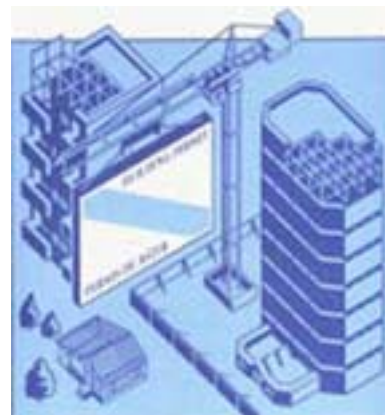


Catalogue no. 64-001-X

Building Permits

December 2013



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

Building Permits

December 2013

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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^s 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 ($p < 0.05$)

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Important notice

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

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Highlights

The total value of building permits issued by Canadian municipalities declined 4.1% to \$6.5 billion in December, following a 6.6% decrease in November. Lower construction intentions for commercial buildings and multi-family dwellings in Ontario and British Columbia were responsible for much of the decrease at the national level in December.

Analysis – December 2013

The total value of building permits issued by Canadian municipalities declined 4.1% to \$6.5 billion in December, following a 6.6% decrease in November.

Lower construction intentions for commercial buildings and multi-family dwellings in Ontario and British Columbia were responsible for much of the decrease at the national level in December.

The total value of building permits for 2013 edged down 0.1% from 2012 to \$80.8 billion.

The total value of permits in the residential sector fell for a second consecutive month, down 9.3% to \$3.7 billion in December and the lowest level since March 2013. Lower construction intentions were posted in all provinces except Quebec and New Brunswick.

Overall for the year, the total value of residential building permits amounted to \$48.3 billion, almost unchanged from the total value reached in 2012.

In the non-residential sector, the value of building permits rose 3.7% to \$2.8 billion in December, following a 4.5% decrease the previous month. Quebec, Alberta and Newfoundland and Labrador were mostly responsible for the growth at the national level, while declines were recorded in the other provinces.

Between January and December 2013, municipalities issued non-residential building permits worth \$32.5 billion, relatively unchanged from 2012.

Residential sector: Lower intentions for multi-family dwellings

Construction intentions for multi-family dwellings decreased 21.9% to \$1.5 billion in December, following an 8.4% decline in November. Most of the decline occurred in British Columbia, Ontario and Alberta. Despite decreasing in December, these three provinces posted strong gains in the value of multi-family dwelling permits in 2013 compared with the previous year.

Municipalities issued \$2.2 billion worth of building permits for single-family dwellings in December, up 1.5% from November and the third increase in four months. Gains in Alberta, Quebec and Ontario more than offset decreases in five provinces, led by British Columbia, Saskatchewan and Nova Scotia.

Municipalities approved the construction of 15,565 new dwellings in December, down 14.2% from November. The decrease in December was largely the result of a 21.3% decline in multi-family dwellings to 9,439 units. The number of single-family dwellings edged down 0.1% to 6,126 units.

Non-residential sector: Sharp rise in the institutional and industrial components

In the institutional component, the value of permits more than doubled to \$939 million in December, following a 32.8% decrease in November. This was the highest level since March 2013. Institutional construction intentions were up in five provinces, with the largest increases in construction intentions for medical facilities in Quebec and educational buildings in Alberta.

In the industrial component, the value of permits rose 34.9% to \$576 million, the highest level since May 2013. This advance was the result of higher construction intentions for manufacturing plants in Ontario and Quebec. Decreases were posted in five provinces, led by Manitoba.

Following three consecutive monthly advances, Canadian municipalities issued \$1.3 billion worth of commercial building permits in December, down 33.5% from November. The decline came mainly from lower construction intentions for office buildings in Ontario and recreational facilities and retail stores in British Columbia. In contrast, Quebec posted the largest gain, as a result of higher construction intentions for office buildings and, to a lesser degree, warehouses.

Provinces: Large declines in Ontario and British Columbia

The value of permits was down in seven provinces in December, with Ontario and British Columbia posting the largest declines.

The declines in Ontario and British Columbia were mostly attributable to commercial buildings and multi-family dwellings. Saskatchewan followed a distant third, as a result of lower construction intentions for commercial and institutional buildings as well as single-family dwellings.

Quebec recorded the largest increase, with institutional building construction intentions accounting for most of the growth. Institutional buildings and single-family dwellings explained the advance in Alberta.

In 2013, the total value of permits was down in six provinces compared with 2012. The largest decreases were in British Columbia, Quebec and Ontario. All three Prairie provinces posted advances, with Alberta registering the largest increase in the total value of permits for 2013. New Brunswick was the lone Atlantic province to post an advance in 2013.

Significant decrease in construction intentions in Toronto and Vancouver

In December, the total value of permits was down in 23 of the 34 census metropolitan areas.

The largest decreases were in Toronto and Vancouver, followed by Québec. In Toronto, the decline was principally attributable to commercial buildings. Lower intentions for multi-family dwellings and commercial buildings explained the decline in Vancouver. In Québec, commercial construction intentions and, to a lesser extent, residential buildings and institutional buildings were behind the decrease.

Montréal recorded the largest increase in December, followed by Hamilton. The value of permits issued in Montréal advanced largely as a result of higher construction intentions for institutional buildings while in Hamilton, industrial and commercial buildings were responsible for the advance.

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which facilitates comparisons by removing the effects of seasonal variations. For more information on seasonal adjustment, see *Seasonal adjustment and identifying economic trends*.

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

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

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

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

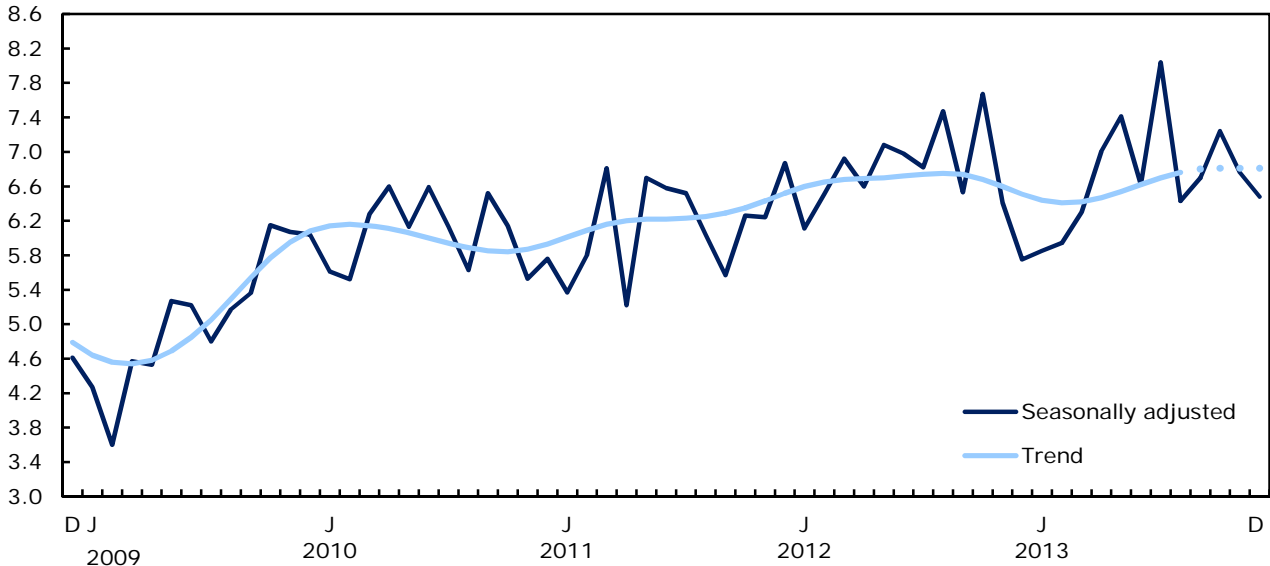
Revision

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

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

Chart 1
Total value of building permits

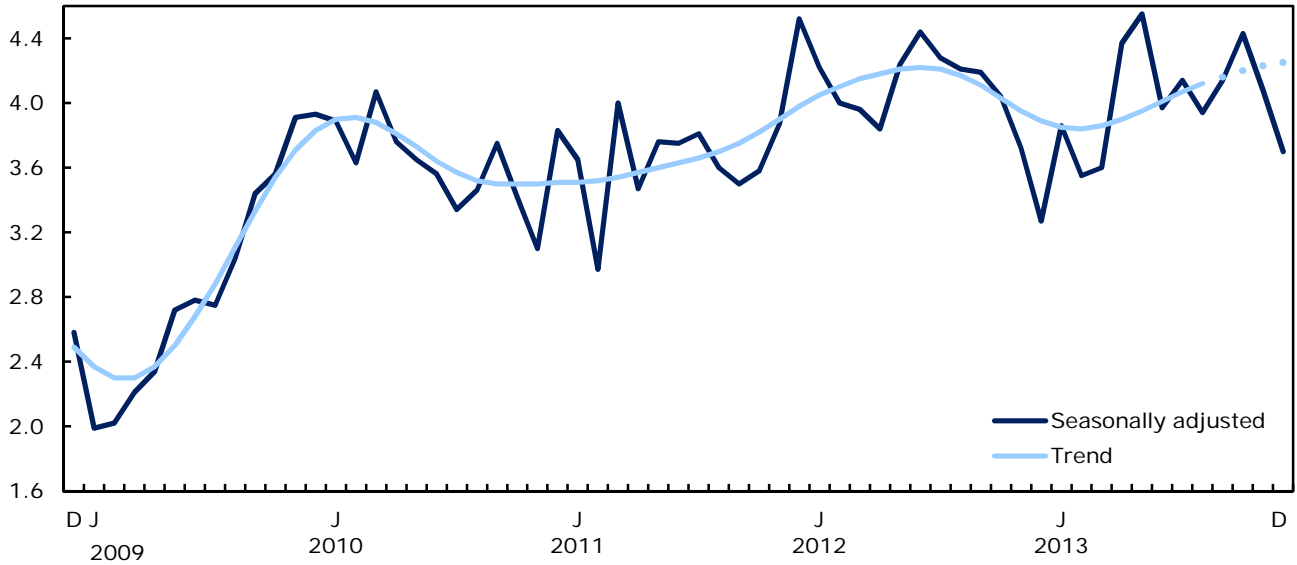
billions of dollars



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

Chart 2
Value of residential building permits – Total

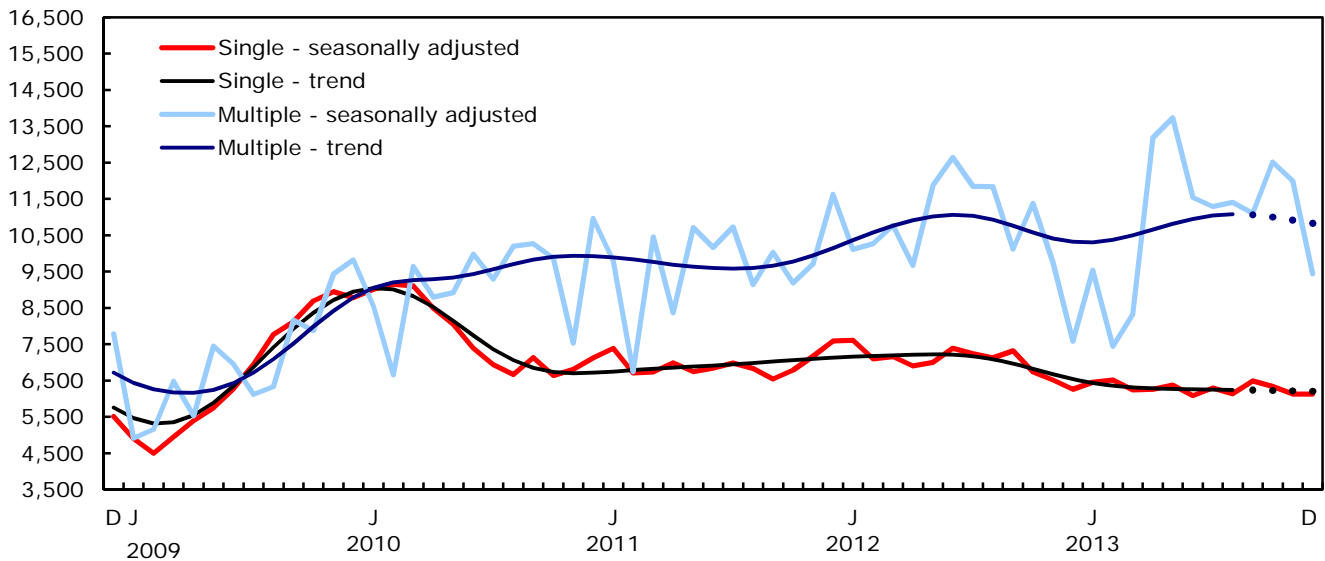
billions of dollars



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

Chart 3
Number of dwelling units – Single and multiple

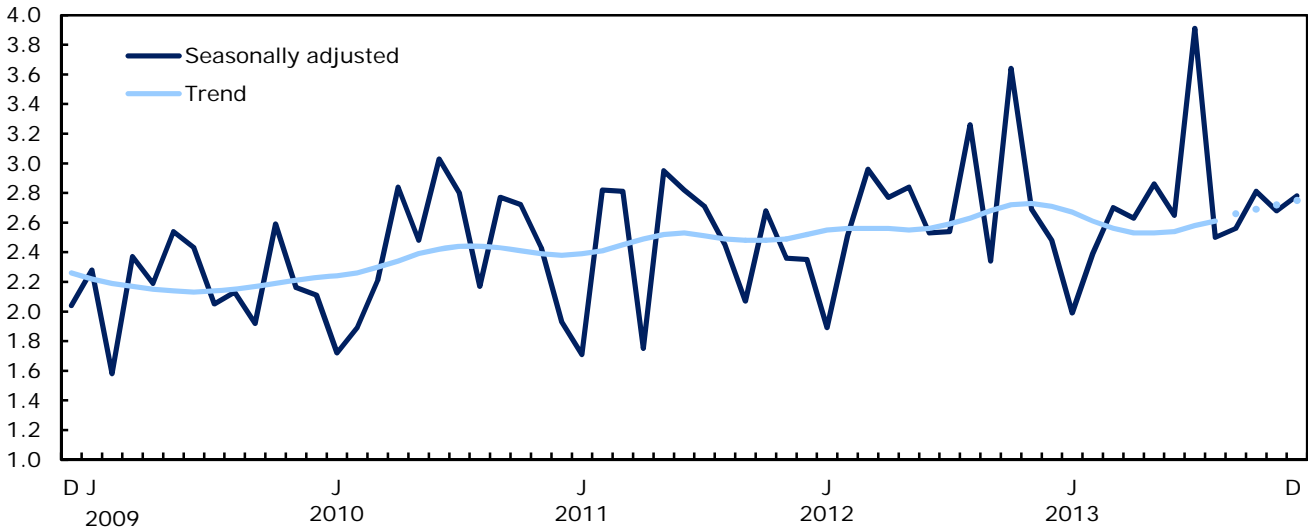
units



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

Chart 4
Value of non-residential building permits – Total

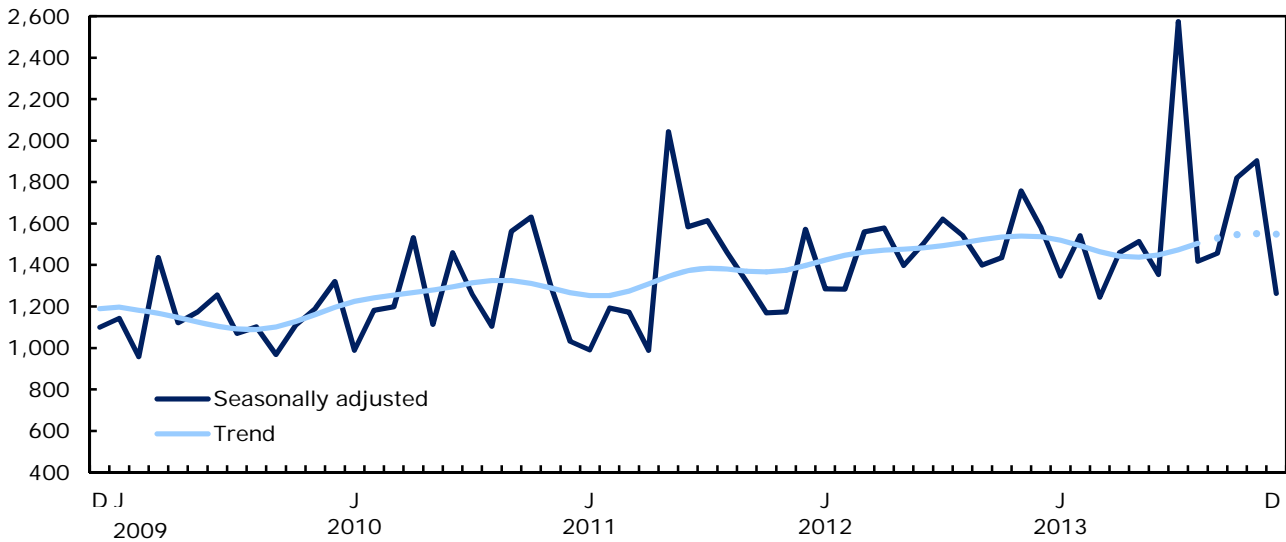
billions of dollars



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

Chart 5
Value of commercial building permits

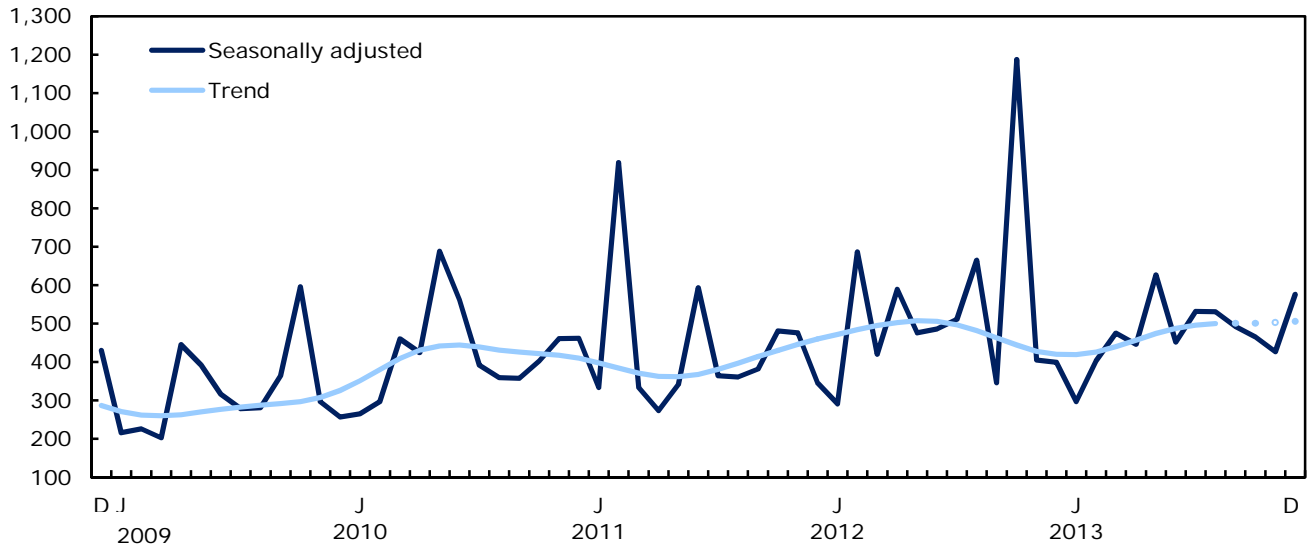
millions of dollars



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

Chart 6
Value of industrial building permits

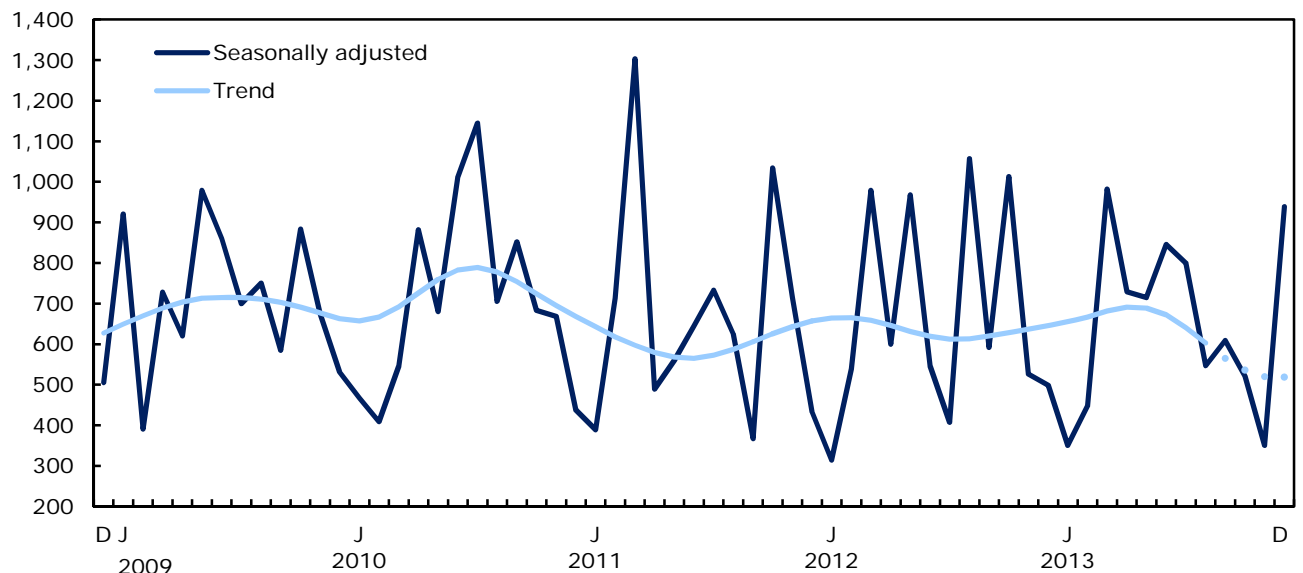
millions of dollars



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

Chart 7
Value of institutional and governmental building permits

millions of dollars



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

Related products

Selected publications from Statistics Canada

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

Selected technical and analytical products from Statistics Canada

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

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

Selected surveys from Statistics Canada

2802 Building Permits Survey

Selected summary tables from Statistics Canada

- *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

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

	2013 December ^p	2013 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
Canada	6,482,399	6,760,966	-4.1	-6.6	8.0	4.1	-20.0	21.4
Newfoundland and Labrador	71,798	71,766	0.0	-15.2	-18.2	25.3	9.9	-4.4
Prince Edward Island	11,492	24,205	-52.5	57.3	-15.6	30.0	-32.0	56.0
Nova Scotia	50,580	71,353	-29.1	-21.9	-0.2	-3.6	-21.3	12.2
New Brunswick	44,003	67,715	-35.0	-13.5	-5.4	10.1	-4.2	-25.8
Quebec	1,761,157	1,114,858	58.0	-12.6	-2.6	19.0	-20.6	32.7
Ontario	2,096,417	2,615,213	-19.8	-1.6	21.5	-1.9	-31.3	31.4
Manitoba	132,200	175,853	-24.8	-36.0	19.2	-22.8	-3.0	41.7
Saskatchewan	154,283	237,420	-35.0	-36.1	26.6	6.3	0.1	-10.3
Alberta	1,459,994	1,419,355	2.9	-5.9	-1.1	12.4	-17.1	19.3
British Columbia	663,030	955,498	-30.6	12.1	0.9	-5.5	3.6	-3.0
Yukon	993	2,822	-64.8	-73.5	107.7	-22.4	39.3	7.3
Northwest Territories	1,352	4,812	-71.9	-55.4	82.1	44.0	-64.0	50.4
Nunavut	35,100	96	36,462.5	-98.1	436.5	...	-100.0	261.5

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

	2013 December ^p	2013 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
Canada	2,778,949	2,679,245	3.7	-4.5	9.7	2.5	-36.1	47.3
Newfoundland and Labrador	26,893	20,790	29.4	-15.9	-45.4	63.4	52.4	-7.1
Prince Edward Island	5,805	16,111	-64.0	166.9	-40.3	262.6	-74.1	334.1
Nova Scotia	16,392	19,244	-14.8	-44.8	4.1	11.1	-56.2	56.3
New Brunswick	11,576	37,225	-68.9	-1.3	-15.0	26.5	-4.6	-49.5
Quebec	1,055,567	416,553	153.4	3.9	-24.6	22.4	-28.8	60.5
Ontario	790,742	1,210,852	-34.7	11.0	29.7	3.0	-51.9	78.7
Manitoba	38,587	53,127	-27.4	-61.3	69.0	-49.9	-2.0	54.0
Saskatchewan	43,325	115,578	-62.5	-42.5	77.3	5.2	-12.8	-15.1
Alberta	620,824	541,185	14.7	-1.5	4.4	-9.1	-29.7	35.1
British Columbia	137,710	244,030	-43.6	-20.0	-6.8	10.5	-10.8	5.3
Yukon	878	682	28.7	-92.2	221.5	3.6	29.5	88.6
Northwest Territories	650	3,868	-83.2	-60.4	1,380.0	-30.7	-87.6	1,830.7
Nunavut	30,000	0	-100.0	142.4

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

	2013 December ^p	2013 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
Canada	3,703,450	4,081,721	-9.3	-7.9	7.0	5.2	-4.8	4.2
Newfoundland and Labrador	44,905	50,976	-11.9	-14.8	3.1	6.0	-3.7	-3.4
Prince Edward Island	5,687	8,094	-29.7	-13.4	15.0	-27.7	13.6	-8.0
Nova Scotia	34,188	52,109	-34.4	-7.7	-2.7	-10.4	25.2	-18.4
New Brunswick	32,427	30,490	6.4	-24.8	5.7	-4.2	-3.9	26.7
Quebec	705,590	698,305	1.0	-20.1	12.4	16.8	-14.1	16.8
Ontario	1,305,675	1,404,361	-7.0	-10.4	16.4	-4.7	-8.9	1.9
Manitoba	93,613	122,726	-23.7	-10.8	-7.9	9.4	-4.2	29.7
Saskatchewan	110,958	121,842	-8.9	-28.6	-5.3	7.0	10.5	-5.9
Alberta	839,170	878,170	-4.4	-8.5	-4.1	28.4	-4.3	6.7
British Columbia	525,320	711,468	-26.2	30.0	5.8	-13.4	12.5	-7.6
Yukon	115	2,140	-94.6	15.2	-22.4	-39.7	46.7	-19.0
Northwest Territories	702	944	-25.6	-6.5	-80.8	66.6	-15.7	-48.0
Nunavut	5,100	96	5,212.5	-98.1	436.5	...	-100.0	24,631.8

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

	2013 December ^p	2013 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	units		percentage change					
Canada	186,780	217,608	-14.2	-3.9	7.2	0.3	-0.2	-0.2
Newfoundland and Labrador	2,088	2,604	-19.8	-30.2	23.9	14.1	-26.4	14.6
Prince Edward Island	372	636	-41.5	39.5	-43.3	0.0	13.6	18.0
Nova Scotia	1,704	2,940	-42.0	-20.2	-4.7	-4.2	35.5	-28.1
New Brunswick	1,860	1,620	14.8	-53.0	47.2	-26.1	-14.0	30.6
Quebec	41,232	44,472	-7.3	-12.7	13.9	20.9	-17.3	18.1
Ontario	65,088	66,468	-2.1	-9.0	11.2	-11.1	2.0	-10.5
Manitoba	4,428	7,632	-42.0	-23.9	24.8	-6.3	44.7	9.8
Saskatchewan	6,648	7,680	-13.4	-16.6	-7.6	-9.8	19.2	11.7
Alberta	38,856	47,820	-18.7	6.9	-11.0	31.6	-7.2	18.3
British Columbia	24,360	35,568	-31.5	33.5	20.7	-28.7	19.6	-21.9
Yukon	0	156	-100.0	18.2	-26.7	-25.0	17.6	-5.6
Northwest Territories	0	12	-100.0	-66.7	-87.5	380.0	-78.3	91.7
Nunavut	144	0	...	-100.0	900.0	...	-100.0	...

Table 5
Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2013

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Canada									
November ^r	6,133	12,001	18,134	4,081,721	426,925	1,902,028	350,292	2,679,245	6,760,966
December ^p	6,126	9,439	15,565	3,703,450	575,930	1,263,993	939,026	2,778,949	6,482,399
Cumulative Jan. to Dec. 2013	75,477	131,521	206,998	48,338,129	5,723,417	18,892,995	7,835,632	32,452,044	80,790,173
Cumulative Jan. to Dec. 2012	84,374	127,852	212,226	48,408,360	6,460,401	17,941,615	8,040,317	32,442,333	80,850,693
Newfoundland and Labrador									
November ^r	140	77	217	50,976	2,353	15,473	2,964	20,790	71,766
December ^p	134	40	174	44,905	243	26,420	230	26,893	71,798
Cumulative Jan. to Dec. 2013	1,745	1,106	2,851	647,837	69,383	173,936	41,365	284,684	932,521
Cumulative Jan. to Dec. 2012	2,261	1,213	3,474	759,653	46,406	351,790	26,731	424,927	1,184,580
Prince Edward Island									
November ^r	25	28	53	8,094	73	3,425	12,613	16,111	24,205
December ^p	26	5	31	5,687	1,000	4,470	335	5,805	11,492
Cumulative Jan. to Dec. 2013	396	244	640	110,696	19,178	49,575	43,019	111,772	222,468
Cumulative Jan. to Dec. 2012	563	523	1,086	172,453	16,697	53,809	38,532	109,038	281,491
Nova Scotia									
November ^r	141	104	245	52,109	4,278	13,429	1,537	19,244	71,353
December ^p	109	33	142	34,188	1,247	13,021	2,124	16,392	50,580
Cumulative Jan. to Dec. 2013	1,866	2,094	3,960	788,925	56,302	253,658	81,840	391,800	1,180,725
Cumulative Jan. to Dec. 2012	2,499	2,699	5,198	971,621	74,489	372,289	132,671	579,449	1,551,070
New Brunswick									
November ^r	112	23	135	30,490	3,429	11,528	22,268	37,225	67,715
December ^p	109	46	155	32,427	3,653	7,166	757	11,576	44,003
Cumulative Jan. to Dec. 2013	1,476	1,509	2,985	505,333	32,173	212,879	273,108	518,160	1,023,493
Cumulative Jan. to Dec. 2012	1,857	1,916	3,773	551,929	43,873	209,977	162,719	416,569	968,498
Quebec									
November ^r	939	2,767	3,706	698,305	46,577	283,900	86,076	416,553	1,114,858
December ^p	961	2,475	3,436	705,590	88,522	312,033	655,012	1,055,567	1,761,157
Cumulative Jan. to Dec. 2013	12,641	29,814	42,455	8,882,837	1,028,556	3,380,626	1,976,471	6,385,653	15,268,490
Cumulative Jan. to Dec. 2012	16,012	35,250	51,262	10,196,081	1,254,308	3,084,320	1,527,798	5,866,426	16,062,507
Ontario									
November ^r	2,023	3,516	5,539	1,404,361	174,662	901,949	134,241	1,210,852	2,615,213
December ^p	2,113	3,311	5,424	1,305,675	316,018	374,414	100,310	790,742	2,096,417
Cumulative Jan. to Dec. 2013	24,437	45,700	70,137	17,279,540	2,302,448	6,780,201	2,466,527	11,549,176	28,828,716
Cumulative Jan. to Dec. 2012	27,610	42,274	69,884	17,381,848	2,381,154	6,184,255	3,600,232	12,165,641	29,547,489
Manitoba									
November ^r	260	376	636	122,726	24,446	25,630	3,051	53,127	175,853
December ^p	249	120	369	93,613	5,259	24,172	9,156	38,587	132,200
Cumulative Jan. to Dec. 2013	3,469	3,534	7,003	1,499,368	130,633	582,020	360,618	1,073,271	2,572,639
Cumulative Jan. to Dec. 2012	3,941	3,400	7,341	1,442,426	242,887	530,693	269,727	1,043,307	2,485,733
Saskatchewan									
November ^r	307	333	640	121,842	6,766	80,617	28,195	115,578	237,420
December ^p	235	319	554	110,958	7,523	31,885	3,917	43,325	154,283
Cumulative Jan. to Dec. 2013	4,030	4,751	8,781	1,804,724	250,867	735,937	361,685	1,348,489	3,153,213
Cumulative Jan. to Dec. 2012	4,428	4,213	8,641	1,823,167	168,023	729,465	393,399	1,290,887	3,114,054
Alberta									
November ^r	1,532	2,453	3,985	878,170	141,013	366,428	33,744	541,185	1,419,355
December ^p	1,611	1,627	3,238	839,170	136,508	346,026	138,290	620,824	1,459,994
Cumulative Jan. to Dec. 2013	18,336	21,471	39,807	9,875,274	1,384,204	4,751,726	1,403,442	7,539,372	17,414,646
Cumulative Jan. to Dec. 2012	17,185	16,619	33,804	8,286,836	1,331,274	4,041,802	1,002,959	6,376,035	14,662,871

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, 2013

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
British Columbia									
November ^r	640	2,324	2,964	711,468	22,399	196,074	25,557	244,030	955,498
December ^p	579	1,451	2,030	525,320	15,750	93,736	28,224	137,710	663,030
Cumulative Jan. to Dec. 2013	6,926	21,040	27,966	6,843,497	424,134	1,887,136	756,927	3,068,197	9,911,694
Cumulative Jan. to Dec. 2012	7,791	19,421	27,212	6,711,924	883,060	2,294,809	869,793	4,047,662	10,759,586
Yukon									
November ^r	13	0	13	2,140	600	36	46	682	2,822
December ^p	0	0	0	115	207	0	671	878	993
Cumulative Jan. to Dec. 2013	111	88	199	32,663	7,683	17,992	7,293	32,968	65,631
Cumulative Jan. to Dec. 2012	189	224	413	63,888	14,073	9,381	7,308	30,762	94,650
Northwest Territories									
November ^r	1	0	1	944	329	3,539	0	3,868	4,812
December ^p	0	0	0	702	0	650	0	650	1,352
Cumulative Jan. to Dec. 2013	40	49	89	29,214	10,249	28,606	51,637	90,492	119,706
Cumulative Jan. to Dec. 2012	25	23	48	20,838	3,277	13,035	7,048	23,360	44,198
Nunavut									
November ^r	0	0	0	96	0	0	0	0	96
December ^p	0	12	12	5,100	0	30,000	0	30,000	35,100
Cumulative Jan. to Dec. 2013	4	121	125	38,221	7,607	38,703	11,700	58,010	96,231
Cumulative Jan. to Dec. 2012	13	77	90	25,696	880	65,990	1,400	68,270	93,966

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, 2013

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford-Mission, British Columbia									
November r	16	94	110	10,798	109	559	2,521	3,189	13,987
December p	22	4	26	3,966	139	8,887	0	9,026	12,992
Cumulative Jan. to Dec. 2013	194	450	644	97,950	12,556	27,261	24,924	64,741	162,691
Cumulative Jan. to Dec. 2012	229	254	483	90,598	15,348	25,204	55,227	95,779	186,377
Barrie, Ontario									
November r	63	39	102	23,739	789	21,629	118	22,536	46,275
December p	52	4	56	16,055	30	24,524	2,202	26,756	42,811
Cumulative Jan. to Dec. 2013	575	284	859	220,083	12,230	122,494	23,191	157,915	377,998
Cumulative Jan. to Dec. 2012	443	250	693	189,454	24,871	42,791	20,578	88,240	277,694
Brantford, Ontario									
November r	32	25	57	8,513	3,459	394	495	4,348	12,861
December p	10	4	14	3,171	259	67	704	1,030	4,201
Cumulative Jan. to Dec. 2013	258	171	429	76,299	52,913	26,060	18,039	97,012	173,311
Cumulative Jan. to Dec. 2012	293	163	456	77,886	57,060	23,048	33,210	113,318	191,204
Calgary, Alberta									
November r	651	1,542	2,193	470,615	11,845	161,939	3,303	177,087	647,702
December p	612	772	1,384	363,130	11,509	159,859	122,909	294,277	657,407
Cumulative Jan. to Dec. 2013	6,780	10,376	17,156	4,333,613	225,279	2,223,951	371,518	2,820,748	7,154,361
Cumulative Jan. to Dec. 2012	6,054	6,767	12,821	3,268,703	264,720	1,403,101	311,318	1,979,139	5,247,842
Edmonton, Alberta									
November r	421	793	1,214	265,844	15,585	113,791	23,370	152,746	418,590
December p	527	709	1,236	313,866	10,787	57,199	7,239	75,225	389,091
Cumulative Jan. to Dec. 2013	5,967	8,233	14,200	3,535,549	233,639	1,149,746	608,219	1,991,604	5,527,153
Cumulative Jan. to Dec. 2012	5,572	7,207	12,779	3,108,678	298,411	1,147,538	255,904	1,701,853	4,810,531
Greater Sudbury, Ontario									
November r	9	6	15	5,072	825	1,745	605	3,175	8,247
December p	4	7	11	3,035	649	396	460	1,505	4,540
Cumulative Jan. to Dec. 2013	199	246	445	111,296	33,641	96,486	36,673	166,800	278,096
Cumulative Jan. to Dec. 2012	221	265	486	121,262	46,745	37,643	30,189	114,577	235,839
Guelph, Ontario									
November r	20	22	42	11,361	532	6,038	22	6,592	17,953
December p	12	241	253	22,555	74	1,211	1,625	2,910	25,465
Cumulative Jan. to Dec. 2013	187	985	1,172	202,613	26,387	99,290	36,823	162,500	365,113
Cumulative Jan. to Dec. 2012	247	592	839	161,256	34,276	58,316	30,070	122,662	283,918
Halifax, Nova Scotia									
November r	49	39	88	18,591	376	6,481	1,449	8,306	26,897
December p	31	13	44	11,789	0	8,624	464	9,088	20,877
Cumulative Jan. to Dec. 2013	696	1,386	2,082	410,322	28,701	156,128	57,521	242,350	652,672
Cumulative Jan. to Dec. 2012	1,049	1,952	3,001	540,710	34,526	255,442	91,739	381,707	922,417
Hamilton, Ontario									
November r	65	160	225	65,283	1,100	53,775	3,191	58,066	123,349
December p	72	108	180	42,343	66,407	69,441	14,362	150,210	192,553
Cumulative Jan. to Dec. 2013	1,149	1,433	2,582	755,509	145,906	354,594	189,079	689,579	1,445,088
Cumulative Jan. to Dec. 2012	1,413	1,792	3,205	850,047	234,665	394,008	499,131	1,127,804	1,977,851
Kelowna, British Columbia									
November r	52	32	84	25,659	708	12,511	183	13,402	39,061
December p	35	25	60	20,622	1,900	5,038	74	7,012	27,634
Cumulative Jan. to Dec. 2013	429	531	960	260,868	15,983	75,829	97,689	189,501	450,369
Cumulative Jan. to Dec. 2012	433	352	785	250,159	18,526	59,562	22,328	100,416	350,575

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, 2013

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units				thousands of dollars				
Kingston, Ontario									
November ^r	26	23	49	10,612	312	1,557	208	2,077	12,689
December ^p	26	4	30	6,334	627	2,915	542	4,084	10,418
Cumulative Jan. to Dec. 2013	355	594	949	156,415	38,946	39,638	26,933	105,517	261,932
Cumulative Jan. to Dec. 2012	413	434	847	148,828	17,400	74,099	39,012	130,511	279,339
Kitchener-Cambridge-Waterloo, Ontario									
November ^r	55	86	141	34,635	1,664	21,540	6,676	29,880	64,515
December ^p	102	213	315	72,549	3,246	36,151	16,215	55,612	128,161
Cumulative Jan. to Dec. 2013	774	1,681	2,455	585,576	64,977	205,213	116,097	386,287	971,863
Cumulative Jan. to Dec. 2012	817	1,463	2,280	543,138	78,291	215,110	184,806	478,207	1,021,345
London, Ontario									
November ^r	56	227	283	65,054	1,695	2,742	5,343	9,780	74,834
December ^p	72	24	96	29,282	2,873	4,325	2,432	9,630	38,912
Cumulative Jan. to Dec. 2013	1,098	1,208	2,306	629,394	53,501	132,735	103,276	289,512	918,906
Cumulative Jan. to Dec. 2012	1,110	1,132	2,242	591,489	33,710	197,581	118,869	350,160	941,649
Moncton, New Brunswick									
November ^r	29	17	46	9,628	421	2,889	7,103	10,413	20,041
December ^p	27	11	38	8,477	0	2,615	202	2,817	11,294
Cumulative Jan. to Dec. 2013	360	611	971	157,496	6,985	90,937	68,303	166,225	323,721
Cumulative Jan. to Dec. 2012	395	973	1,368	174,515	8,469	77,711	58,313	144,493	319,008
Montréal, Quebec									
November ^r	268	1,456	1,724	315,242	16,016	84,689	37,510	138,215	453,457
December ^p	232	1,054	1,286	292,830	23,414	221,277	572,941	817,632	1,110,462
Cumulative Jan. to Dec. 2013	3,324	16,129	19,453	4,195,227	427,613	1,828,679	1,270,768	3,527,060	7,722,287
Cumulative Jan. to Dec. 2012	4,627	18,095	22,722	4,786,558	523,218	1,743,632	779,988	3,046,838	7,833,396
Oshawa, Ontario									
November ^r	53	7	60	19,698	597	3,561	6,176	10,334	30,032
December ^p	110	63	173	50,232	530	7,490	132	8,152	58,384
Cumulative Jan. to Dec. 2013	818	947	1,765	505,739	21,806	84,562	72,034	178,402	684,141
Cumulative Jan. to Dec. 2012	996	696	1,692	521,989	89,850	105,939	137,532	333,321	855,310
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
November ^r	152	573	725	148,240	742	50,928	1,801	53,471	201,711
December ^p	120	123	243	71,533	1,020	14,112	3,063	18,195	89,728
Cumulative Jan. to Dec. 2013	1,659	3,822	5,481	1,226,117	22,960	772,985	144,226	940,171	2,166,288
Cumulative Jan. to Dec. 2012	1,551	5,078	6,629	1,035,837	32,783	785,157	229,867	1,047,807	2,083,644
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
November ^r	20	101	121	20,271	176	3,289	938	4,403	24,674
December ^p	62	96	158	29,395	199	12,810	2,137	15,146	44,541
Cumulative Jan. to Dec. 2013	471	1,465	1,936	333,339	9,988	148,684	47,253	205,925	539,264
Cumulative Jan. to Dec. 2012	651	2,307	2,958	467,148	17,265	146,939	35,769	199,973	667,121
Peterborough, Ontario									
November ^r	31	5	36	10,117	1,317	565	0	1,882	11,999
December ^p	22	26	48	9,874	201	404	509	1,114	10,988
Cumulative Jan. to Dec. 2013	343	192	535	133,636	4,362	22,528	11,156	38,046	171,682
Cumulative Jan. to Dec. 2012	204	198	402	101,577	9,758	37,745	35,474	82,977	184,554
Québec, Quebec									
November ^r	91	401	492	88,593	6,867	140,098	21,025	167,990	256,583
December ^p	65	246	311	71,529	28,811	19,032	7,860	55,703	127,232
Cumulative Jan. to Dec. 2013	1,000	3,897	4,897	929,655	104,267	533,165	158,357	795,789	1,725,444
Cumulative Jan. to Dec. 2012	1,223	5,736	6,959	1,163,706	70,680	358,626	104,105	533,411	1,697,117

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, 2013

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units				thousands of dollars				
Regina, Saskatchewan									
November ^r	129	221	350	51,299	1,315	35,866	23,819	61,000	112,299
December ^p	102	215	317	52,769	1,162	2,509	2,720	6,391	59,160
Cumulative Jan. to Dec. 2013	1,306	1,795	3,101	540,582	24,021	173,660	113,239	310,920	851,502
Cumulative Jan. to Dec. 2012	1,387	1,479	2,866	535,112	44,249	264,172	74,133	382,554	917,666
Saguenay, Quebec									
November ^r	30	10	40	9,058	468	3,060	572	4,100	13,158
December ^p	22	16	38	15,201	5	1,272	346	1,623	16,824
Cumulative Jan. to Dec. 2013	495	378	873	194,039	30,318	40,241	25,602	96,161	290,200
Cumulative Jan. to Dec. 2012	611	909	1,520	258,294	24,855	49,760	45,688	120,303	378,597
Saint John, New Brunswick									
November ^r	16	3	19	4,783	109	1,605	12,568	14,282	19,065
December ^p	22	0	22	7,143	3,147	2,279	10	5,436	12,579
Cumulative Jan. to Dec. 2013	237	179	416	87,389	7,946	24,848	39,177	71,971	159,360
Cumulative Jan. to Dec. 2012	268	180	448	80,587	16,372	39,920	20,003	76,295	156,882
Saskatoon, Saskatchewan									
November ^r	131	65	196	50,294	1,428	23,855	1,563	26,846	77,140
December ^p	70	48	118	31,324	1,788	24,589	1,042	27,419	58,743
Cumulative Jan. to Dec. 2013	1,660	2,012	3,672	782,252	108,682	351,165	132,353	592,200	1,374,452
Cumulative Jan. to Dec. 2012	1,990	1,773	3,763	829,806	57,131	240,901	163,095	461,127	1,290,933
Sherbrooke, Quebec									
November ^r	29	258	287	39,970	2,203	6,973	768	9,944	49,914
December ^p	64	93	157	27,915	2,564	3,217	901	6,682	34,597
Cumulative Jan. to Dec. 2013	625	1,007	1,632	289,027	38,896	80,876	75,042	194,814	483,841
Cumulative Jan. to Dec. 2012	606	1,142	1,748	281,775	11,678	117,381	61,240	190,299	472,074
St. Catharines-Niagara, Ontario									
November ^r	60	43	103	29,146	3,489	5,250	498	9,237	38,383
December ^p	101	80	181	50,443	302	7,025	1,950	9,277	59,720
Cumulative Jan. to Dec. 2013	806	684	1,490	392,438	41,644	275,557	136,382	453,583	846,021
Cumulative Jan. to Dec. 2012	713	651	1,364	323,316	78,219	95,111	38,491	211,821	535,137
St. John's, Newfoundland and Labrador									
November ^r	68	68	136	30,719	934	13,369	2,214	16,517	47,236
December ^p	61	34	95	23,917	2	25,279	3	25,284	49,201
Cumulative Jan. to Dec. 2013	908	796	1,704	394,357	16,686	119,862	18,733	155,281	549,638
Cumulative Jan. to Dec. 2012	1,280	700	1,980	466,973	13,964	281,084	13,371	308,419	775,392
Thunder Bay, Ontario									
November ^r	8	8	16	3,678	265	1,565	3,729	5,559	9,237
December ^p	5	2	7	1,931	0	1,037	90	1,127	3,058
Cumulative Jan. to Dec. 2013	182	154	336	77,908	9,946	61,256	82,655	153,857	231,765
Cumulative Jan. to Dec. 2012	258	79	337	75,935	9,001	39,352	113,199	161,552	237,487
Toronto, Ontario									
November ^r	759	2,075	2,834	730,693	91,829	685,903	92,024	869,756	1,600,449
December ^p	823	2,273	3,096	716,038	182,945	160,833	44,928	388,706	1,104,744
Cumulative Jan. to Dec. 2013	8,854	30,687	39,541	9,386,828	1,041,470	3,827,070	1,100,873	5,969,413	15,356,241
Cumulative Jan. to Dec. 2012	11,469	26,533	38,002	9,794,735	823,838	3,324,397	1,553,490	5,701,725	15,496,460
Trois-Rivières, Quebec									
November ^r	19	69	88	16,946	3,917	2,834	1,114	7,865	24,811
December ^p	14	50	64	11,490	2,613	10,499	425	13,537	25,027
Cumulative Jan. to Dec. 2013	234	615	849	192,983	20,381	74,315	19,444	114,140	307,123
Cumulative Jan. to Dec. 2012	324	738	1,062	203,526	21,624	65,012	30,755	117,391	320,917

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, 2013

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Vancouver, British Columbia									
November ^r	245	2,014	2,259	526,080	6,324	149,264	18,309	173,897	699,977
December ^p	280	1,321	1,601	388,834	8,337	64,512	18,742	91,591	480,425
Cumulative Jan. to Dec. 2013	2,866	17,067	19,933	4,841,685	160,892	1,271,524	344,338	1,776,754	6,618,439
Cumulative Jan. to Dec. 2012	3,465	15,180	18,645	4,589,260	190,824	1,554,497	629,620	2,374,941	6,964,201
Victoria, British Columbia									
November ^r	31	32	63	20,440	1,133	10,201	1,001	12,335	32,775
December ^p	66	14	80	24,726	382	1,636	5,275	7,293	32,019
Cumulative Jan. to Dec. 2013	549	994	1,543	361,134	13,911	97,279	106,838	218,028	579,162
Cumulative Jan. to Dec. 2012	581	1,493	2,074	443,018	12,704	171,343	20,885	204,932	647,950
Windsor, Ontario									
November ^r	43	38	81	18,749	6,707	4,275	340	11,322	30,071
December ^p	25	11	36	10,590	1,804	3,219	44	5,067	15,657
Cumulative Jan. to Dec. 2013	587	176	763	233,598	26,587	46,338	51,011	123,936	357,534
Cumulative Jan. to Dec. 2012	548	171	719	205,852	15,500	147,505	209,187	372,192	578,044
Winnipeg, Manitoba									
November ^r	149	359	508	87,191	12,471	22,192	2,901	37,564	124,755
December ^p	143	52	195	56,411	1,541	21,869	6,044	29,454	85,865
Cumulative Jan. to Dec. 2013	1,956	2,261	4,217	943,639	81,713	452,974	324,142	858,829	1,802,468
Cumulative Jan. to Dec. 2012	2,305	2,312	4,617	929,825	172,501	411,496	140,781	724,778	1,654,603

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, 2013

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Canada							
November ^r	5,448	23	698	1,463	9,526	852	18,010
December ^p	4,014	13	604	1,621	6,375	319	12,946
Cumulative Jan. to Dec. 2013	75,067	371	9,804	20,450	92,107	9,183	206,982
Cumulative Jan. to Dec. 2012	83,825	441	11,710	21,011	87,197	8,044	212,228
Newfoundland and Labrador							
November ^r	121	0	0	4	66	7	198
December ^p	53	0	0	0	34	6	93
Cumulative Jan. to Dec. 2013	1,756	6	30	110	832	134	2,868
Cumulative Jan. to Dec. 2012	2,249	11	32	46	1,044	91	3,473
Prince Edward Island							
November ^r	16	3	2	0	24	2	47
December ^p	12	0	0	3	2	0	17
Cumulative Jan. to Dec. 2013	373	27	26	19	183	17	645
Cumulative Jan. to Dec. 2012	534	28	55	84	360	25	1,086
Nova Scotia							
November ^r	122	1	10	8	38	48	227
December ^p	57	1	4	0	18	11	91
Cumulative Jan. to Dec. 2013	1,793	56	136	163	1,514	291	3,953
Cumulative Jan. to Dec. 2012	2,416	76	157	127	2,075	346	5,197
New Brunswick							
November ^r	91	1	12	0	9	3	116
December ^p	34	3	6	0	40	0	83
Cumulative Jan. to Dec. 2013	1,425	30	162	97	1,137	119	2,970
Cumulative Jan. to Dec. 2012	1,809	37	233	105	1,396	191	3,771
Quebec							
November ^r	788	5	208	135	2,440	535	4,111
December ^p	452	2	135	87	1,692	90	2,458
Cumulative Jan. to Dec. 2013	12,513	146	2,430	1,208	22,420	3,756	42,473
Cumulative Jan. to Dec. 2012	15,826	135	3,397	1,641	26,973	3,290	51,262
Ontario							
November ^r	1,897	11	123	606	2,630	142	5,409
December ^p	1,576	7	185	812	2,150	110	4,840
Cumulative Jan. to Dec. 2013	24,298	77	2,615	9,985	30,451	2,622	70,048
Cumulative Jan. to Dec. 2012	27,484	100	3,660	11,800	25,011	1,829	69,884
Manitoba							
November ^r	216	1	22	45	307	2	593
December ^p	132	0	0	42	74	4	252
Cumulative Jan. to Dec. 2013	3,465	14	144	518	2,723	153	7,017
Cumulative Jan. to Dec. 2012	3,915	22	37	345	2,789	232	7,340
Saskatchewan							
November ^r	272	0	25	12	285	11	605
December ^p	137	0	12	6	272	29	456
Cumulative Jan. to Dec. 2013	3,994	3	338	654	3,450	310	8,749
Cumulative Jan. to Dec. 2012	4,428	2	335	348	3,322	208	8,643
Alberta							
November ^r	1,390	0	270	331	1,805	47	3,843
December ^p	1,189	0	255	293	1,051	30	2,818
Cumulative Jan. to Dec. 2013	18,356	7	3,344	3,816	13,508	807	39,838
Cumulative Jan. to Dec. 2012	17,183	5	3,171	3,268	9,357	823	33,807
British Columbia							
November ^r	529	0	26	322	1,922	55	2,854
December ^p	372	0	7	366	1,042	39	1,826
Cumulative Jan. to Dec. 2013	6,938	2	565	3,825	15,718	956	28,004
Cumulative Jan. to Dec. 2012	7,763	17	617	3,142	14,682	993	27,214

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2013

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Yukon							
November ^r	5	1	0	0	0	0	6
December ^p	0	0	0	0	0	0	0
Cumulative Jan. to Dec. 2013	112	3	8	19	43	18	203
Cumulative Jan. to Dec. 2012	180	8	8	68	136	13	413
Northwest Territories							
November ^r	1	0	0	0	0	0	1
December ^p	0	0	0	0	0	0	0
Cumulative Jan. to Dec. 2013	40	0	0	0	49	0	89
Cumulative Jan. to Dec. 2012	25	0	0	0	23	0	48
Nunavut							
November ^r	0	0	0	0	0	0	0
December ^p	0	0	0	12	0	0	12
Cumulative Jan. to Dec. 2013	4	0	6	36	79	0	125
Cumulative Jan. to Dec. 2012	13	0	8	37	29	3	90

Table 8
Dwelling units, census metropolitan areas, unadjusted, December 2013

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	15	0	0	3	1	0	19
Barrie, Ontario	43	0	2	0	0	2	47
Brantford, Ontario	8	0	0	3	0	1	12
Calgary, Alberta	499	0	67	215	489	1	1,271
Edmonton, Alberta	429	0	178	78	434	19	1,138
Greater Sudbury, Ontario	3	0	0	0	6	1	10
Guelph, Ontario	10	0	6	16	216	3	251
Halifax, Nova Scotia	24	0	2	0	2	9	37
Hamilton, Ontario	60	0	6	68	33	1	168
Kelowna, British Columbia	23	0	0	14	10	2	49
Kingston, Ontario	21	0	0	4	0	1	26
Kitchener-Cambridge-Waterloo, Ontario	85	0	1	77	130	5	298
London, Ontario	60	0	0	23	0	1	84
Moncton, New Brunswick	11	0	6	0	5	0	22
Montréal, Quebec	135	0	46	72	817	47	1,117
Oshawa, Ontario	92	0	0	39	20	4	155
Ottawa-Gatineau, Ontario/Quebec	136	0	13	97	81	21	348
Ottawa-Gatineau, Ontario part, Ontario/Quebec	100	0	8	97	3	15	223
Ottawa-Gatineau, Quebec part, Ontario/Quebec	36	0	5	0	78	6	125
Peterborough, Ontario	18	0	1	9	16	0	44
Québec, Quebec	38	0	18	0	203	8	267
Regina, Saskatchewan	69	0	6	6	203	0	284
Saguenay, Quebec	13	0	4	0	10	1	28
Saint John, New Brunswick	8	1	0	0	0	0	9
Saskatoon, Saskatchewan	47	0	6	0	14	28	95
Sherbrooke, Quebec	37	0	2	4	77	4	124
St. Catharines-Niagara, Ontario	84	0	14	63	0	3	164
St. John's, Newfoundland and Labrador	34	0	0	0	28	6	68
Thunder Bay, Ontario	4	0	0	0	0	2	6
Toronto, Ontario	686	0	133	378	1,709	53	2,959
Trois-Rivières, Quebec	8	0	6	0	36	5	55
Vancouver, British Columbia	190	0	4	339	961	18	1,512
Victoria, British Columbia	44	0	0	4	6	5	59
Windsor, Ontario	21	0	2	0	8	1	32
Winnipeg, Manitoba	98	0	0	37	11	4	150

Table 9
Dwelling units, census metropolitan areas, unadjusted, cumulative, January to December 2013

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	195	0	0	91	350	9	645
Barrie, Ontario	538	0	13	140	124	8	823
Brantford, Ontario	261	0	9	119	30	13	432
Calgary, Alberta	6,783	0	1,084	2,233	7,031	28	17,159
Edmonton, Alberta	5,977	0	1,999	1,189	4,716	330	14,211
Greater Sudbury, Ontario	218	0	4	0	225	17	464
Guelph, Ontario	191	0	89	241	480	175	1,176
Halifax, Nova Scotia	660	0	56	139	1,011	182	2,048
Hamilton, Ontario	1,128	0	102	845	429	57	2,561
Kelowna, British Columbia	432	0	16	162	308	46	964
Kingston, Ontario	351	6	9	98	471	17	952
Kitchener-Cambridge-Waterloo, Ontario	750	0	29	509	1,041	102	2,431
London, Ontario	1,106	0	17	438	716	40	2,317
Moncton, New Brunswick	356	1	136	23	439	14	969
Montréal, Quebec	3,284	0	691	600	12,308	2,546	19,429
Oshawa, Ontario	788	0	103	179	585	81	1,736
Ottawa-Gatineau, Ontario/Quebec	2,106	1	635	1,670	2,548	468	7,428
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,646	0	337	1,467	1,685	333	5,468
Ottawa-Gatineau, Quebec part, Ontario/Quebec	460	1	298	203	863	135	1,960
Peterborough, Ontario	358	0	1	46	110	35	550
Québec, Quebec	1,015	5	357	96	3,199	245	4,917
Regina, Saskatchewan	1,288	0	74	303	1,412	6	3,083
Saguenay, Quebec	513	4	14	0	302	73	906
Saint John, New Brunswick	225	3	8	11	150	11	408
Saskatoon, Saskatchewan	1,692	0	226	239	1,287	261	3,705
Sherbrooke, Quebec	610	0	99	41	852	79	1,681
St. Catharines-Niagara, Ontario	818	0	126	390	129	39	1,502
St. John's, Newfoundland and Labrador	937	0	4	67	682	43	1,733
Thunder Bay, Ontario	191	0	8	36	73	37	345
Toronto, Ontario	8,738	4	1,352	4,465	23,532	1,340	39,431
Trois-Rivières, Quebec	242	0	139	11	452	56	900
Vancouver, British Columbia	2,864	1	298	3,196	13,191	388	19,938
Victoria, British Columbia	538	0	18	77	658	248	1,539
Windsor, Ontario	593	0	51	79	42	4	769
Winnipeg, Manitoba	1,952	0	81	466	1,600	115	4,214

Table 10
Value of residential and non-residential building permits, provinces and territories, unadjusted, 2013

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
November ^r	3,910,416	427,338	1,947,131	339,111	6,623,996
December ^p	2,774,316	549,017	1,191,191	773,035	5,287,559
Cumulative Jan. to Dec. 2013	48,319,543	5,711,081	18,906,234	7,744,611	80,681,469
Cumulative Jan. to Dec. 2012	48,408,353	6,460,401	17,941,614	8,040,318	80,850,686
Newfoundland and Labrador					
November ^r	44,785	2,353	15,473	2,964	65,575
December ^p	20,667	243	26,420	230	47,560
Cumulative Jan. to Dec. 2013	644,130	69,383	173,936	41,365	928,814
Cumulative Jan. to Dec. 2012	759,652	46,406	351,790	26,731	1,184,579
Prince Edward Island					
November ^r	6,827	73	3,425	12,613	22,938
December ^p	2,644	1,000	4,470	335	8,449
Cumulative Jan. to Dec. 2013	112,797	19,178	49,575	43,019	224,569
Cumulative Jan. to Dec. 2012	172,454	16,697	53,809	38,532	281,492
Nova Scotia					
November ^r	44,329	4,278	13,429	1,537	63,573
December ^p	19,347	1,247	13,021	2,124	35,739
Cumulative Jan. to Dec. 2013	780,260	56,302	253,658	81,840	1,172,060
Cumulative Jan. to Dec. 2012	971,623	74,489	372,289	132,671	1,551,072
New Brunswick					
November ^r	24,665	3,429	11,528	22,268	61,890
December ^p	10,759	3,653	7,166	757	22,335
Cumulative Jan. to Dec. 2013	455,793	32,173	212,879	273,108	973,953
Cumulative Jan. to Dec. 2012	551,928	43,873	209,977	162,719	968,497
Quebec					
November ^r	677,878	47,383	329,391	74,895	1,129,547
December ^p	406,547	83,061	282,652	489,021	1,261,281
Cumulative Jan. to Dec. 2013	8,944,182	1,025,030	3,329,666	1,885,450	15,184,328
Cumulative Jan. to Dec. 2012	10,196,082	1,254,308	3,084,319	1,527,799	16,062,508
Ontario					
November ^r	1,384,582	174,269	936,648	134,241	2,629,740
December ^p	1,084,806	294,566	326,902	100,310	1,806,584
Cumulative Jan. to Dec. 2013	17,250,648	2,293,638	6,879,580	2,466,527	28,890,393
Cumulative Jan. to Dec. 2012	17,381,846	2,381,154	6,184,258	3,600,232	29,547,490
Manitoba					
November ^r	107,095	24,446	25,630	3,051	160,222
December ^p	60,623	5,259	24,172	9,156	99,210
Cumulative Jan. to Dec. 2013	1,509,692	130,633	582,020	360,618	2,582,963
Cumulative Jan. to Dec. 2012	1,442,426	242,887	530,693	269,727	2,485,733
Saskatchewan					
November ^r	111,272	6,766	80,617	28,195	226,850
December ^p	82,689	7,523	31,885	3,917	126,014
Cumulative Jan. to Dec. 2013	1,799,725	250,867	735,937	361,685	3,148,214
Cumulative Jan. to Dec. 2012	1,823,167	168,023	729,465	393,399	3,114,054
Alberta					
November ^r	831,485	141,013	331,341	33,744	1,337,583
December ^p	651,711	136,508	350,117	138,290	1,276,626
Cumulative Jan. to Dec. 2013	9,853,815	1,384,204	4,716,546	1,403,442	17,358,007
Cumulative Jan. to Dec. 2012	8,286,833	1,331,274	4,041,799	1,002,959	14,662,865
British Columbia					
November ^r	675,747	22,399	196,074	25,557	919,777
December ^p	429,020	15,750	93,736	28,224	566,730
Cumulative Jan. to Dec. 2013	6,862,062	424,134	1,887,136	756,927	9,930,259
Cumulative Jan. to Dec. 2012	6,711,921	883,060	2,294,809	869,793	10,759,583

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2013

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Yukon					
November ^r	1,100	600	36	46	1,782
December ^p	36	207	0	671	914
Cumulative Jan. to Dec. 2013	33,277	7,683	17,992	7,293	66,245
Cumulative Jan. to Dec. 2012	63,888	14,073	9,381	7,308	94,650
Northwest Territories					
November ^r	555	329	3,539	0	4,423
December ^p	367	0	650	0	1,017
Cumulative Jan. to Dec. 2013	34,941	10,249	28,606	51,637	125,433
Cumulative Jan. to Dec. 2012	20,837	3,277	13,035	7,048	44,197
Nunavut					
November ^r	96	0	0	0	96
December ^p	5,100	0	30,000	0	35,100
Cumulative Jan. to Dec. 2013	38,221	7,607	38,703	11,700	96,231
Cumulative Jan. to Dec. 2012	25,696	880	65,990	1,400	93,966

Table 11
Value of residential and non-residential building permits, census metropolitan areas, unadjusted, December 2013

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	2,856	139	8,887	0	11,882
Barrie, Ontario	13,055	30	22,275	2,202	37,562
Brantford, Ontario	2,612	259	61	704	3,636
Calgary, Alberta	304,087	11,509	159,859	122,909	598,364
Edmonton, Alberta	257,476	10,787	57,199	7,239	332,701
Greater Sudbury, Ontario	2,660	649	360	460	4,129
Guelph, Ontario	21,542	74	1,100	1,625	24,341
Halifax, Nova Scotia	8,729	0	8,624	464	17,817
Hamilton, Ontario	37,154	66,407	63,073	14,362	180,996
Kelowna, British Columbia	15,748	1,900	5,038	74	22,760
Kingston, Ontario	5,176	627	2,648	542	8,993
Kitchener-Cambridge-Waterloo, Ontario	65,847	3,246	32,836	16,215	118,144
London, Ontario	24,579	2,873	3,928	2,432	33,812
Moncton, New Brunswick	3,537	0	2,615	202	6,354
Montréal, Quebec	204,062	23,414	209,555	429,030	866,061
Oshawa, Ontario	42,546	530	6,803	132	50,011
Ottawa-Gatineau, Ontario/Quebec	80,037	1,219	24,949	4,663	110,868
Ottawa-Gatineau, Ontario part, Ontario/Quebec	61,961	1,020	12,818	3,063	78,862
Ottawa-Gatineau, Quebec part, Ontario/Quebec	18,076	199	12,131	1,600	32,006
Peterborough, Ontario	8,605	201	367	509	9,682
Québec, Quebec	48,422	28,811	18,024	5,886	101,143
Regina, Saskatchewan	45,891	1,162	2,509	2,720	52,282
Saguenay, Quebec	9,834	5	1,205	259	11,303
Saint John, New Brunswick	2,601	3,147	2,279	10	8,037
Saskatoon, Saskatchewan	23,792	1,788	24,589	1,042	51,211
Sherbrooke, Quebec	17,245	2,564	3,047	675	23,531
St. Catharines-Niagara, Ontario	43,832	302	6,381	1,950	52,465
St. John's, Newfoundland and Labrador	15,218	2	25,279	3	40,502
Thunder Bay, Ontario	1,553	0	942	90	2,585
Toronto, Ontario	642,668	182,945	146,085	44,928	1,016,626
Trois-Rivières, Quebec	7,451	2,613	9,943	318	20,325
Vancouver, British Columbia	345,118	8,337	64,512	18,742	436,709
Victoria, British Columbia	17,659	382	1,636	5,275	24,952
Windsor, Ontario	8,950	1,804	2,924	44	13,722
Winnipeg, Manitoba	42,311	1,541	21,869	6,044	71,765

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to December 2013

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	98,093	12,556	27,261	24,924	162,834
Barrie, Ontario	209,216	12,230	128,884	23,191	373,521
Brantford, Ontario	77,963	52,913	26,914	18,039	175,829
Calgary, Alberta	4,323,267	225,279	2,223,951	371,518	7,144,015
Edmonton, Alberta	3,524,973	233,639	1,149,746	608,219	5,516,577
Greater Sudbury, Ontario	117,039	33,641	97,743	36,673	285,096
Guelph, Ontario	203,941	26,387	97,327	36,823	364,478
Halifax, Nova Scotia	398,466	28,701	156,128	57,521	640,816
Hamilton, Ontario	750,442	145,906	345,617	189,079	1,431,044
Kelowna, British Columbia	261,628	15,983	75,829	97,689	451,129
Kingston, Ontario	157,553	38,946	35,927	26,933	259,359
Kitchener-Cambridge-Waterloo, Ontario	578,111	64,977	199,204	116,097	958,389
London, Ontario	632,719	53,501	131,361	103,276	920,857
Moncton, New Brunswick	142,778	6,985	90,937	68,303	309,003
Montréal, Quebec	4,212,249	427,613	1,817,930	1,203,449	7,661,241
Oshawa, Ontario	491,046	21,806	83,869	72,034	668,755
Ottawa-Gatineau, Ontario/Quebec	1,562,558	32,948	954,206	197,035	2,746,747
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,229,386	22,960	807,410	144,226	2,203,982
Ottawa-Gatineau, Quebec part, Ontario/Quebec	333,172	9,988	146,796	52,809	542,765
Peterborough, Ontario	137,657	4,362	23,445	11,156	176,620
Québec, Quebec	929,071	104,267	559,514	169,216	1,762,068
Regina, Saskatchewan	540,610	24,021	173,660	113,239	851,530
Saguenay, Quebec	204,292	30,318	41,530	27,895	304,035
Saint John, New Brunswick	74,574	7,946	24,848	39,177	146,545
Saskatoon, Saskatchewan	792,348	108,682	351,165	132,353	1,384,548
Sherbrooke, Quebec	289,680	38,896	79,794	51,466	459,836
St. Catharines-Niagara, Ontario	395,207	41,644	262,101	136,382	835,334
St. John's, Newfoundland and Labrador	394,388	16,686	119,862	18,733	549,669
Thunder Bay, Ontario	80,760	9,946	61,576	82,655	234,937
Toronto, Ontario	9,327,957	1,041,470	3,929,433	1,100,873	15,399,733
Trois-Rivières, Quebec	201,292	20,381	68,987	19,628	310,288
Vancouver, British Columbia	4,839,360	160,892	1,271,524	344,338	6,616,114
Victoria, British Columbia	358,692	13,911	97,279	106,838	576,720
Windsor, Ontario	237,394	26,587	45,123	51,011	360,115
Winnipeg, Manitoba	940,825	81,713	452,974	324,142	1,799,654

Table 13
Value of non-residential building permits, by type of building, provinces and territories, unadjusted, December 2013

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,513,243	26,893	5,805	16,392	11,576	854,734	721,778
Industrial	549,017	243	1,000	1,247	3,653	83,061	294,566
Factories, plants	286,664	0	1,000	750	3,082	56,487	199,467
Transportation, utilities	137,841	0	0	0	325	9,766	68,893
Mining and agriculture	88,044	0	0	0	0	11,320	10,691
Minor industrial projects, new and improvements ¹	36,468	243	0	497	246	5,488	15,515
Commercial	1,191,191	26,420	4,470	13,021	7,166	282,652	326,902
Trade and services	194,541	0	770	2,783	550	46,584	80,319
Warehouses	152,131	0	0	650	0	16,026	19,024
Service stations	16,588	0	500	340	0	5,950	3,460
Office buildings	357,186	5,424	1,115	3,223	2,622	159,301	100,047
Recreation	134,950	15,000	1,250	0	0	23,452	30,545
Hotels, restaurants	177,147	4,962	0	2,982	326	9,403	16,071
Laboratories	28,495	0	0	0	0	766	23,663
Minor commercial projects, new and improvements ¹	130,153	1,034	835	3,043	3,668	21,170	53,773
Institutional and governmental	773,035	230	335	2,124	757	489,021	100,310
Schools, education	255,351	0	0	900	0	40,848	69,384
Hospitals, medical	430,162	0	0	0	0	407,172	11,050
Welfare, home	9,658	0	250	0	0	1,403	1,875
Churches, religion	39,065	0	0	0	0	28,700	8,279
Government buildings	16,049	0	0	991	0	5,933	2,325
Minor institutional and governmental projects, new and improvements ¹	22,750	230	85	233	757	4,965	7,397
thousands of dollars							
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
Total non-residential	38,587	43,325	624,915	137,710	878	650	30,000
Industrial	5,259	7,523	136,508	15,750	207	0	0
Factories, plants	2,300	0	17,668	5,910	0	0	0
Transportation, utilities	2,005	4,110	48,942	3,800	0	0	0
Mining and agriculture	0	1,350	63,337	1,346	0	0	0
Minor industrial projects, new and improvements ¹	954	2,063	6,561	4,694	207	0	0
Commercial	24,172	31,885	350,117	93,736	0	650	30,000
Trade and services	8,682	6,450	39,155	9,248	0	0	0
Warehouses	7,094	9,959	74,188	25,190	0	0	0
Service stations	0	300	3,438	2,600	0	0	0
Office buildings	3,023	2,115	51,734	28,288	0	294	0
Recreation	2,400	519	29,347	2,437	0	0	30,000
Hotels, restaurants	275	8,114	126,510	8,504	0	0	0
Laboratories	0	0	3,816	250	0	0	0
Minor commercial projects, new and improvements ¹	2,698	4,428	21,929	17,219	0	356	0
Institutional and governmental	9,156	3,917	138,290	28,224	671	0	0
Schools, education	5,706	2,300	119,079	17,134	0	0	0
Hospitals, medical	0	650	6,419	4,271	600	0	0
Welfare, home	0	400	2,080	3,650	0	0	0
Churches, religion	0	0	2,086	0	0	0	0
Government buildings	274	0	6,126	400	0	0	0
Minor institutional and governmental projects, new and improvements ¹	3,176	567	2,500	2,769	71	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

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

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 C.M.H.C. (Canada Mortgage and Housing Corporation) 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 Housing Starts and Completions C.M.H.C.'s 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 Head Office and another copy to the local office of the Canada Mortgage and Housing Corporation (C.M.H.C.). 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 C.M.H.C. survey are subject to follow-up by telephone.

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

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

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

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

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

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

Revisions due to the correction of coding errors

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

Revisions due to the addition of late reports

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

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

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

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

Concepts and variables measured

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

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

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

Building categories

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

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

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

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

Comparability of data and related sources

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

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>