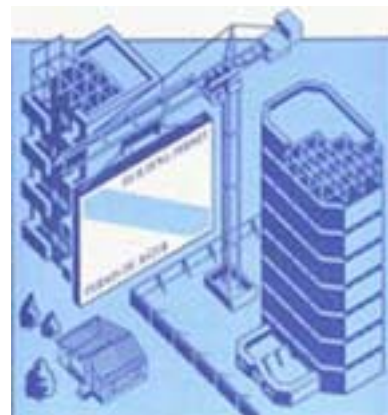


Catalogue no. 64-001-X

# Building Permits

January 2017



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Statistics Canada

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

# Building Permits

January 2017

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## **Note of appreciation**

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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:

- H. Mc Carrell, Director, Investment, Science and Technology Division
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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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Investment, Science and Technology Division  
Building Construction and Property Value Section  
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150 Tunney's Pasture Driveway  
Ottawa, Ontario K1A 0T6  
or by telephoning: 613-951-6321

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## Highlights

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The value of building permits issued by Canadian municipalities rose 5.4% to \$7.6 billion in January, following two consecutive monthly decreases. Six provinces posted increases, led by Alberta and British Columbia. Nationally, construction intentions rose in every component, particularly institutional buildings.

## Analysis – January 2017

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The value of building permits issued by Canadian municipalities rose 5.4% to \$7.6 billion in January, following two consecutive monthly decreases. Six provinces posted increases, led by Alberta and British Columbia. Nationally, construction intentions rose in every component, particularly institutional buildings.

### **Non-residential sector: Gains in every component, led by institutional structures**

Construction intentions in the non-residential sector rose 11.2% to \$2.5 billion in January, following a 10.3% decline in December. Every component increased, led by institutional buildings. Growth was registered in six provinces, with Alberta contributing the most to the gain. British Columbia was a distant second.

The value of building permits issued for institutional structures rose 19.0% to \$732 million in January, the second increase in six months. The gain was mainly attributable to six provinces, led by Alberta, moderated by declines in Yukon and Ontario.

In January, the commercial component was up 6.8% to \$1.4 billion, following two consecutive monthly declines. Gains were registered in seven provinces, most notably Alberta and British Columbia.

The industrial component increased 14.1% in January to \$422 million, the result of higher construction intentions in five provinces, particularly Ontario.

### **Residential sector: Higher construction intentions for both multi-family and single-family dwellings**

In the residential sector, municipalities issued \$5.1 billion worth of building permits in January, a 2.7% increase from the previous month. This marks the third time in four months where residential construction intentions exceeded \$5.0 billion. Both multi-family and single-family dwellings posted gains in January. A large drop in Ontario was not sufficient to offset the gains in seven provinces, led by Alberta, British Columbia and Manitoba.

Following two consecutive monthly declines, construction intentions for multi-family dwellings rose 3.6% to \$2.3 billion in January. Manitoba led the increase, followed by Alberta and British Columbia. The value of multi-family dwelling permits fell in Ontario, Quebec and Newfoundland and Labrador.

Single-family construction intentions increased 1.9% in January to \$2.8 billion. This marked the second-highest value on record for this component, and a fourth consecutive month exceeding \$2.7 billion. Intentions were up in seven provinces, led by Alberta and British Columbia.

In January, municipalities approved the construction of 19,207 new dwellings (-3.1%), consisting of 12,148 multi-family units (-5.2%) and 7,059 single units (+0.8%).

### **Provinces: Increases in Alberta, British Columbia and Manitoba moderated by declines in Ontario**

The total value of building permits rose in six provinces in January. Alberta, British Columbia and Manitoba posted the largest increases. Alberta, British Columbia, Nova Scotia, and New Brunswick all registered higher construction intentions in every component.

In Alberta, the gain followed two consecutive monthly declines and mainly originated from institutional structures and single-family dwellings.



In British Columbia, higher intentions for residential buildings and commercial structures led the advance.

Manitoba posted a second consecutive monthly increase, largely attributable to record high intentions for multi-family dwellings, especially apartment-condominiums.

Conversely, the value of building permits issued in Ontario fell in January after three consecutive monthly increases. However, this was the seventh consecutive month where construction intentions in Ontario exceeded \$3.0 billion. Lower construction intentions for residential buildings, particularly single-family dwellings, contributed the most to the decline.

In celebration of the country's 150th birthday, Statistics Canada is presenting snapshots from our rich statistical history.

In the 60 years since current record keeping began, there have been three sustained periods when the number of new single-family home construction intentions exceeded 100,000 units a year.

The number of building permits for new single-family homes topped the 100,000 mark in Canada for the first time in 1973 and would continue to do so for the remainder of the decade. From 1973 to 1979, 771,379 permits for new single-family dwellings were issued in Canada.

Mortgage lending rates began falling sharply following the 1981-1982 recession, which drove up demand for single-family homes as more people were able to afford them. Canadian municipalities issued 507,512 building permits for new single-family dwellings from 1986 to 1989. Construction intentions for new single-family homes reached a still record 132,380 permits in 1987.

In 2002, new single-family home construction intentions exceeded the 100,000 mark for the first time since 1989. The boom would continue until the recession of 2008-2009 and over the course of six years (2002 to 2007), 732,459 new single-family home building permits were issued.

Since 2010, an average of about 78,500 permits a year have been issued for new single-family homes in Canada.

## More than half of the census metropolitan areas register gains

Among the 36 census metropolitan areas in Canada (see note to readers), 20 posted increases in the value of building permits issued in January. Edmonton posted the largest advance, followed by Hamilton.

In Edmonton, institutional structures were largely responsible for the gain in January, up \$129 million from the previous month. This was the second-highest value on record for institutional building permits in Edmonton.

The advance in Hamilton stemmed from higher construction intentions for multi-family dwellings.

In contrast, Kitchener–Cambridge–Waterloo and Oshawa registered the largest declines in the value of building permits among the census metropolitan areas in January, after both posted notable gains in December. The decreases were mainly attributable to lower construction intentions for residential buildings.

### 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.

Two new census metropolitan areas (CMAs) have been added: Belleville, Ontario, and Lethbridge, Alberta. They have been excluded from the CMA analysis since there was no data available at this level prior to this release. They will be included in future releases.

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.

With this release, revised monthly seasonally adjusted data for the six previous years are released at the same time as the annual revision to the unadjusted data of 2016.

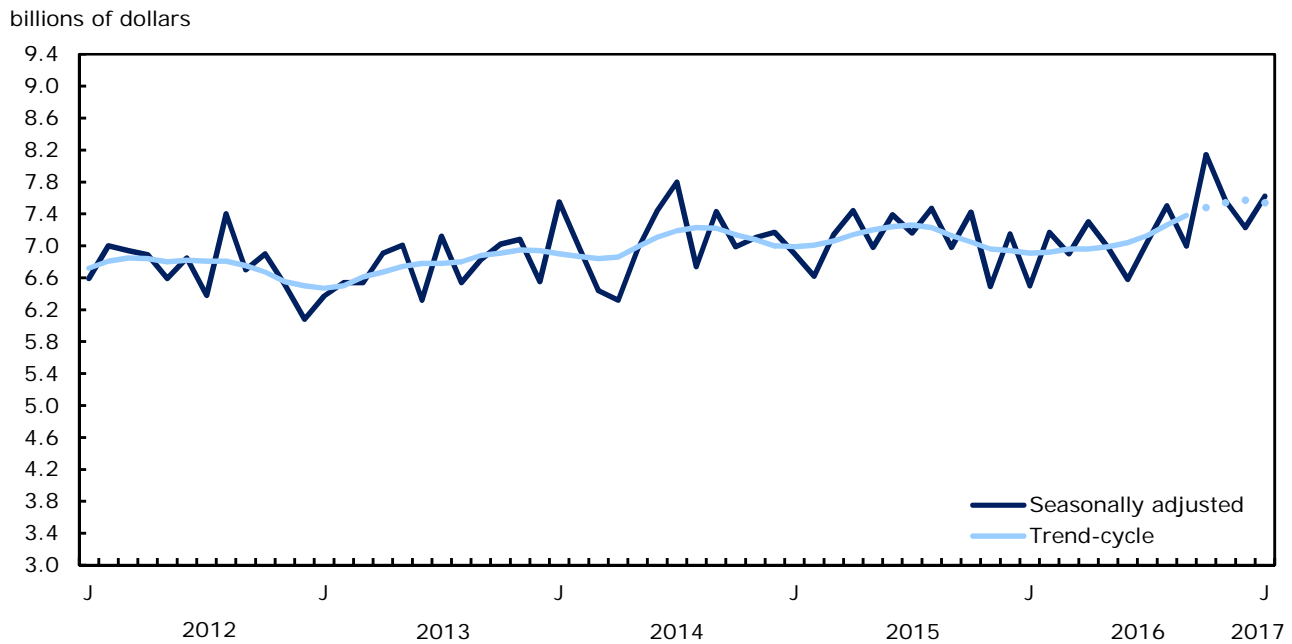
Trend-cycle estimates have been added to the charts as a complement to the seasonally adjusted series. Both the seasonally adjusted and the trend-cycle estimates are subject to revision as additional observations become available. These revisions could be large and even lead to a reversal of movement, 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

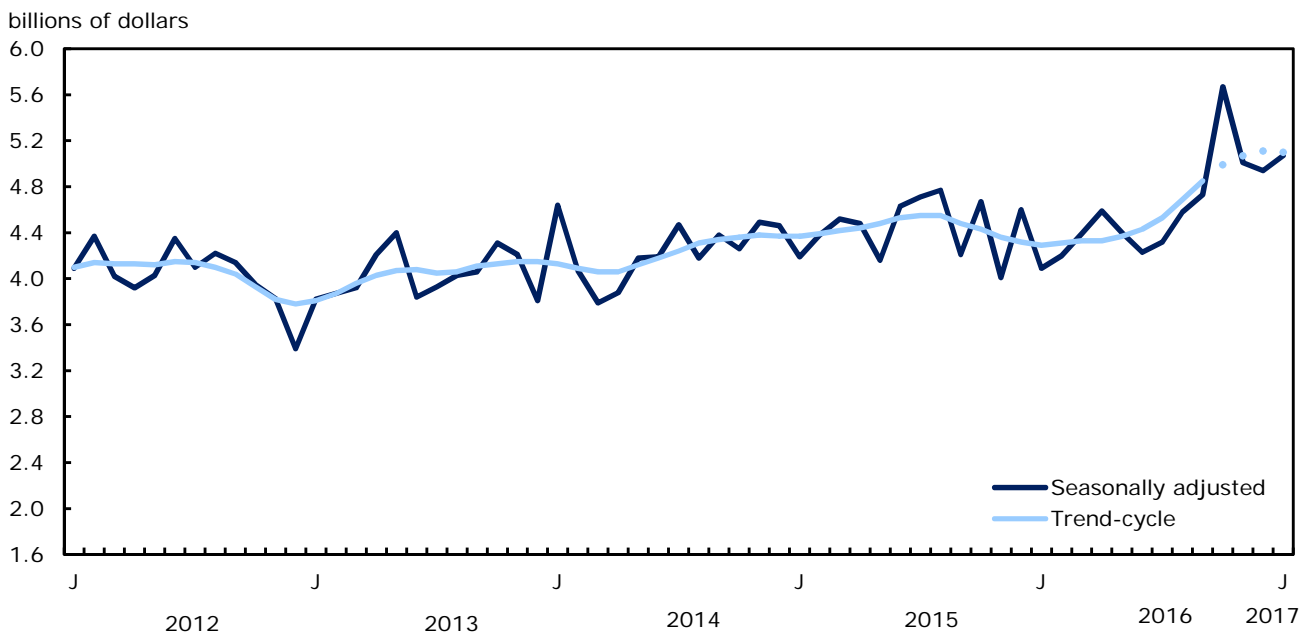
Data for February on building permits will be released on April 6.

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



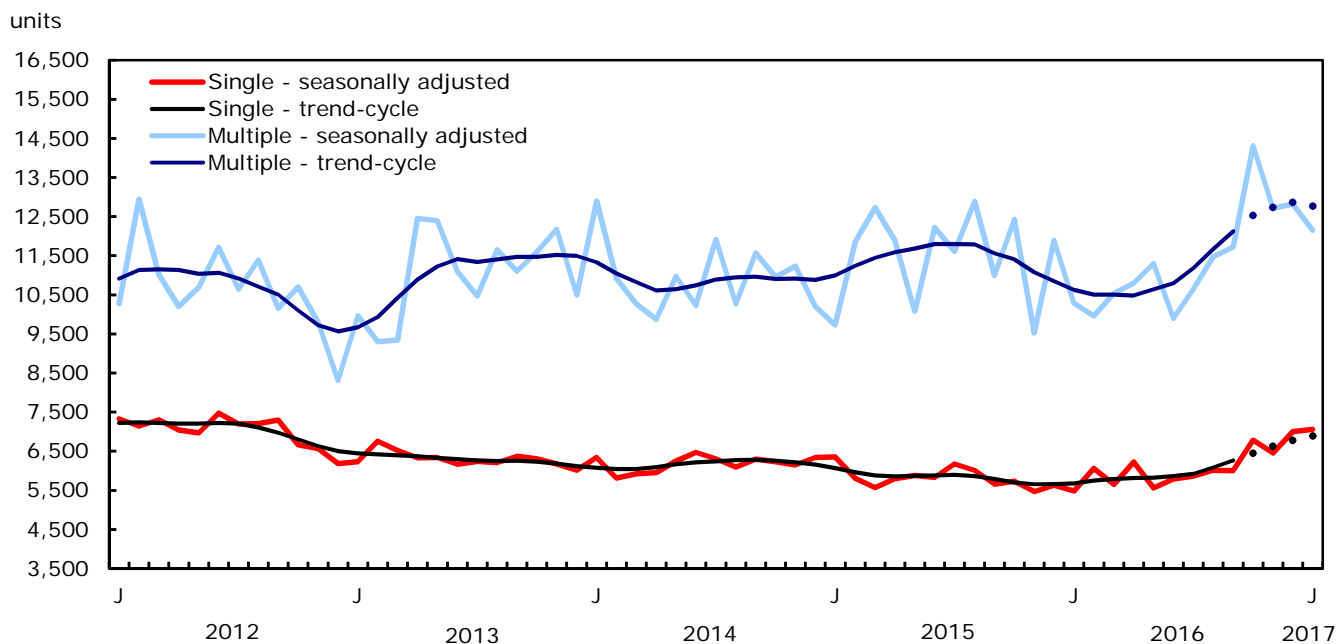
**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

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



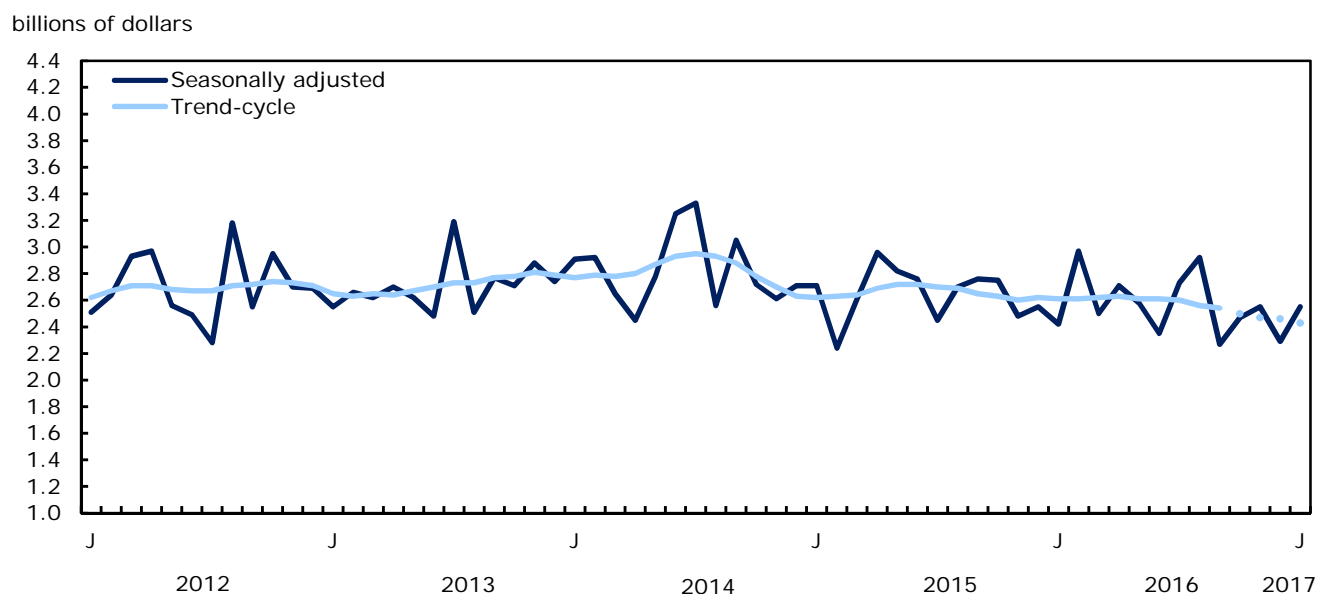
**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

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



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

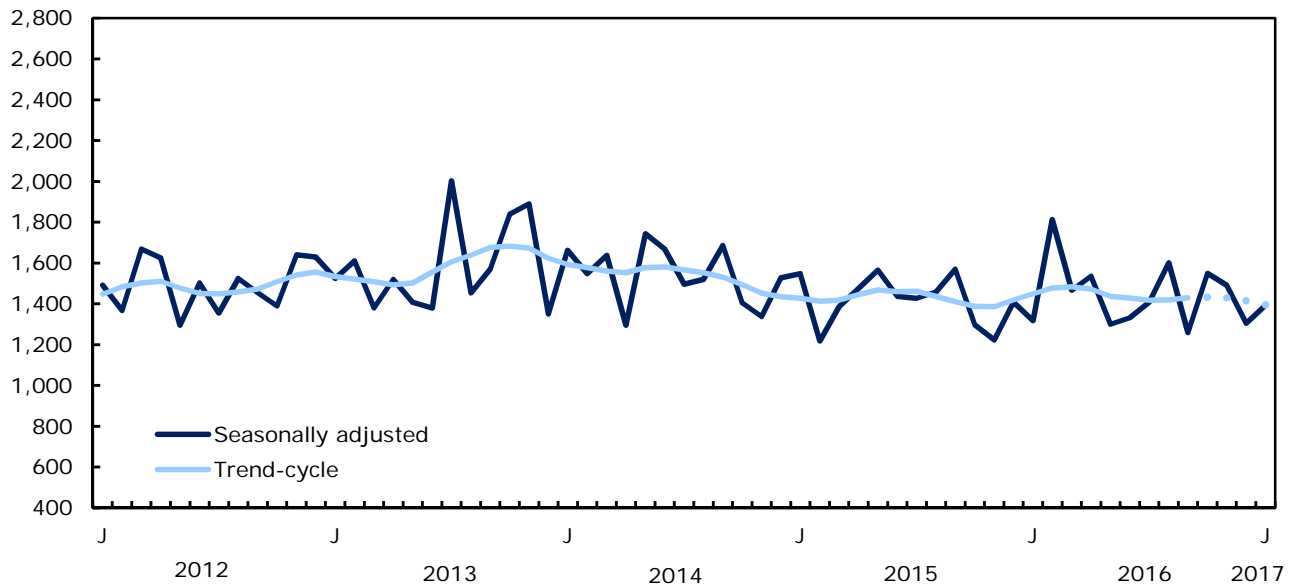
**Chart 4**  
**Value of non-residential building permits – Total**



**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**

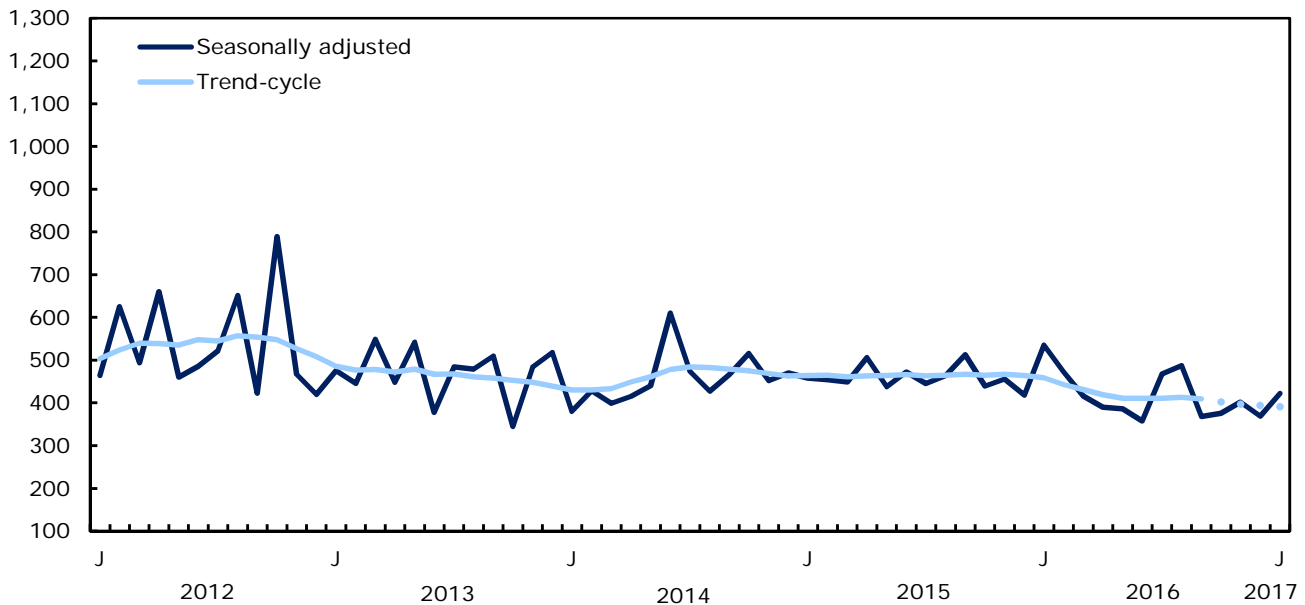
millions of dollars



**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**

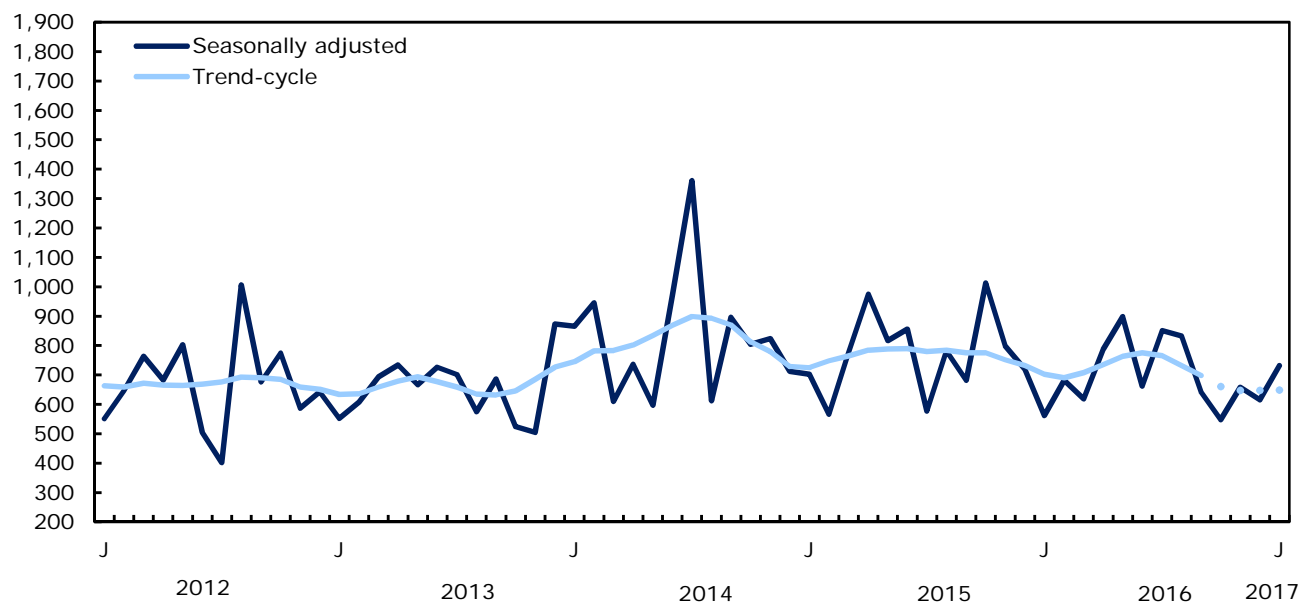
millions of dollars



**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**

	2017 January <sup>p</sup>	2016 December <sup>r</sup>	January to December	December to November	November to October	October to September	September to August	August to July
	thousands of dollars		percentage change					
<b>Canada</b>	<b>7,615,502</b>	<b>7,226,004</b>	<b>5.4</b>	<b>-4.4</b>	<b>-7.1</b>	<b>16.2</b>	<b>-6.6</b>	<b>6.4</b>
Newfoundland and Labrador	43,093	53,677	-19.7	-1.9	16.1	2.7	-19.3	39.3
Prince Edward Island	15,068	12,996	15.9	-13.9	-28.8	23.1	-23.8	0.7
Nova Scotia	144,816	76,473	89.4	-41.7	24.0	22.7	-27.6	27.4
New Brunswick	100,154	58,272	71.9	-46.2	31.2	22.0	-28.6	38.5
Quebec	1,236,380	1,253,692	-1.4	-7.5	20.4	-4.8	-14.6	15.9
Ontario	3,274,427	3,582,263	-8.6	11.0	0.4	5.7	-2.9	2.5
Manitoba	290,105	195,099	48.7	8.7	-9.7	-2.1	-21.0	11.4
Saskatchewan	134,631	142,866	-5.8	-7.7	-3.9	8.7	-5.2	-8.4
Alberta	1,215,764	833,556	45.9	-22.6	-47.0	71.9	8.0	-3.2
British Columbia	1,153,241	965,373	19.5	-22.3	9.5	12.9	-11.8	11.2
Yukon	4,180	49,309	-91.5	942.0	-38.0	-10.5	-65.9	387.9
Northwest Territories	3,642	1,675	117.4	-80.7	70.1	-53.3	9.8	73.1
Nunavut	1	753	-99.9	67.3	-82.6	-32.1	3.7	-11.4

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

	2017 January <sup>p</sup>	2016 December <sup>r</sup>	January to December	December to November	November to October	October to September	September to August	August to July
	thousands of dollars		percentage change					
<b>Canada</b>	<b>2,545,973</b>	<b>2,288,753</b>	<b>11.2</b>	<b>-10.3</b>	<b>3.2</b>	<b>9.0</b>	<b>-22.3</b>	<b>7.1</b>
Newfoundland and Labrador	11,033	14,692	-24.9	-16.3	58.4	29.3	-68.4	173.5
Prince Edward Island	2,932	4,210	-30.4	3.5	-52.9	19.6	-33.2	0.5
Nova Scotia	54,209	21,086	157.1	-61.4	87.3	5.6	-14.7	4.8
New Brunswick	64,993	25,632	153.6	-52.8	26.4	36.7	-33.3	24.8
Quebec	430,520	430,005	0.1	-11.3	28.1	-16.8	-29.7	60.5
Ontario	930,112	994,845	-6.5	-8.8	18.8	8.0	-24.6	-7.1
Manitoba	81,170	80,267	1.1	32.9	-10.8	-30.0	-36.1	48.6
Saskatchewan	52,609	61,681	-14.7	7.3	-23.9	25.8	-20.3	-2.2
Alberta	595,739	372,530	59.9	-21.7	-28.1	37.1	-2.2	-7.1
British Columbia	319,454	235,447	35.7	-6.1	-7.6	14.5	-15.4	-7.4
Yukon	1,535	47,463	-96.8	...	-73.2	9.4	-82.8	...
Northwest Territories	1,666	145	...	-80.8	-79.3	-61.0	78.2	-0.9
Nunavut	1	750	-99.9	341.2	-57.5	...	-100.0	145.1

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

	2017 January <sup>p</sup>	2016 December <sup>r</sup>	January to December	December to November	November to October	October to September	September to August	August to July
	thousands of dollars		percentage change					
<b>Canada</b>	<b>5,069,529</b>	<b>4,937,251</b>	<b>2.7</b>	<b>-1.4</b>	<b>-11.6</b>	<b>19.7</b>	<b>3.4</b>	<b>5.9</b>
Newfoundland and Labrador	32,060	38,985	-17.8	4.9	3.1	-3.4	25.3	-3.7
Prince Edward Island	12,136	8,786	38.1	-20.4	-12.3	25.6	-15.3	0.9
Nova Scotia	90,607	55,387	63.6	-27.7	-0.1	30.8	-32.5	38.4
New Brunswick	35,161	32,640	7.7	-39.6	36.4	9.2	-24.0	55.2
Quebec	805,860	823,687	-2.2	-5.3	16.5	2.8	-1.3	-6.9
Ontario	2,344,315	2,587,418	-9.4	21.0	-7.0	4.8	9.3	8.8
Manitoba	208,935	114,832	81.9	-3.6	-9.2	23.2	0.5	-17.9
Saskatchewan	82,022	81,185	1.0	-16.5	13.7	-2.9	8.8	-13.6
Alberta	620,025	461,026	34.5	-23.3	-56.1	96.0	16.4	0.3
British Columbia	833,787	729,926	14.2	-26.4	14.8	12.4	-10.6	19.1
Yukon	2,645	1,846	43.3	-51.2	-7.5	-22.7	-14.8	39.6
Northwest Territories	1,976	1,530	29.2	-80.7	443.0	-9.1	-66.0	906.0
Nunavut	0	3	-100.0	-98.9	-87.2	-42.5	223.2	-62.4

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

	2017 January <sup>p</sup>	2016 December <sup>r</sup>	January to December	December to November	November to October	October to September	September to August	August to July
	units		percentage change					
<b>Canada</b>	<b>230,484</b>	<b>237,876</b>	<b>-3.1</b>	<b>3.4</b>	<b>-9.1</b>	<b>19.0</b>	<b>1.4</b>	<b>5.9</b>
Newfoundland and Labrador	1,284	2,340	-45.1	48.9	-17.1	-12.7	75.7	-22.0
Prince Edward Island	792	468	69.2	-31.6	-16.2	51.1	-42.3	-3.7
Nova Scotia	4,668	3,168	47.3	-33.3	3.7	47.5	-51.9	80.3
New Brunswick	2,052	1,920	6.9	-37.0	20.4	31.9	-29.8	50.0
Quebec	46,416	56,124	-17.3	5.8	25.8	4.2	-5.7	-6.6
Ontario	97,200	111,240	-12.6	35.3	-6.9	-1.7	11.3	11.6
Manitoba	14,976	6,228	140.5	3.0	-7.2	31.5	-19.5	-31.0
Saskatchewan	4,176	4,320	-3.3	-9.8	-4.8	6.1	29.5	-32.5
Alberta	22,620	19,224	17.7	-24.9	-59.8	122.7	20.1	-8.2
British Columbia	36,024	32,688	10.2	-30.9	27.2	4.2	-10.2	28.6
Yukon	240	156	53.8	-59.4	28.0	-45.7	-50.0	196.8
Northwest Territories	36	0	...	-100.0	...	-20.0	-75.0	...
Nunavut	0	0	...	-100.0	-85.7	0.0	133.3	-85.0

**Table 5**  
**Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2017**

	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
Canada										
December <sup>r</sup>	7,004	12,819	19,823	4,937,251	369,463	1,303,988	615,302	2,288,753	7,226,004	
January <sup>p</sup>	7,059	12,148	19,207	5,069,529	421,620	1,392,117	732,236	2,545,973	7,615,502	
Cumulative Jan. to Jan. 2017	7,059	12,148	19,207	5,069,529	421,620	1,392,117	732,236	2,545,973	7,615,502	
Cumulative Jan. to Jan. 2016	5,478	10,285	15,763	4,085,791	534,905	1,318,381	561,816	2,415,102	6,500,893	
Newfoundland and Labrador										
December <sup>r</sup>	96	99	195	38,985	3,274	11,418	0	14,692	53,677	
January <sup>p</sup>	93	14	107	32,060	2,752	7,766	515	11,033	43,093	
Cumulative Jan. to Jan. 2017	93	14	107	32,060	2,752	7,766	515	11,033	43,093	
Cumulative Jan. to Jan. 2016	102	12	114	32,660	30	5,909	1,138	7,077	39,737	
Prince Edward Island										
December <sup>r</sup>	35	4	39	8,786	1,725	1,945	540	4,210	12,996	
January <sup>p</sup>	44	22	66	12,136	200	2,314	418	2,932	15,068	
Cumulative Jan. to Jan. 2017	44	22	66	12,136	200	2,314	418	2,932	15,068	
Cumulative Jan. to Jan. 2016	32	0	32	7,170	5	870	68	943	8,113	
Nova Scotia										
December <sup>r</sup>	146	118	264	55,387	5,225	15,517	344	21,086	76,473	
January <sup>p</sup>	183	206	389	90,607	6,169	31,210	16,830	54,209	144,816	
Cumulative Jan. to Jan. 2017	183	206	389	90,607	6,169	31,210	16,830	54,209	144,816	
Cumulative Jan. to Jan. 2016	129	335	464	82,143	4,811	20,100	4,473	29,384	111,527	
New Brunswick										
December <sup>r</sup>	97	63	160	32,640	2,854	19,619	3,159	25,632	58,272	
January <sup>p</sup>	107	64	171	35,161	19,533	41,985	3,475	64,993	100,154	
Cumulative Jan. to Jan. 2017	107	64	171	35,161	19,533	41,985	3,475	64,993	100,154	
Cumulative Jan. to Jan. 2016	120	83	203	37,190	4,103	26,290	11,524	41,917	79,107	
Quebec										
December <sup>r</sup>	829	3,848	4,677	823,687	98,683	206,426	124,896	430,005	1,253,692	
January <sup>p</sup>	883	2,985	3,868	805,860	89,869	184,556	156,095	430,520	1,236,380	
Cumulative Jan. to Jan. 2017	883	2,985	3,868	805,860	89,869	184,556	156,095	430,520	1,236,380	
Cumulative Jan. to Jan. 2016	935	2,238	3,173	713,117	113,757	158,401	36,369	308,527	1,021,644	
Ontario										
December <sup>r</sup>	3,900	5,370	9,270	2,587,418	145,186	609,811	239,848	994,845	3,582,263	
January <sup>p</sup>	3,508	4,592	8,100	2,344,315	175,243	557,189	197,680	930,112	3,274,427	
Cumulative Jan. to Jan. 2017	3,508	4,592	8,100	2,344,315	175,243	557,189	197,680	930,112	3,274,427	
Cumulative Jan. to Jan. 2016	1,950	3,535	5,485	1,520,859	252,868	499,678	305,811	1,058,357	2,579,216	
Manitoba										
December <sup>r</sup>	289	230	519	114,832	22,275	35,144	22,848	80,267	195,099	
January <sup>p</sup>	321	927	1,248	208,935	9,363	50,292	21,515	81,170	290,105	
Cumulative Jan. to Jan. 2017	321	927	1,248	208,935	9,363	50,292	21,515	81,170	290,105	
Cumulative Jan. to Jan. 2016	240	240	480	122,137	27,593	38,142	14,999	80,734	202,871	
Saskatchewan										
December <sup>r</sup>	181	179	360	81,185	7,346	37,949	16,386	61,681	142,866	
January <sup>p</sup>	171	177	348	82,022	6,332	41,262	5,015	52,609	134,631	
Cumulative Jan. to Jan. 2017	171	177	348	82,022	6,332	41,262	5,015	52,609	134,631	
Cumulative Jan. to Jan. 2016	208	192	400	83,998	8,523	39,442	28,589	76,554	160,552	
Alberta										
December <sup>r</sup>	705	897	1,602	461,026	46,608	213,119	112,803	372,530	833,556	
January <sup>p</sup>	905	980	1,885	620,025	62,753	269,885	263,101	595,739	1,215,764	
Cumulative Jan. to Jan. 2017	905	980	1,885	620,025	62,753	269,885	263,101	595,739	1,215,764	
Cumulative Jan. to Jan. 2016	999	1,399	2,398	635,663	84,145	318,064	82,669	484,878	1,120,541	

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, 2017**

	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>									
December <sup>r</sup>	716	2,008	2,724	729,926	36,163	152,921	46,363	235,447	965,373
January <sup>p</sup>	831	2,171	3,002	833,787	47,855	204,179	67,420	319,454	1,153,241
Cumulative Jan. to Jan. 2017	831	2,171	3,002	833,787	47,855	204,179	67,420	319,454	1,153,241
Cumulative Jan. to Jan. 2016	747	2,238	2,985	841,719	39,070	211,473	67,829	318,372	1,160,091
<b>Yukon</b>									
December <sup>r</sup>	10	3	13	1,846	74	24	47,365	47,463	49,309
January <sup>p</sup>	11	9	20	2,645	1,510	0	25	1,535	4,180
Cumulative Jan. to Jan. 2017	11	9	20	2,645	1,510	0	25	1,535	4,180
Cumulative Jan. to Jan. 2016	12	3	15	1,947	0	12	9	21	1,968
<b>Northwest Territories</b>									
December <sup>r</sup>	0	0	0	1,530	50	95	0	145	1,675
January <sup>p</sup>	2	1	3	1,976	41	1,478	147	1,666	3,642
Cumulative Jan. to Jan. 2017	2	1	3	1,976	41	1,478	147	1,666	3,642
Cumulative Jan. to Jan. 2016	4	0	4	3,688	0	0	8,338	8,338	12,026
<b>Nunavut</b>									
December <sup>r</sup>	0	0	0	3	0	0	750	750	753
January <sup>p</sup>	0	0	0	0	0	1	0	1	1
Cumulative Jan. to Jan. 2017	0	0	0	0	0	1	0	1	1
Cumulative Jan. to Jan. 2016	0	10	10	3,500	0	0	0	0	3,500

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, 2017

	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>									
December <sup>r</sup>	22	109	131	20,644	2,215	66	694	2,975	23,619
January <sup>p</sup>	33	182	215	37,099	4,178	2,441	0	6,619	43,718
Cumulative Jan. to Jan. 2017	33	182	215	37,099	4,178	2,441	0	6,619	43,718
Cumulative Jan. to Jan. 2016	22	48	70	13,437	7,006	1,936	0	8,942	22,379
<b>Barrie, Ontario</b>									
December <sup>r</sup>	137	55	192	65,074	14	1,070	346	1,430	66,504
January <sup>p</sup>	31	171	202	46,939	215	10,383	255	10,853	57,792
Cumulative Jan. to Jan. 2017	31	171	202	46,939	215	10,383	255	10,853	57,792
Cumulative Jan. to Jan. 2016	27	31	58	20,836	236	3,824	996	5,056	25,892
<b>Belleville, Ontario</b>									
December <sup>r</sup>	..	..	..	..	..	..	..	..	..
January <sup>p</sup>	13	14	27	5,919	14,091	793	1,928	16,812	22,731
Cumulative Jan. to Jan. 2017	13	14	27	5,919	14,091	793	1,928	16,812	22,731
Cumulative Jan. to Jan. 2016	..	..	..	..	..	..	..	..	..
<b>Brantford, Ontario</b>									
December <sup>r</sup>	11	0	11	2,692	716	65,476	627	66,819	69,511
January <sup>p</sup>	22	4	26	8,995	4,139	4,009	11	8,159	17,154
Cumulative Jan. to Jan. 2017	22	4	26	8,995	4,139	4,009	11	8,159	17,154
Cumulative Jan. to Jan. 2016	105	1	106	35,841	580	7,656	196	8,432	44,273
<b>Calgary, Alberta</b>									
December <sup>r</sup>	271	143	414	142,174	3,259	95,986	18,238	117,483	259,657
January <sup>p</sup>	300	181	481	178,474	17,675	118,321	36,318	172,314	350,788
Cumulative Jan. to Jan. 2017	300	181	481	178,474	17,675	118,321	36,318	172,314	350,788
Cumulative Jan. to Jan. 2016	290	290	580	182,474	8,192	114,715	16,114	139,021	321,495
<b>Edmonton, Alberta</b>									
December <sup>r</sup>	244	491	735	177,265	36,683	69,328	25,504	131,515	308,780
January <sup>p</sup>	309	724	1,033	269,640	27,758	95,045	154,245	277,048	546,688
Cumulative Jan. to Jan. 2017	309	724	1,033	269,640	27,758	95,045	154,245	277,048	546,688
Cumulative Jan. to Jan. 2016	426	886	1,312	330,102	13,034	127,749	41,790	182,573	512,675
<b>Greater Sudbury, Ontario</b>									
December <sup>r</sup>	9	2	11	3,174	244	1,970	552	2,766	5,940
January <sup>p</sup>	4	2	6	2,184	838	4,588	7,751	13,177	15,361
Cumulative Jan. to Jan. 2017	4	2	6	2,184	838	4,588	7,751	13,177	15,361
Cumulative Jan. to Jan. 2016	1	2	3	1,804	330	19,453	575	20,358	22,162
<b>Guelph, Ontario</b>									
December <sup>r</sup>	21	52	73	18,577	236	4,909	144	5,289	23,866
January <sup>p</sup>	26	139	165	38,550	571	14,755	925	16,251	54,801
Cumulative Jan. to Jan. 2017	26	139	165	38,550	571	14,755	925	16,251	54,801
Cumulative Jan. to Jan. 2016	18	18	36	10,022	682	1,213	189	2,084	12,106
<b>Halifax, Nova Scotia</b>									
December <sup>r</sup>	52	90	142	29,016	1,089	9,396	312	10,797	39,813
January <sup>p</sup>	65	166	231	41,348	3,671	17,777	16,344	37,792	79,140
Cumulative Jan. to Jan. 2017	65	166	231	41,348	3,671	17,777	16,344	37,792	79,140
Cumulative Jan. to Jan. 2016	41	301	342	53,603	275	13,207	3,580	17,062	70,665
<b>Hamilton, Ontario</b>									
December <sup>r</sup>	14	151	165	45,633	20,412	18,222	22,397	61,031	106,664
January <sup>p</sup>	39	536	575	162,460	4,107	8,918	66,812	79,837	242,297
Cumulative Jan. to Jan. 2017	39	536	575	162,460	4,107	8,918	66,812	79,837	242,297
Cumulative Jan. to Jan. 2016	79	64	143	53,525	1,273	7,280	14,407	22,960	76,485

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, 2017**

	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>Kelowna, British Columbia</b>									
December <sup>r</sup>	59	39	98	57,182	839	3,951	10	4,800	61,982
January <sup>p</sup>	56	342	398	76,247	4,455	4,384	540	9,379	85,626
Cumulative Jan. to Jan. 2017	56	342	398	76,247	4,455	4,384	540	9,379	85,626
Cumulative Jan. to Jan. 2016	47	134	181	47,607	458	29,508	28,944	58,910	106,517
<b>Kingston, Ontario</b>									
December <sup>r</sup>	31	32	63	12,533	1,167	3,064	2,755	6,986	19,519
January <sup>p</sup>	10	10	20	5,201	1,144	3,723	757	5,624	10,825
Cumulative Jan. to Jan. 2017	10	10	20	5,201	1,144	3,723	757	5,624	10,825
Cumulative Jan. to Jan. 2016	19	1	20	5,148	657	2,367	724	3,748	8,896
<b>Kitchener-Cambridge-Waterloo, Ontario</b>									
December <sup>r</sup>	256	689	945	232,602	13,450	5,411	825	19,686	252,288
January <sup>p</sup>	104	50	154	54,290	7,850	23,652	19,331	50,833	105,123
Cumulative Jan. to Jan. 2017	104	50	154	54,290	7,850	23,652	19,331	50,833	105,123
Cumulative Jan. to Jan. 2016	91	89	180	49,736	6,209	30,439	1,235	37,883	87,619
<b>Lethbridge, Alberta</b>									
December <sup>r</sup>	..	..	..	..	..	..	..	..	..
January <sup>p</sup>	50	10	60	9,130	1,066	1,744	490	3,300	12,430
Cumulative Jan. to Jan. 2017	50	10	60	9,130	1,066	1,744	490	3,300	12,430
Cumulative Jan. to Jan. 2016	..	..	..	..	..	..	..	..	..
<b>London, Ontario</b>									
December <sup>r</sup>	110	79	189	53,630	6,617	21,613	4,960	33,190	86,820
January <sup>p</sup>	173	81	254	76,263	4,521	6,905	820	12,246	88,509
Cumulative Jan. to Jan. 2017	173	81	254	76,263	4,521	6,905	820	12,246	88,509
Cumulative Jan. to Jan. 2016	85	45	130	43,969	8,475	13,721	73,518	95,714	139,683
<b>Moncton, New Brunswick</b>									
December <sup>r</sup>	14	25	39	7,383	288	15,015	180	15,483	22,866
January <sup>p</sup>	19	14	33	8,202	16,647	2,875	587	20,109	28,311
Cumulative Jan. to Jan. 2017	19	14	33	8,202	16,647	2,875	587	20,109	28,311
Cumulative Jan. to Jan. 2016	0	0	0	4,844	1,451	14,695	5,057	21,203	26,047
<b>Montréal, Quebec</b>									
December <sup>r</sup>	234	1,804	2,038	406,681	18,757	109,841	60,270	188,868	595,549
January <sup>p</sup>	268	1,818	2,086	414,317	46,458	106,414	127,965	280,837	695,154
Cumulative Jan. to Jan. 2017	268	1,818	2,086	414,317	46,458	106,414	127,965	280,837	695,154
Cumulative Jan. to Jan. 2016	252	1,193	1,445	334,800	18,976	108,717	22,573	150,266	485,066
<b>Oshawa, Ontario</b>									
December <sup>r</sup>	336	77	413	189,788	1,409	12,149	28,016	41,574	231,362
January <sup>p</sup>	136	31	167	73,747	229	13,553	6,382	20,164	93,911
Cumulative Jan. to Jan. 2017	136	31	167	73,747	229	13,553	6,382	20,164	93,911
Cumulative Jan. to Jan. 2016	18	130	148	31,652	135	4,548	31,671	36,354	68,006
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
December <sup>r</sup>	143	300	443	88,422	1,559	19,220	6,885	27,664	116,086
January <sup>p</sup>	135	77	212	73,511	435	50,750	16,444	67,629	141,140
Cumulative Jan. to Jan. 2017	135	77	212	73,511	435	50,750	16,444	67,629	141,140
Cumulative Jan. to Jan. 2016	97	141	238	60,333	19,745	34,101	42,549	96,395	156,728
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
December <sup>r</sup>	25	124	149	22,959	41,507	8,615	26,000	76,122	99,081
January <sup>p</sup>	31	179	210	63,838	580	13,427	1,356	15,363	79,201
Cumulative Jan. to Jan. 2017	31	179	210	63,838	580	13,427	1,356	15,363	79,201
Cumulative Jan. to Jan. 2016	32	82	114	23,290	58	2,818	1,164	4,040	27,330

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, 2017**

	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>Peterborough, Ontario</b>									
December <sup>r</sup>	26	9	35	13,597	2,002	1,337	63	3,402	16,999
January <sup>p</sup>	12	1	13	5,049	588	461	670	1,719	6,768
Cumulative Jan. to Jan. 2017	12	1	13	5,049	588	461	670	1,719	6,768
Cumulative Jan. to Jan. 2016	3	0	3	1,968	654	753	368	1,775	3,743
<b>Québec, Quebec</b>									
December <sup>r</sup>	74	1,248	1,322	127,165	301	21,579	10,131	32,011	159,176
January <sup>p</sup>	83	305	388	69,670	398	6,878	775	8,051	77,721
Cumulative Jan. to Jan. 2017	83	305	388	69,670	398	6,878	775	8,051	77,721
Cumulative Jan. to Jan. 2016	74	345	419	87,534	81	11,554	3,488	15,123	102,657
<b>Regina, Saskatchewan</b>									
December <sup>r</sup>	75	139	214	38,934	108	11,573	2,388	14,069	53,003
January <sup>p</sup>	50	70	120	23,060	2,700	19,682	4,356	26,738	49,798
Cumulative Jan. to Jan. 2017	50	70	120	23,060	2,700	19,682	4,356	26,738	49,798
Cumulative Jan. to Jan. 2016	70	52	122	24,704	453	9,479	4,433	14,365	39,069
<b>Saguenay, Quebec</b>									
December <sup>r</sup>	12	4	16	6,574	2,394	3,936	419	6,749	13,323
January <sup>p</sup>	18	14	32	7,524	3,421	737	1,340	5,498	13,022
Cumulative Jan. to Jan. 2017	18	14	32	7,524	3,421	737	1,340	5,498	13,022
Cumulative Jan. to Jan. 2016	10	50	60	10,445	239	3,132	0	3,371	13,816
<b>Saint John, New Brunswick</b>									
December <sup>r</sup>	19	7	26	6,842	559	952	200	1,711	8,553
January <sup>p</sup>	23	14	37	8,283	898	28,746	7	29,651	37,934
Cumulative Jan. to Jan. 2017	23	14	37	8,283	898	28,746	7	29,651	37,934
Cumulative Jan. to Jan. 2016	32	17	49	7,307	676	2,748	0	3,424	10,731
<b>Saskatoon, Saskatchewan</b>									
December <sup>r</sup>	59	42	101	25,525	3,159	17,615	14,528	35,302	60,827
January <sup>p</sup>	72	107	179	41,979	1,016	15,731	659	17,406	59,385
Cumulative Jan. to Jan. 2017	72	107	179	41,979	1,016	15,731	659	17,406	59,385
Cumulative Jan. to Jan. 2016	81	134	215	39,485	5,162	18,680	17,502	41,344	80,829
<b>Sherbrooke, Quebec</b>									
December <sup>r</sup>	21	39	60	11,710	1,311	6,489	372	8,172	19,882
January <sup>p</sup>	18	90	108	17,572	1,343	10,672	2,942	14,957	32,529
Cumulative Jan. to Jan. 2017	18	90	108	17,572	1,343	10,672	2,942	14,957	32,529
Cumulative Jan. to Jan. 2016	41	43	84	12,653	9,754	2,297	14	12,065	24,718
<b>St. Catharines-Niagara, Ontario</b>									
December <sup>r</sup>	149	47	196	59,680	5,301	10,034	297	15,632	75,312
January <sup>p</sup>	126	115	241	61,587	368	7,527	1,518	9,413	71,000
Cumulative Jan. to Jan. 2017	126	115	241	61,587	368	7,527	1,518	9,413	71,000
Cumulative Jan. to Jan. 2016	88	143	231	58,002	1,077	1,071	4,134	6,282	64,284
<b>St. John's, Newfoundland and Labrador</b>									
December <sup>r</sup>	49	87	136	25,595	586	9,830	0	10,416	36,011
January <sup>p</sup>	46	12	58	19,405	0	5,046	515	5,561	24,966
Cumulative Jan. to Jan. 2017	46	12	58	19,405	0	5,046	515	5,561	24,966
Cumulative Jan. to Jan. 2016	49	2	51	17,294	0	2,694	28	2,722	20,016
<b>Thunder Bay, Ontario</b>									
December <sup>r</sup>	8	13	21	3,197	55	2,100	1,682	3,837	7,034
January <sup>p</sup>	12	7	19	3,675	6	3,542	3,454	7,002	10,677
Cumulative Jan. to Jan. 2017	12	7	19	3,675	6	3,542	3,454	7,002	10,677
Cumulative Jan. to Jan. 2016	4	0	4	1,191	38	152	45	235	1,426

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, 2017**

	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>Toronto, Ontario</b>									
December <sup>r</sup>	915	3,450	4,365	1,170,509	25,608	370,262	100,857	496,727	1,667,236
January <sup>p</sup>	1,267	2,928	4,195	1,224,554	63,774	337,126	50,015	450,915	1,675,469
Cumulative Jan. to Jan. 2017	1,267	2,928	4,195	1,224,554	63,774	337,126	50,015	450,915	1,675,469
Cumulative Jan. to Jan. 2016	642	2,605	3,247	844,799	120,638	321,888	73,182	515,708	1,360,507
<b>Trois-Rivières, Quebec</b>									
December <sup>r</sup>	21	25	46	11,192	1,436	14,058	0	15,494	26,686
January <sup>p</sup>	6	3	9	5,480	1,433	3,573	940	5,946	11,426
Cumulative Jan. to Jan. 2017	6	3	9	5,480	1,433	3,573	940	5,946	11,426
Cumulative Jan. to Jan. 2016	2	51	53	10,793	261	2,249	1,840	4,350	15,143
<b>Vancouver, British Columbia</b>									
December <sup>r</sup>	207	1,445	1,652	414,999	19,526	108,090	29,542	157,158	572,157
January <sup>p</sup>	244	1,192	1,436	445,130	26,322	150,900	44,934	222,156	667,286
Cumulative Jan. to Jan. 2017	244	1,192	1,436	445,130	26,322	150,900	44,934	222,156	667,286
Cumulative Jan. to Jan. 2016	306	1,743	2,049	568,915	11,631	144,588	20,010	176,229	745,144
<b>Victoria, British Columbia</b>									
December <sup>r</sup>	63	156	219	62,959	807	7,330	590	8,727	71,686
January <sup>p</sup>	70	150	220	71,969	2,878	15,608	3,050	21,536	93,505
Cumulative Jan. to Jan. 2017	70	150	220	71,969	2,878	15,608	3,050	21,536	93,505
Cumulative Jan. to Jan. 2016	72	77	149	52,439	6,927	5,247	1,978	14,152	66,591
<b>Windsor, Ontario</b>									
December <sup>r</sup>	35	12	47	14,264	6,174	2,197	32,274	40,645	54,909
January <sup>p</sup>	117	85	202	56,149	11,047	3,001	676	14,724	70,873
Cumulative Jan. to Jan. 2017	117	85	202	56,149	11,047	3,001	676	14,724	70,873
Cumulative Jan. to Jan. 2016	55	8	63	21,154	15,098	7,429	255	22,782	43,936
<b>Winnipeg, Manitoba</b>									
December <sup>r</sup>	191	196	387	83,330	17,653	28,973	22,539	69,165	152,495
January <sup>p</sup>	219	890	1,109	176,053	4,820	41,400	20,794	67,014	243,067
Cumulative Jan. to Jan. 2017	219	890	1,109	176,053	4,820	41,400	20,794	67,014	243,067
Cumulative Jan. to Jan. 2016	140	189	329	87,127	24,002	34,620	12,917	71,539	158,666

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, 2017**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
<b>Canada</b>							
December <sup>r</sup>	4,306	8	563	2,265	9,974	787	17,903
January <sup>p</sup>	4,293	7	656	1,883	6,157	703	13,699
Cumulative Jan. to Jan. 2017	4,293	7	656	1,883	6,157	703	13,699
Cumulative Jan. to Jan. 2016	3,042	10	365	1,059	5,124	593	10,193
<b>Newfoundland and Labrador</b>							
December <sup>r</sup>	43	0	2	0	97	0	142
January <sup>p</sup>	16	0	2	0	4	8	30
Cumulative Jan. to Jan. 2017	16	0	2	0	4	8	30
Cumulative Jan. to Jan. 2016	16	0	0	0	12	0	28
<b>Prince Edward Island</b>							
December <sup>r</sup>	15	0	0	0	4	0	19
January <sup>p</sup>	13	1	0	14	0	8	36
Cumulative Jan. to Jan. 2017	13	1	0	14	0	8	36
Cumulative Jan. to Jan. 2016	3	1	0	0	0	0	4
<b>Nova Scotia</b>							
December <sup>r</sup>	72	2	4	0	34	0	112
January <sup>p</sup>	81	2	2	0	269	2	356
Cumulative Jan. to Jan. 2017	81	2	2	0	269	2	356
Cumulative Jan. to Jan. 2016	49	1	4	14	250	2	320
<b>New Brunswick</b>							
December <sup>r</sup>	26	0	2	1	0	8	37
January <sup>p</sup>	16	0	2	0	2	0	20
Cumulative Jan. to Jan. 2017	16	0	2	0	2	0	20
Cumulative Jan. to Jan. 2016	14	0	0	0	6	12	32
<b>Quebec</b>							
December <sup>r</sup>	359	2	140	182	3,371	301	4,355
January <sup>p</sup>	329	1	141	53	1,358	177	2,059
Cumulative Jan. to Jan. 2017	329	1	141	53	1,358	177	2,059
Cumulative Jan. to Jan. 2016	314	5	63	45	800	168	1,395
<b>Ontario</b>							
December <sup>r</sup>	2,587	3	224	1,464	4,825	242	9,345
January <sup>p</sup>	2,178	3	296	1,305	2,447	196	6,425
Cumulative Jan. to Jan. 2017	2,178	3	296	1,305	2,447	196	6,425
Cumulative Jan. to Jan. 2016	1,171	3	92	603	2,078	198	4,145
<b>Manitoba</b>							
December <sup>r</sup>	186	0	16	24	223	10	459
January <sup>p</sup>	241	0	18	111	650	84	1,104
Cumulative Jan. to Jan. 2017	241	0	18	111	650	84	1,104
Cumulative Jan. to Jan. 2016	140	0	20	26	99	8	293
<b>Saskatchewan</b>							
December <sup>r</sup>	95	0	26	30	20	20	191
January <sup>p</sup>	93	0	28	20	78	21	240
Cumulative Jan. to Jan. 2017	93	0	28	20	78	21	240
Cumulative Jan. to Jan. 2016	113	0	12	4	106	30	265
<b>Alberta</b>							
December <sup>r</sup>	433	1	127	137	245	113	1,056
January <sup>p</sup>	740	0	149	194	155	99	1,337
Cumulative Jan. to Jan. 2017	740	0	149	194	155	99	1,337
Cumulative Jan. to Jan. 2016	704	0	158	165	478	70	1,575
<b>British Columbia</b>							
December <sup>r</sup>	490	0	22	427	1,155	90	2,184
January <sup>p</sup>	584	0	18	178	1,194	106	2,080
Cumulative Jan. to Jan. 2017	584	0	18	178	1,194	106	2,080
Cumulative Jan. to Jan. 2016	512	0	16	202	1,285	102	2,117

Table 7 – continued

## Dwelling units, provinces and territories, unadjusted, 2017

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
<b>Yukon</b>							
December <sup>r</sup>	0	0	0	0	0	3	3
January <sup>p</sup>	0	0	0	8	0	1	9
Cumulative Jan. to Jan. 2017	0	0	0	8	0	1	9
Cumulative Jan. to Jan. 2016	2	0	0	0	0	3	5
<b>Northwest Territories</b>							
December <sup>r</sup>	0	0	0	0	0	0	0
January <sup>p</sup>	2	0	0	0	0	1	3
Cumulative Jan. to Jan. 2017	2	0	0	0	0	1	3
Cumulative Jan. to Jan. 2016	4	0	0	0	0	0	4
<b>Nunavut</b>							
December <sup>r</sup>	0	0	0	0	0	0	0
January <sup>p</sup>	0	0	0	0	0	0	0
Cumulative Jan. to Jan. 2017	0	0	0	0	0	0	0
Cumulative Jan. to Jan. 2016	0	0	0	0	10	0	10

**Table 8**  
**Dwelling units, census metropolitan areas, unadjusted, January 2017**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	27	0	0	1	128	0	156
Barrie, Ontario	24	0	0	48	96	16	184
Belleville, Ontario	10	0	0	10	3	0	23
Brantford, Ontario	17	0	0	4	0	0	21
Calgary, Alberta	278	0	38	44	23	7	390
Edmonton, Alberta	286	0	105	145	120	79	735
Greater Sudbury, Ontario	3	0	0	0	0	2	5
Guelph, Ontario	20	0	6	8	101	15	150
Halifax, Nova Scotia	33	0	0	0	261	0	294
Hamilton, Ontario	30	0	26	24	447	5	532
Kelowna, British Columbia	46	0	0	23	205	14	288
Kingston, Ontario	8	0	0	3	0	6	17
Kitchener-Cambridge-Waterloo, Ontario	79	0	0	36	0	11	126
Lethbridge, Alberta	46	0	0	0	0	6	52
London, Ontario	132	0	8	36	31	1	208
Moncton, New Brunswick	4	0	2	0	0	0	6
Montréal, Quebec	131	0	54	25	958	101	1,269
Oshawa, Ontario	104	0	0	17	0	12	133
Ottawa-Gatineau, Ontario/Quebec	118	0	20	40	108	16	302
Ottawa-Gatineau, Ontario part, Ontario/Quebec	103	0	10	40	11	11	175
Ottawa-Gatineau, Quebec part, Ontario/Quebec	15	0	10	0	97	5	127
Peterborough, Ontario	9	0	0	0	0	1	10
Québec, Quebec	40	1	34	7	136	14	232
Regina, Saskatchewan	33	0	2	5	45	6	91
Saguenay, Quebec	9	0	0	0	0	9	18
Saint John, New Brunswick	5	0	0	0	2	0	7
Saskatoon, Saskatchewan	48	0	26	15	33	15	137
Sherbrooke, Quebec	9	0	12	21	22	1	65
St. Catharines-Niagara, Ontario	96	0	14	92	1	1	204
St. John's, Newfoundland and Labrador	12	0	2	0	4	6	24
Thunder Bay, Ontario	9	0	4	0	0	3	16
Toronto, Ontario	966	0	160	805	1,680	97	3,708
Trois-Rivières, Quebec	3	0	0	0	0	2	5
Vancouver, British Columbia	202	0	8	82	704	49	1,045
Victoria, British Columbia	58	0	2	15	78	11	164
Windsor, Ontario	89	0	24	50	5	1	169
Winnipeg, Manitoba	207	0	16	111	636	81	1,051

Table 9

Dwelling units, census metropolitan areas, unadjusted, cumulative, January to January 2017

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	27	0	0	1	128	0	156
Barrie, Ontario	24	0	0	48	96	16	184
Belleville, Ontario	10	0	0	10	3	0	23
Brantford, Ontario	17	0	0	4	0	0	21
Calgary, Alberta	278	0	38	44	23	7	390
Edmonton, Alberta	286	0	105	145	120	79	735
Greater Sudbury, Ontario	3	0	0	0	0	2	5
Guelph, Ontario	20	0	6	8	101	15	150
Halifax, Nova Scotia	33	0	0	0	261	0	294
Hamilton, Ontario	30	0	26	24	447	5	532
Kelowna, British Columbia	46	0	0	23	205	14	288
Kingston, Ontario	8	0	0	3	0	6	17
Kitchener-Cambridge-Waterloo, Ontario	79	0	0	36	0	11	126
Lethbridge, Alberta	46	0	0	0	0	6	52
London, Ontario	132	0	8	36	31	1	208
Moncton, New Brunswick	4	0	2	0	0	0	6
Montréal, Quebec	131	0	54	25	958	101	1,269
Oshawa, Ontario	104	0	0	17	0	12	133
Ottawa-Gatineau, Ontario/Quebec	118	0	20	40	108	16	302
Ottawa-Gatineau, Ontario part, Ontario/Quebec	103	0	10	40	11	11	175
Ottawa-Gatineau, Quebec part, Ontario/Quebec	15	0	10	0	97	5	127
Peterborough, Ontario	9	0	0	0	0	1	10
Québec, Quebec	40	1	34	7	136	14	232
Regina, Saskatchewan	33	0	2	5	45	6	91
Saguenay, Quebec	9	0	0	0	0	9	18
Saint John, New Brunswick	5	0	0	0	2	0	7
Saskatoon, Saskatchewan	48	0	26	15	33	15	137
Sherbrooke, Quebec	9	0	12	21	22	1	65
St. Catharines-Niagara, Ontario	96	0	14	92	1	1	204
St. John's, Newfoundland and Labrador	12	0	2	0	4	6	24
Thunder Bay, Ontario	9	0	4	0	0	3	16
Toronto, Ontario	966	0	160	805	1,680	97	3,708
Trois-Rivières, Quebec	3	0	0	0	0	2	5
Vancouver, British Columbia	202	0	8	82	704	49	1,045
Victoria, British Columbia	58	0	2	15	78	11	164
Windsor, Ontario	89	0	24	50	5	1	169
Winnipeg, Manitoba	207	0	16	111	636	81	1,051

Table 10

## Value of residential and non-residential building permits, provinces and territories, unadjusted, 2017

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Canada</b>					
December <sup>r</sup>	4,020,014	285,418	1,081,113	471,800	5,858,345
January <sup>p</sup>	3,478,641	290,835	1,000,161	485,907	5,255,544
Cumulative Jan. to Jan. 2017	3,478,641	290,835	1,000,161	485,907	5,255,544
Cumulative Jan. to Jan. 2016	2,524,417	340,497	889,371	357,291	4,111,576
<b>Newfoundland and Labrador</b>					
December <sup>r</sup>	28,446	3,274	10,150	0	41,870
January <sup>p</sup>	7,516	2,752	6,373	515	17,156
Cumulative Jan. to Jan. 2017	7,516	2,752	6,373	515	17,156
Cumulative Jan. to Jan. 2016	8,144	30	3,907	1,138	13,219
<b>Prince Edward Island</b>					
December <sup>r</sup>	3,378	1,725	1,945	540	7,588
January <sup>p</sup>	4,349	200	2,314	418	7,281
Cumulative Jan. to Jan. 2017	4,349	200	2,314	418	7,281
Cumulative Jan. to Jan. 2016	493	5	870	68	1,436
<b>Nova Scotia</b>					
December <sup>r</sup>	26,330	3,824	11,456	344	41,954
January <sup>p</sup>	64,234	4,348	28,515	16,830	113,927
Cumulative Jan. to Jan. 2017	64,234	4,348	28,515	16,830	113,927
Cumulative Jan. to Jan. 2016	53,356	2,853	13,243	4,473	73,925
<b>New Brunswick</b>					
December <sup>r</sup>	7,492	1,623	10,536	2,075	21,726
January <sup>p</sup>	6,293	19,650	39,196	646	65,785
Cumulative Jan. to Jan. 2017	6,293	19,650	39,196	646	65,785
Cumulative Jan. to Jan. 2016	5,336	909	14,742	7,044	28,031
<b>Quebec</b>					
December <sup>r</sup>	636,002	83,317	141,611	68,346	929,276
January <sup>p</sup>	384,110	51,217	100,731	53,941	589,999
Cumulative Jan. to Jan. 2017	384,110	51,217	100,731	53,941	589,999
Cumulative Jan. to Jan. 2016	286,921	63,415	96,645	16,106	463,087
<b>Ontario</b>					
December <sup>r</sup>	2,327,590	93,635	551,420	187,300	3,159,945
January <sup>p</sup>	1,758,982	119,427	402,666	159,221	2,440,296
Cumulative Jan. to Jan. 2017	1,758,982	119,427	402,666	159,221	2,440,296
Cumulative Jan. to Jan. 2016	1,045,834	153,390	356,062	218,324	1,773,610
<b>Manitoba</b>					
December <sup>r</sup>	83,654	19,565	36,090	9,801	149,110
January <sup>p</sup>	175,317	6,322	37,431	14,925	233,995
Cumulative Jan. to Jan. 2017	175,317	6,322	37,431	14,925	233,995
Cumulative Jan. to Jan. 2016	75,828	25,664	27,960	6,721	136,173
<b>Saskatchewan</b>					
December <sup>r</sup>	40,106	2,918	33,273	9,415	85,712
January <sup>p</sup>	46,404	2,536	26,240	847	76,027
Cumulative Jan. to Jan. 2017	46,404	2,536	26,240	847	76,027
Cumulative Jan. to Jan. 2016	45,175	2,976	24,192	9,318	81,661
<b>Alberta</b>					
December <sup>r</sup>	314,886	47,094	139,954	114,514	616,448
January <sup>p</sup>	435,532	38,468	184,714	193,338	852,052
Cumulative Jan. to Jan. 2017	435,532	38,468	184,714	193,338	852,052
Cumulative Jan. to Jan. 2016	407,431	66,393	201,515	38,011	713,350
<b>British Columbia</b>					
December <sup>r</sup>	551,358	28,319	144,559	31,350	755,586
January <sup>p</sup>	593,909	44,364	170,502	45,054	853,829
Cumulative Jan. to Jan. 2017	593,909	44,364	170,502	45,054	853,829
Cumulative Jan. to Jan. 2016	590,091	24,862	150,223	47,741	812,917

Table 10 – continued

## Value of residential and non-residential building permits, provinces and territories, unadjusted, 2017

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Yukon</b>					
December <sup>r</sup>	262	74	24	47,365	47,725
January <sup>p</sup>	1,233	1,510	0	25	2,768
Cumulative Jan. to Jan. 2017	1,233	1,510	0	25	2,768
Cumulative Jan. to Jan. 2016	356	0	12	9	377
<b>Northwest Territories</b>					
December <sup>r</sup>	507	50	95	0	652
January <sup>p</sup>	762	41	1,478	147	2,428
Cumulative Jan. to Jan. 2017	762	41	1,478	147	2,428
Cumulative Jan. to Jan. 2016	1,952	0	0	8,338	10,290
<b>Nunavut</b>					
December <sup>r</sup>	3	0	0	750	753
January <sup>p</sup>	0	0	1	0	1
Cumulative Jan. to Jan. 2017	0	0	1	0	1
Cumulative Jan. to Jan. 2016	3,500	0	0	0	3,500

Table 11

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, January 2017

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	27,622	4,238	2,157	0	34,017
Barrie, Ontario	39,396	169	7,756	203	47,524
Belleville, Ontario	4,880	11,100	592	1,538	18,110
Brantford, Ontario	7,279	3,260	2,995	9	13,543
Calgary, Alberta	140,561	8,456	72,923	32,252	254,192
Edmonton, Alberta	188,492	13,280	58,578	136,978	397,328
Greater Sudbury, Ontario	1,796	660	3,427	6,182	12,065
Guelph, Ontario	32,454	450	11,022	738	44,664
Halifax, Nova Scotia	47,422	3,671	18,148	16,344	85,585
Hamilton, Ontario	138,085	3,235	6,662	53,287	201,269
Kelowna, British Columbia	58,312	4,519	3,874	425	67,130
Kingston, Ontario	4,245	901	2,781	604	8,531
Kitchener-Cambridge-Waterloo, Ontario	44,166	6,184	17,668	15,418	83,436
Lethbridge, Alberta	7,736	510	1,075	435	9,756
London, Ontario	62,105	3,561	5,158	654	71,478
Moncton, New Brunswick	2,128	18,133	2,621	587	23,469
Montréal, Quebec	228,898	20,680	63,974	47,368	360,920
Oshawa, Ontario	59,405	180	10,124	5,090	74,799
Ottawa-Gatineau, Ontario/Quebec	96,654	601	45,982	13,617	156,854
Ottawa-Gatineau, Ontario part, Ontario/Quebec	60,099	343	37,910	13,115	111,467
Ottawa-Gatineau, Quebec part, Ontario/Quebec	36,555	258	8,072	502	45,387
Peterborough, Ontario	4,076	463	344	534	5,417
Québec, Quebec	36,616	177	4,135	287	41,215
Regina, Saskatchewan	14,755	1,730	13,009	529	30,023
Saguenay, Quebec	3,541	1,523	443	496	6,003
Saint John, New Brunswick	2,142	978	26,211	7	29,338
Saskatoon, Saskatchewan	27,072	651	10,398	80	38,201
Sherbrooke, Quebec	9,424	598	6,416	1,089	17,527
St. Catharines-Niagara, Ontario	50,928	290	5,623	1,211	58,052
St. John's, Newfoundland and Labrador	5,905	0	5,046	515	11,466
Thunder Bay, Ontario	3,020	5	2,646	2,755	8,426
Toronto, Ontario	1,017,740	50,236	251,833	39,890	1,359,699
Trois-Rivières, Quebec	2,587	638	2,148	348	5,721
Vancouver, British Columbia	335,729	26,700	133,340	35,372	531,141
Victoria, British Columbia	55,238	2,919	13,792	2,401	74,350
Windsor, Ontario	46,272	8,702	2,242	539	57,755
Winnipeg, Manitoba	163,883	4,820	28,539	14,204	211,446



Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to January 2017

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford-Mission, British Columbia	27,622	4,238	2,157	0	34,017
Barrie, Ontario	39,396	169	7,756	203	47,524
Belleville, Ontario	4,880	11,100	592	1,538	18,110
Brantford, Ontario	7,279	3,260	2,995	9	13,543
Calgary, Alberta	140,561	8,456	72,923	32,252	254,192
Edmonton, Alberta	188,492	13,280	58,578	136,978	397,328
Greater Sudbury, Ontario	1,796	660	3,427	6,182	12,065
Guelph, Ontario	32,454	450	11,022	738	44,664
Halifax, Nova Scotia	47,422	3,671	18,148	16,344	85,585
Hamilton, Ontario	138,085	3,235	6,662	53,287	201,269
Kelowna, British Columbia	58,312	4,519	3,874	425	67,130
Kingston, Ontario	4,245	901	2,781	604	8,531
Kitchener-Cambridge-Waterloo, Ontario	44,166	6,184	17,668	15,418	83,436
Lethbridge, Alberta	7,736	510	1,075	435	9,756
London, Ontario	62,105	3,561	5,158	654	71,478
Moncton, New Brunswick	2,128	18,133	2,621	587	23,469
Montréal, Quebec	228,898	20,680	63,974	47,368	360,920
Oshawa, Ontario	59,405	180	10,124	5,090	74,799
Ottawa-Gatineau, Ontario/Quebec	96,654	601	45,982	13,617	156,854
Ottawa-Gatineau, Ontario part, Ontario/Quebec	60,099	343	37,910	13,115	111,467
Ottawa-Gatineau, Quebec part, Ontario/Quebec	36,555	258	8,072	502	45,387
Peterborough, Ontario	4,076	463	344	534	5,417
Québec, Quebec	36,616	177	4,135	287	41,215
Regina, Saskatchewan	14,755	1,730	13,009	529	30,023
Saguenay, Quebec	3,541	1,523	443	496	6,003
Saint John, New Brunswick	2,142	978	26,211	7	29,338
Saskatoon, Saskatchewan	27,072	651	10,398	80	38,201
Sherbrooke, Quebec	9,424	598	6,416	1,089	17,527
St. Catharines-Niagara, Ontario	50,928	290	5,623	1,211	58,052
St. John's, Newfoundland and Labrador	5,905	0	5,046	515	11,466
Thunder Bay, Ontario	3,020	5	2,646	2,755	8,426
Toronto, Ontario	1,017,740	50,236	251,833	39,890	1,359,699
Trois-Rivières, Quebec	2,587	638	2,148	348	5,721
Vancouver, British Columbia	335,729	26,700	133,340	35,372	531,141
Victoria, British Columbia	55,238	2,919	13,792	2,401	74,350
Windsor, Ontario	46,272	8,702	2,242	539	57,755
Winnipeg, Manitoba	163,883	4,820	28,539	14,204	211,446

Table 13

## Value of non-residential building permits, by type of building, provinces and territories, unadjusted, January 2017

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>1,776,903</b>	<b>9,640</b>	<b>2,932</b>	<b>49,693</b>	<b>59,492</b>	<b>205,889</b>	<b>681,314</b>
<b>Industrial</b>	<b>290,835</b>	<b>2,752</b>	<b>200</b>	<b>4,348</b>	<b>19,650</b>	<b>51,217</b>	<b>119,427</b>
Factories, plants	138,290	0	0	2,650	5,323	18,327	61,514
Transportation, utilities	57,022	2,472	0	0	0	7,441	20,070
Mining and agriculture	60,903	0	0	1,441	14,130	21,520	21,638
Minor industrial projects, new and improvements <sup>1</sup>	34,620	280	200	257	197	3,929	16,205
<b>Commercial</b>	<b>1,000,161</b>	<b>6,373</b>	<b>2,314</b>	<b>28,515</b>	<b>39,196</b>	<b>100,731</b>	<b>402,666</b>
Trade and services	291,936	1,016	0	13,588	29,177	27,678	92,701
Warehouses	131,792	0	1,525	0	390	0	58,653
Service stations	29,158	0	0	0	300	6,118	13,774
Office buildings	264,580	3,066	0	8,212	5,423	21,101	137,310
Recreation	63,490	0	0	0	0	15,046	14,599
Hotels, restaurants	74,332	500	550	1,298	500	9,567	31,854
Laboratories	1,879	0	0	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	142,994	1,791	239	5,417	3,406	21,221	53,775
<b>Institutional and governmental</b>	<b>485,907</b>	<b>515</b>	<b>418</b>	<b>16,830</b>	<b>646</b>	<b>53,941</b>	<b>159,221</b>
Schools, education	244,038	0	350	15,770	0	21,430	91,330
Hospitals, medical	46,684	0	0	350	267	1,984	20,111
Welfare, home	63,088	0	0	450	0	1,235	21,225
Churches, religion	10,832	515	0	0	0	0	5,796
Government buildings	100,789	0	0	0	0	24,768	11,921
Minor institutional and governmental projects, new and improvements <sup>1</sup>	20,476	0	68	260	379	4,524	8,838
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
thousands of dollars							
<b>Total non-residential</b>	<b>58,678</b>	<b>29,623</b>	<b>416,520</b>	<b>259,920</b>	<b>1,535</b>	<b>1,666</b>	<b>1</b>
<b>Industrial</b>	<b>6,322</b>	<b>2,536</b>	<b>38,468</b>	<b>44,364</b>	<b>1,510</b>	<b>41</b>	<b>0</b>
Factories, plants	2,175	0	22,714	25,587	0	0	0
Transportation, utilities	3,568	1,500	9,431	11,280	1,260	0	0
Mining and agriculture	0	0	1,588	336	250	0	0
Minor industrial projects, new and improvements <sup>1</sup>	579	1,036	4,735	7,161	0	41	0
<b>Commercial</b>	<b>37,431</b>	<b>26,240</b>	<b>184,714</b>	<b>170,502</b>	<b>0</b>	<b>1,478</b>	<b>1</b>
Trade and services	17,383	8,911	57,435	44,047	0	0	0
Warehouses	8,800	3,189	13,026	46,209	0	0	0
Service stations	0	2,245	1,975	4,746	0	0	0
Office buildings	2,523	3,301	57,440	25,346	0	858	0
Recreation	1,724	575	18,857	12,189	0	500	0
Hotels, restaurants	3,178	4,123	11,680	11,082	0	0	0
Laboratories	0	0	1,000	879	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	3,823	3,896	23,301	26,004	0	120	1
<b>Institutional and governmental</b>	<b>14,925</b>	<b>847</b>	<b>193,338</b>	<b>45,054</b>	<b>25</b>	<b>147</b>	<b>0</b>
Schools, education	9,055	0	69,544	36,559	0	0	0
Hospitals, medical	400	0	23,272	300	0	0	0
Welfare, home	4,000	0	36,178	0	0	0	0
Churches, religion	341	500	700	2,980	0	0	0
Government buildings	297	0	60,620	3,183	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	832	347	3,024	2,032	25	147	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>