015	1,243,248	134,083	463,631	266,449	2,107,411
<b>Saskatchewan</b>					
October <sup>r</sup>	95,354	13,262	78,377	8,187	195,180
November <sup>p</sup>	77,693	6,380	26,374	4,670	115,117
Cumulative Jan. to Nov. 2016	992,474	82,990	471,463	342,916	1,889,843
Cumulative Jan. to Nov. 2015	1,125,937	187,755	793,124	639,147	2,745,963
<b>Alberta</b>					
October <sup>r</sup>	1,910,622	71,133	641,062	194,773	2,817,590
November <sup>p</sup>	543,837	59,961	242,815	81,004	927,617
Cumulative Jan. to Nov. 2016	7,575,349	659,922	3,545,566	1,757,745	13,538,582
Cumulative Jan. to Nov. 2015	9,366,878	712,154	3,720,791	1,938,047	15,737,870
<b>British Columbia</b>					
October <sup>r</sup>	895,146	27,359	207,543	45,521	1,175,569
November <sup>p</sup>	1,051,726	33,240	150,346	43,402	1,278,714
Cumulative Jan. to Nov. 2016	9,266,396	423,521	2,014,774	747,937	12,452,628
Cumulative Jan. to Nov. 2015	8,588,307	540,869	2,066,104	763,404	11,958,684

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>					
October <sup>r</sup>	4,251	281	2,595	658	7,785
November <sup>p</sup>	2,561	150	797	0	3,508
Cumulative Jan. to Nov. 2016	46,160	1,873	19,865	50,229	118,127
Cumulative Jan. to Nov. 2015	35,459	10,142	28,540	31,309	105,450
<b>Northwest Territories</b>					
October <sup>r</sup>	1,108	703	2,368	577	4,756
November <sup>p</sup>	7,378	15	65	675	8,133
Cumulative Jan. to Nov. 2016	39,050	7,064	20,638	126,415	193,167
Cumulative Jan. to Nov. 2015	33,658	8,056	20,695	2,201	64,610
<b>Nunavut</b>					
October <sup>r</sup>	974	400	0	0	1,374
November <sup>p</sup>	280	0	45	0	325
Cumulative Jan. to Nov. 2016	12,441	3,149	485	25	16,100
Cumulative Jan. to Nov. 2015	14,483	132	3,094	10	17,719

Table 11

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford-Mission, British Columbia	10,449	118	279	22	10,868
Barrie, Ontario	19,302	3,607	6,354	51	29,314
Brantford, Ontario	4,406	3,804	3,327	28	11,565
Calgary, Alberta	109,788	2,989	56,166	6,068	175,011
Edmonton, Alberta	307,596	24,327	70,472	54,974	457,369
Greater Sudbury, Ontario	8,628	2,232	2,292	437	13,589
Guelph, Ontario	21,569	4,063	11,797	676	38,105
Halifax, Nova Scotia	40,074	1,100	27,125	21	68,320
Hamilton, Ontario	81,514	3,417	65,741	10,444	161,116
Kelowna, British Columbia	55,184	4,087	4,851	577	64,699
Kingston, Ontario	8,234	275	2,876	11,810	23,195
Kitchener-Cambridge-Waterloo, Ontario	71,174	21,548	10,434	5,791	108,947
London, Ontario	147,762	6,763	15,266	48,318	218,109
Moncton, New Brunswick	23,415	1,276	2,871	20,916	48,478
Montréal, Quebec	484,817	41,224	133,943	74,984	734,968
Oshawa, Ontario	68,273	1,248	2,758	45,954	118,233
Ottawa-Gatineau, Ontario/Quebec	240,405	742	58,161	8,580	307,888
Ottawa-Gatineau, Ontario part, Ontario/Quebec	213,748	582	35,609	7,094	257,033
Ottawa-Gatineau, Quebec part, Ontario/Quebec	26,657	160	22,552	1,486	50,855
Peterborough, Ontario	9,675	2	576	1,848	12,101
Québec, Quebec	113,198	17,700	13,183	11,473	155,554
Regina, Saskatchewan	26,525	1,834	13,517	0	41,876
Saguenay, Quebec	8,063	1,610	2,272	793	12,738
Saint John, New Brunswick	3,282	1,296	892	405	5,875
Saskatoon, Saskatchewan	37,566	2,744	10,454	4,314	55,078
Sherbrooke, Quebec	19,395	3,070	8,117	32,578	63,160
St. Catharines-Niagara, Ontario	59,892	8,032	46,784	1,426	116,134
St. John's, Newfoundland and Labrador	25,264	4,384	9,828	11	39,487
Thunder Bay, Ontario	3,165	392	481	586	4,624
Toronto, Ontario	1,044,196	35,883	425,660	148,690	1,654,429
Trois-Rivières, Quebec	11,669	2,090	13,649	10,704	38,112
Vancouver, British Columbia	763,699	24,916	107,652	40,006	936,273
Victoria, British Columbia	54,653	1,525	4,674	1,116	61,968
Windsor, Ontario	36,991	2,393	5,213	7,964	52,561
Winnipeg, Manitoba	84,896	3,995	42,034	2,038	132,963

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	171,922	24,622	28,664	592	225,800
Barrie, Ontario	294,906	35,354	70,138	17,822	418,220
Brantford, Ontario	95,932	45,179	23,367	3,560	168,038
Calgary, Alberta	3,289,822	89,533	1,357,433	499,280	5,236,068
Edmonton, Alberta	2,940,062	297,489	1,496,997	428,049	5,162,597
Greater Sudbury, Ontario	97,708	11,975	62,574	15,029	187,286
Guelph, Ontario	246,529	23,569	84,635	21,051	375,784
Halifax, Nova Scotia	419,271	6,134	128,273	35,941	589,619
Hamilton, Ontario	1,034,888	18,851	272,603	134,580	1,460,922
Kelowna, British Columbia	582,784	25,613	108,082	33,004	749,483
Kingston, Ontario	125,461	44,828	31,378	55,519	257,186
Kitchener-Cambridge-Waterloo, Ontario	970,185	88,497	214,865	176,133	1,449,680
London, Ontario	976,155	68,671	221,393	250,592	1,516,811
Moncton, New Brunswick	161,348	27,127	158,857	42,956	390,288
Montréal, Quebec	3,977,049	360,827	1,525,595	1,035,542	6,899,013
Oshawa, Ontario	623,152	28,320	84,714	108,727	844,913
Ottawa-Gatineau, Ontario/Quebec	1,968,422	111,909	767,915	232,830	3,081,076
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,646,264	99,941	678,156	172,575	2,596,936
Ottawa-Gatineau, Quebec part, Ontario/Quebec	322,158	11,968	89,759	60,255	484,140
Peterborough, Ontario	129,263	4,055	28,733	14,070	176,121
Québec, Quebec	977,061	87,499	245,646	122,228	1,432,434
Regina, Saskatchewan	317,709	23,970	136,863	172,457	650,999
Saguenay, Quebec	137,065	20,580	57,118	23,383	238,146
Saint John, New Brunswick	57,985	9,217	43,488	17,443	128,133
Saskatoon, Saskatchewan	447,907	26,779	216,551	134,807	826,044
Sherbrooke, Quebec	223,251	37,270	66,922	60,243	387,686
St. Catharines-Niagara, Ontario	603,443	35,733	121,061	48,338	808,575
St. John's, Newfoundland and Labrador	210,881	7,222	81,088	17,333	316,524
Thunder Bay, Ontario	51,006	5,012	28,498	16,977	101,493
Toronto, Ontario	10,854,679	733,231	3,606,861	1,312,038	16,506,809
Trois-Rivières, Quebec	173,134	43,042	65,754	30,145	312,075
Vancouver, British Columbia	5,750,216	166,421	1,332,671	375,306	7,624,614
Victoria, British Columbia	723,857	42,441	139,184	83,370	988,852
Windsor, Ontario	408,956	37,705	57,289	48,456	552,406
Winnipeg, Manitoba	917,469	173,599	555,209	212,588	1,858,865



Table 13

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>2,460,541</b>	<b>18,259</b>	<b>4,067</b>	<b>46,502</b>	<b>42,413</b>	<b>521,672</b>	<b>1,120,239</b>
<b>Industrial</b>	<b>383,591</b>	<b>4,586</b>	<b>811</b>	<b>9,260</b>	<b>5,540</b>	<b>115,677</b>	<b>140,093</b>
Factories, plants	153,062	984	0	1,443	1,856	44,258	65,932
Transportation, utilities	83,799	0	0	0	1,069	37,398	18,723
Mining and agriculture	83,766	3,400	650	7,094	1,375	20,596	26,345
Minor industrial projects, new and improvements <sup>1</sup>	62,964	202	161	723	1,240	13,425	29,093
<b>Commercial</b>	<b>1,448,562</b>	<b>13,310</b>	<b>2,745</b>	<b>37,084</b>	<b>14,660</b>	<b>242,870</b>	<b>670,125</b>
Trade and services	492,135	378	850	5,130	5,119	92,819	255,632
Warehouses	187,062	0	0	2,364	250	12,019	106,831
Service stations	22,340	2,955	0	2,616	429	2,850	9,146
Office buildings	258,917	2,300	500	1,441	3,772	46,534	113,506
Recreation	165,118	1,240	0	21,000	0	10,788	82,522
Hotels, restaurants	133,470	2,257	0	684	360	37,483	28,119
Laboratories	26,207	0	450	0	0	7,337	16,840
Minor commercial projects, new and improvements <sup>1</sup>	163,313	4,180	945	3,849	4,730	33,040	57,529
<b>Institutional and governmental</b>	<b>628,388</b>	<b>363</b>	<b>511</b>	<b>158</b>	<b>22,213</b>	<b>163,125</b>	<b>310,021</b>
Schools, education	359,613	0	0	0	20,500	54,173	203,619
Hospitals, medical	76,657	350	0	0	339	45,441	22,519
Welfare, home	105,747	0	0	0	0	39,388	45,740
Churches, religion	20,656	0	0	0	250	261	15,945
Government buildings	37,269	0	0	0	300	18,967	8,924
Minor institutional and governmental projects, new and improvements <sup>1</sup>	28,446	13	511	158	824	4,895	13,274
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
thousands of dollars							
<b>Total non-residential</b>	<b>57,450</b>	<b>37,424</b>	<b>383,780</b>	<b>226,988</b>	<b>947</b>	<b>755</b>	<b>45</b>
<b>Industrial</b>	<b>7,878</b>	<b>6,380</b>	<b>59,961</b>	<b>33,240</b>	<b>150</b>	<b>15</b>	<b>0</b>
Factories, plants	1,810	2,273	20,994	13,512	0	0	0
Transportation, utilities	1,300	0	20,559	4,750	0	0	0
Mining and agriculture	2,301	648	13,507	7,850	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	2,467	3,459	4,901	7,128	150	15	0
<b>Commercial</b>	<b>47,326</b>	<b>26,374</b>	<b>242,815</b>	<b>150,346</b>	<b>797</b>	<b>65</b>	<b>45</b>
Trade and services	20,455	5,972	72,444	33,336	0	0	0
Warehouses	3,700	1,273	25,789	34,836	0	0	0
Service stations	660	1,779	855	1,050	0	0	0
Office buildings	10,709	1,750	46,031	32,374	0	0	0
Recreation	1,670	6,549	38,544	2,398	407	0	0
Hotels, restaurants	4,219	2,155	36,218	21,975	0	0	0
Laboratories	0	0	1,580	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	5,913	6,896	21,354	24,377	390	65	45
<b>Institutional and governmental</b>	<b>2,246</b>	<b>4,670</b>	<b>81,004</b>	<b>43,402</b>	<b>0</b>	<b>675</b>	<b>0</b>
Schools, education	548	3,551	45,823	31,399	0	0	0
Hospitals, medical	0	0	4,946	3,062	0	0	0
Welfare, home	1,021	732	16,066	2,800	0	0	0
Churches, religion	0	0	1,600	2,600	0	0	0
Government buildings	313	0	7,393	697	0	675	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	364	387	5,176	2,844	0	0	0

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

## Description – Monthly survey of building permits

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

## Data source and methodology

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

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

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

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

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

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

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

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

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

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

## Revisions due to the correction of coding errors

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

## Revisions due to the addition of late reports

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

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

At the end of the year, the seasonally adjusted time series are revised to take into account the most recent seasonal fluctuations at the same time as a revision to the previous year of the unadjusted data. 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>