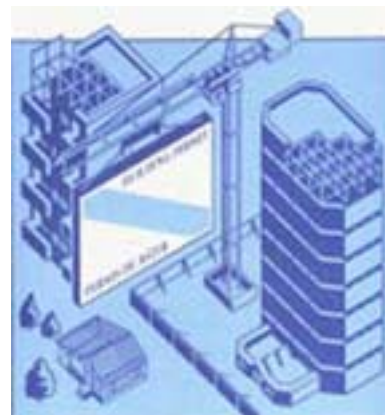


Catalogue no. 64-001-X

# Building Permits

April 2014



Statistics  
Canada

Statistique  
Canada

Canada

## How to obtain more information

For information about this product or the wide range of services and data available from Statistics Canada, visit our website, [www.statcan.gc.ca](http://www.statcan.gc.ca).

You can also contact us by

**e-mail** at [infostats@statcan.gc.ca](mailto:infostats@statcan.gc.ca)

**telephone**, from Monday to Friday, 8:30 a.m. to 4:30 p.m., at the following toll-free numbers:

- Statistical Information Service 1-800-263-1136
- National telecommunications device for the hearing impaired 1-800-363-7629
- Fax line 1-877-287-4369

### Depository Services Program

- Inquiries line 1-800-635-7943
- Fax line 1-800-565-7757

## To access this product

This product, Catalogue no. 64-001-X, is available free in electronic format. To obtain a single issue, visit our website, [www.statcan.gc.ca](http://www.statcan.gc.ca) and browse by "Key resource" > "Publications."

## Standards of service to the public

Statistics Canada is committed to serving its clients in a prompt, reliable and courteous manner. To this end, this agency has developed standards of service that its employees observe. To obtain a copy of these service standards, please contact Statistics Canada toll-free at 1-800-263-1136. The service standards are also published at [www.statcan.gc.ca](http://www.statcan.gc.ca) under "About us" > "The agency" > "Providing services to Canadians."

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

# Building Permits

April 2014

Published by authority of the Minister responsible for Statistics Canada

© Minister of Industry, 2014

All rights reserved. Use of this publication is governed by the Statistics Canada Open License Agreement.

<http://www.statcan.gc.ca/reference/licence-eng.html>

June 2014

Catalogue no. 64-001-X, vol. 58, no. 4

ISSN 1480-7475

Frequency: Monthly

Ottawa

Cette publication est également disponible en français.

---

#### **Note of appreciation**

*Canada owes the success of its statistical system to a long-standing partnership between Statistics Canada, the citizens of Canada, its businesses, governments and other institutions. Accurate and timely statistical information could not be produced without their continued cooperation and goodwill.*

# User information

---

## 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:

- Greg Peterson, Director, Investment, Science and Technology Division
- J. E. Forbes, Chief, Building Construction and Property Value Section
- B. Oueriemmi, Unit Head, Building Construction and Property Value Section
- M. Bien-Aimé, Analyst-Economist, Building Construction and Property Value Section

## 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:

Statistics Canada  
Investment, Science and Technology Division  
Building Construction and Property Value Section  
Main Building, SC 1306-i  
150 Tunney's Pasture Driveway  
Ottawa, Ontario K1A 0T6  
or by telephoning: 613-951-6321

# Table of contents

---

<b>Highlights</b>	<b>5</b>
<b>Analysis – April 2014</b>	<b>6</b>
Residential sector: Large increase in construction intentions for single-family dwellings	6
Non-residential sector: Large decline in construction intentions for commercial buildings	6
Provinces: Large gains in Quebec, Saskatchewan and Ontario	7
Higher construction intentions in most census metropolitan areas	7
<b>Charts</b>	
1. Total value of building permits	8
2. Value of residential building permits – Total	8
3. Number of dwelling units – Single and multiple	9
4. Value of non-residential building permits – Total	9
5. Value of commercial building permits	10
6. Value of industrial building permits	10
7. Value of institutional and governmental building permits	11
<b>Related products</b>	<b>12</b>
<b>Statistical tables</b>	
1 Total value of building permits, provinces and territories, seasonally adjusted	15
2 Value of non-residential building permits, provinces and territories, seasonally adjusted	15
3 Value of residential building permits, provinces and territories, seasonally adjusted	16
4 Number of dwelling units authorized, province and territories, seasonally adjusted at annual rate	16
5 Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2014	17
6 Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2014	19
7 Dwelling units, provinces and territories, unadjusted, 2014	23
8 Dwelling units, census metropolitan areas, unadjusted, April 2014	25
9 Dwelling units, census metropolitan areas, unadjusted, cumulative, January to April 2014	26
10 Value of residential and non-residential building permits, provinces and territories, unadjusted, 2014	27

**Table of contents – continued**

11	Value of residential and non-residential building permits, census metropolitan areas, unadjusted, April 2014	29
12	Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to April 2014	30
13	Value of non-residential building permits, by type of building, provinces and territories, unadjusted, April 2014	31

**Data quality, concepts and methodology**

	Description – Monthly survey of building permits	32
	Data source and methodology	33
	Concepts and variables measured	35
	Building categories	36
	Geographic classification	37
	Data accuracy	38
	Comparability of data and related sources	39

**Appendix**

I	Geographical abbreviations	40
---	----------------------------	----

## Highlights

---

Following two consecutive monthly declines, the total value of building permits issued by Canadian municipalities rose 1.1% to \$6.0 billion in April. This increase resulted from higher construction intentions in the residential sector, which more than offset the decline in the non-residential sector.

## Analysis – April 2014

---

Following two consecutive monthly declines, the total value of building permits issued by Canadian municipalities rose 1.1% to \$6.0 billion in April. This increase resulted from higher construction intentions in the residential sector, which more than offset the decline in the non-residential sector.

The value of permits was up in six provinces, led by Quebec, Saskatchewan and Ontario.

The value of residential building permits rose 2.0% to \$3.7 billion in April, a second consecutive monthly gain. Ontario, Alberta and Nova Scotia were responsible for most of the advance. Three provinces posted declines, led by British Columbia.

Contractors took out non-residential building permits worth \$2.3 billion in April, down 0.4% from the previous month. Gains in five provinces, led by Quebec, were not enough to offset the declines in the other provinces. British Columbia posted the largest decrease.

### **Residential sector: Large increase in construction intentions for single-family dwellings**

The value of building permits for single-family dwellings rose 2.8% to \$2.1 billion in April. The gain came in the wake of two consecutive monthly decreases. The increase in Ontario more than offset the declines in five provinces. Alberta posted the largest decrease.

Canadian municipalities issued \$1.6 billion worth of building permits for multi-family dwellings in April, up 1.1% from March. This increase was largely the result of higher construction intentions in seven provinces. Alberta posted the largest gain, followed by Nova Scotia and Manitoba.

At the national level, Canadian municipalities approved the construction of 15,416 new dwellings, down 3.2% from the previous month. The decline was attributable to a 6.0% decrease in the number of multi-family dwellings to 9,641 units. Conversely, the number of single-family dwellings increased 2.0% to 5,775 units.

### **Non-residential sector: Large decline in construction intentions for commercial buildings**

The value of permits in the commercial component fell 14.8% to \$1.3 billion in April, the lowest level since March 2013. The decline followed a 0.3% gain the previous month. The value of permits was down in seven provinces, led by Ontario. Lower construction intentions for retail complexes, recreational facilities, warehouses and hotels and restaurants were responsible for the decline at the national level.

The value of building permits in the institutional component rose 37.2% to \$664 million in April, after falling 28.9% the previous month. The April advance was the result of higher construction intentions for government buildings, senior citizen residences and health care facilities. All provinces posted gains except British Columbia and Prince Edward Island.

Construction intentions in the industrial component rose 10.5% to \$345 million in April, following a 12.3% decline in March. This increase was the result of higher construction intentions for manufacturing plants and utilities buildings. The advance observed in four provinces, led by Ontario, more than offset the decline in the other six provinces.



## Provinces: Large gains in Quebec, Saskatchewan and Ontario

The value of permits increased in six provinces, with Quebec posting the largest advance, followed by Saskatchewan and Ontario.

The increase in Quebec was primarily attributable to higher construction intentions for institutional buildings. Institutional buildings were also responsible for the gain in Saskatchewan. In Ontario, the advance was the result of higher construction intentions for institutional buildings, single-family dwellings and industrial buildings.

Following a 12.1% gain in March, British Columbia had the largest decline in April. This decrease was due primarily to lower construction intentions for institutional buildings and multi-family dwellings. Both components posted large increases the previous month. New Brunswick was a distant second, with lower construction intentions for industrial and commercial buildings.

## Higher construction intentions in most census metropolitan areas

The total value of permits was up in 19 of the 34 census metropolitan areas in April, led by Calgary, London and Halifax.

Calgary posted the largest increase, as a result of higher construction intentions for institutional buildings, commercial structures and multi-family dwellings. Multi-family dwellings contributed the most to the increase in London. Conversely, the advance in Halifax was due to multi-family dwellings, institutional buildings and, to a lesser extent, single-family dwellings.

Vancouver had the largest decline, followed by Oshawa and Edmonton. The decrease in Vancouver was mainly attributable to multi-family dwellings and institutional buildings. Oshawa's decline was primarily the result of lower construction intentions for commercial buildings, which had posted a sharp gain the previous month. In Edmonton, the decrease came from institutional and residential buildings.

### Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which facilitates comparisons by removing the effects of seasonal variations. For more information on seasonal adjustment, see *Seasonally Adjusted Data – Frequently Asked Questions*.

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

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

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

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

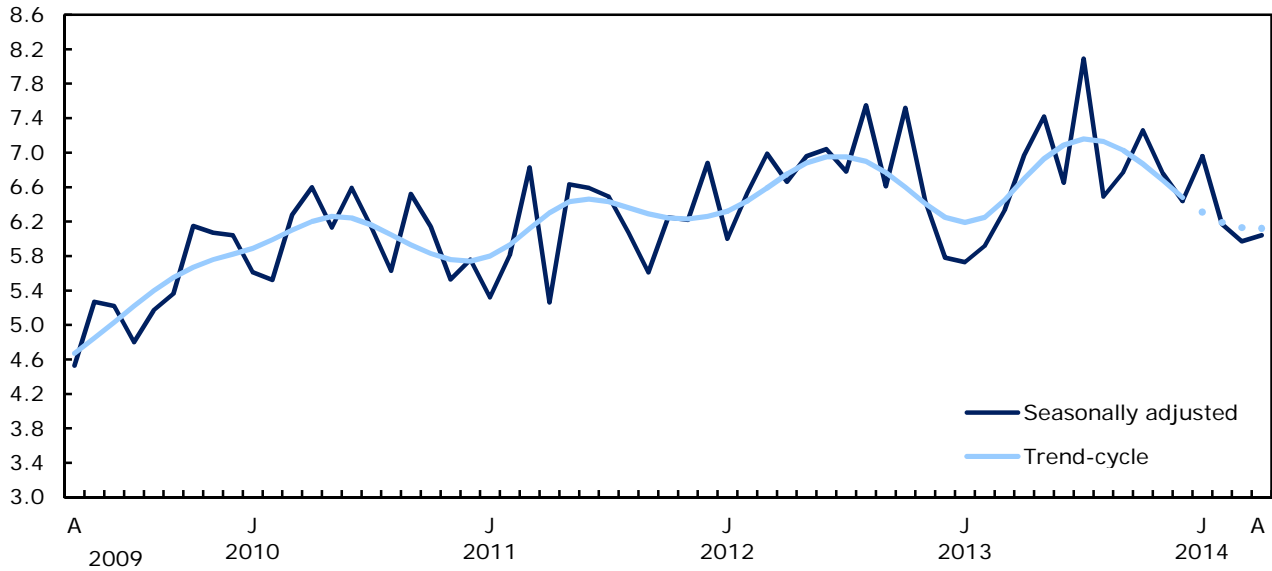
### Revision

Data for the current reference month are subject to revision based on late responses. Data 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**

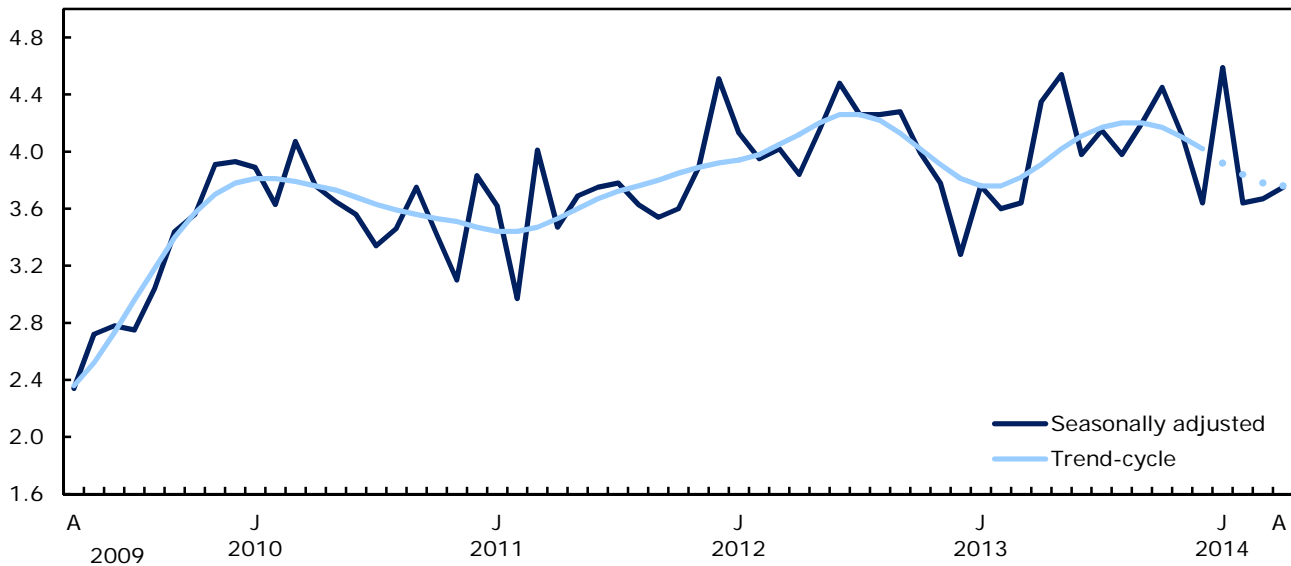
billions of dollars



**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**

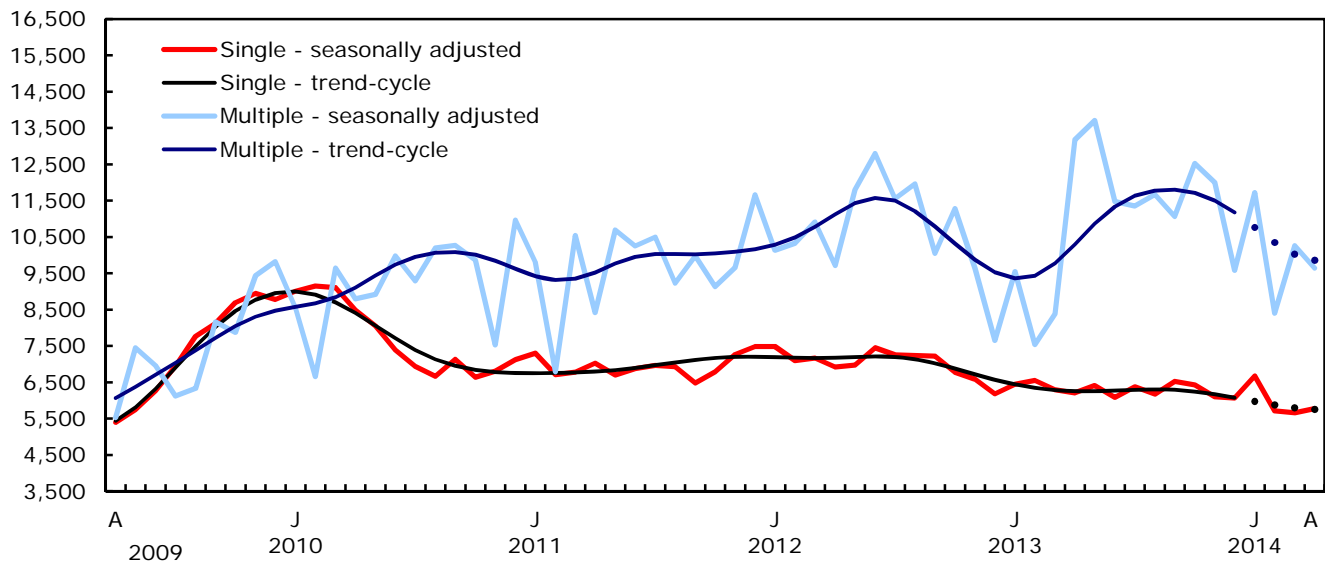
billions of dollars



**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**

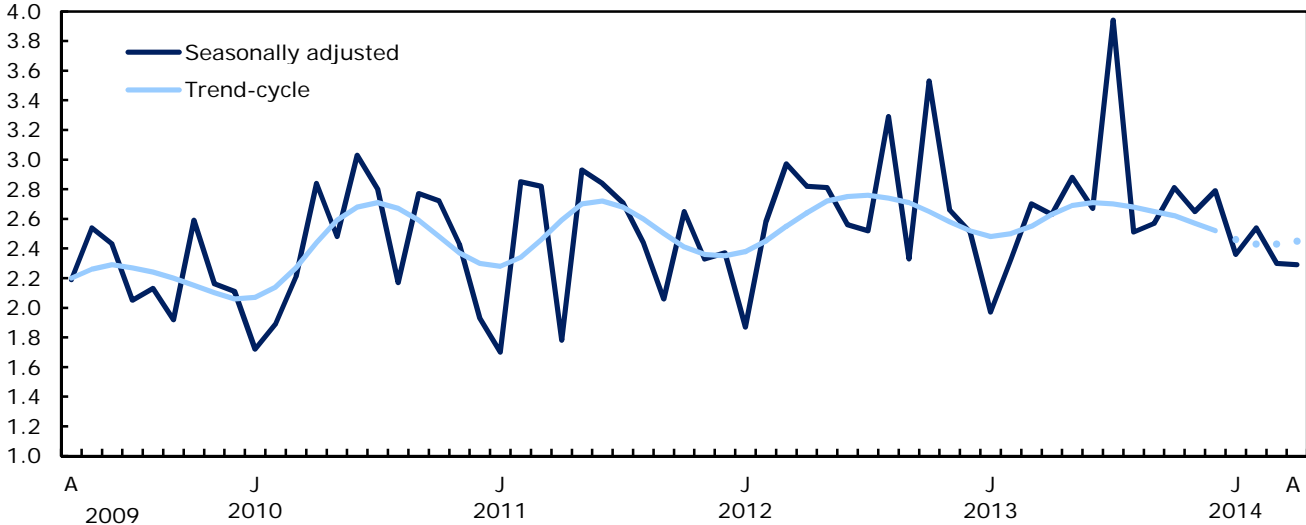
units



**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**

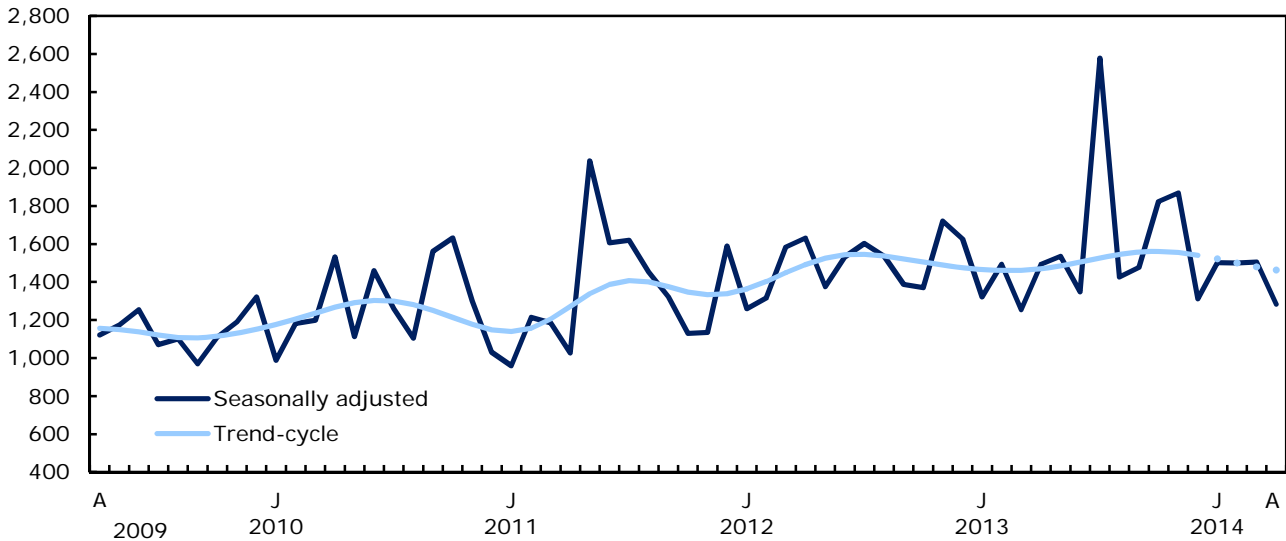
billions of dollars



**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**

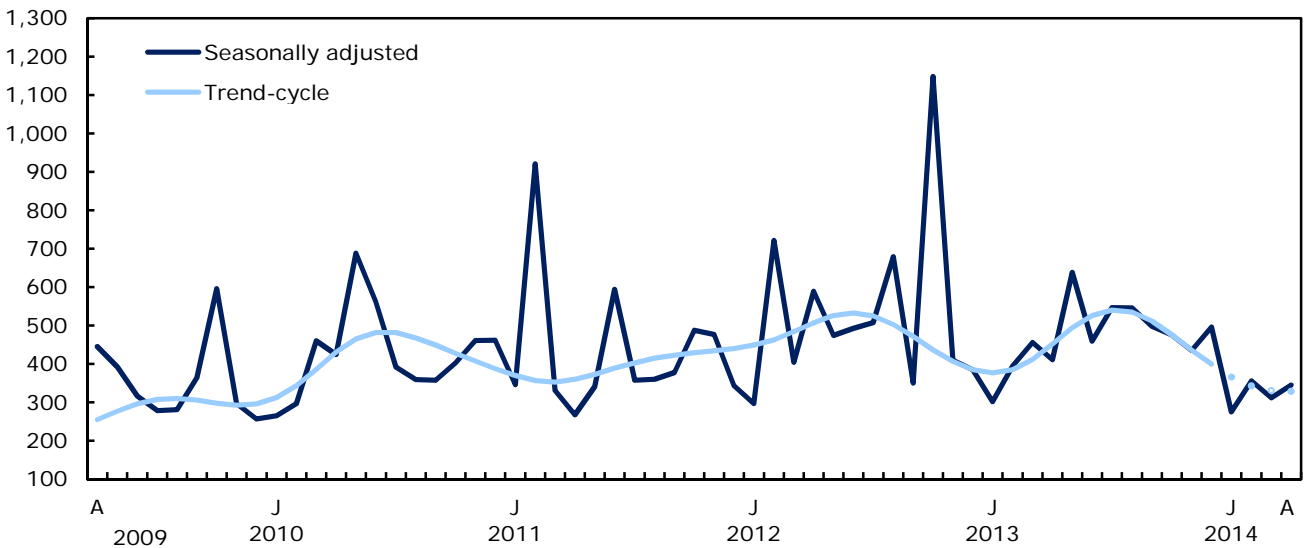
millions of dollars



**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**

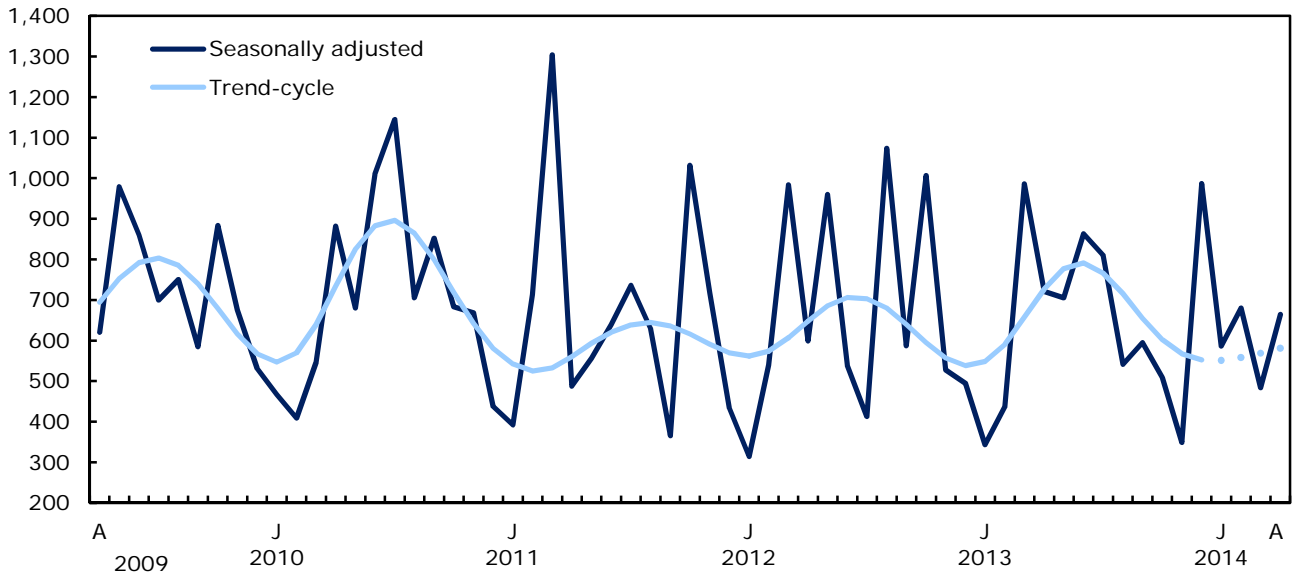
millions of dollars



**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
-----------------	--

---

### 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**

	2014 April <sup>p</sup>	2014 March <sup>r</sup>	April to March	March to February	February to January	January to December	December to November	November to October
	thousands of dollars		percentage change					
<b>Canada</b>	<b>6,039,067</b>	<b>5,973,560</b>	<b>1.1</b>	<b>-3.2</b>	<b>-11.3</b>	<b>8.1</b>	<b>-4.8</b>	<b>-6.8</b>
Newfoundland and Labrador	58,432	41,699	40.1	-1.3	-57.5	36.8	1.8	-18.4
Prince Edward Island	11,976	14,459	-17.2	-37.3	52.2	27.7	-51.3	55.8
Nova Scotia	129,257	90,891	42.2	56.3	-23.0	50.5	-29.3	-22.0
New Brunswick	37,153	57,515	-35.4	-25.2	4.1	62.1	-34.0	-16.2
Quebec	1,218,022	1,141,380	6.7	-4.8	-12.1	-22.2	56.9	-13.1
Ontario	2,182,582	2,137,361	2.1	-14.0	3.8	12.2	-19.0	-0.8
Manitoba	185,797	144,952	28.2	2.8	-27.2	48.6	-25.0	-37.0
Saskatchewan	249,181	193,141	29.0	4.1	-12.5	39.0	-35.8	-36.2
Alberta	1,280,415	1,288,073	-0.6	8.2	-26.1	18.5	-3.1	-7.1
British Columbia	679,353	851,552	-20.2	12.1	-16.3	31.3	-28.0	12.3
Yukon	3,372	7,060	-52.2	83.5	-32.0	473.7	-64.9	-74.2
Northwest Territories	3,527	1,277	176.2	-35.8	56.5	69.0	-9.5	-92.4
Nunavut	0	4,200	-100.0	-14.3	46.3	-90.5	36,462.5	-98.1

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

	2014 April <sup>p</sup>	2014 March <sup>r</sup>	April to March	March to February	February to January	January to December	December to November	November to October
	thousands of dollars		percentage change					
<b>Canada</b>	<b>2,291,183</b>	<b>2,300,869</b>	<b>-0.4</b>	<b>-9.3</b>	<b>7.4</b>	<b>-15.4</b>	<b>5.4</b>	<b>-5.5</b>
Newfoundland and Labrador	19,236	12,472	54.2	-4.7	-74.3	89.2	29.4	-17.8
Prince Edward Island	3,290	9,672	-66.0	-24.4	68.1	30.4	-63.8	166.8
Nova Scotia	52,502	38,761	35.5	238.0	-47.9	34.7	-15.0	-44.8
New Brunswick	15,238	35,715	-57.3	8.3	162.2	8.6	-68.9	-3.7
Quebec	525,663	440,443	19.3	-6.0	10.0	-60.7	157.3	5.5
Ontario	783,372	806,591	-2.9	-30.7	29.1	7.9	-30.2	9.9
Manitoba	68,654	42,667	60.9	0.5	-44.2	96.9	-27.3	-61.3
Saskatchewan	123,655	62,874	96.7	-23.3	8.4	74.6	-62.5	-42.6
Alberta	489,189	537,701	-9.0	25.3	-21.9	2.8	1.8	-4.5
British Columbia	207,786	305,114	-31.9	11.4	15.2	43.3	-32.0	-20.0
Yukon	623	4,801	-87.0	136.4	33.6	73.1	28.7	-92.2
Northwest Territories	1,975	58	3,305.2	-96.7	45.6	338.0	-43.1	-95.0
Nunavut	0	4,000	-100.0	66.7	...	-100.0	...	...

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

	2014 April <sup>p</sup>	2014 March <sup>r</sup>	April to March	March to February	February to January	January to December	December to November	November to October
	thousands of dollars		percentage change					
<b>Canada</b>	<b>3,747,884</b>	<b>3,672,691</b>	<b>2.0</b>	<b>1.0</b>	<b>-20.8</b>	<b>26.1</b>	<b>-11.4</b>	<b>-7.6</b>
Newfoundland and Labrador	39,196	29,227	34.1	0.2	-39.9	6.0	-9.5	-18.6
Prince Edward Island	8,686	4,787	81.4	-53.3	36.2	25.0	-26.8	-14.1
Nova Scotia	76,755	52,130	47.2	11.7	-12.7	58.1	-34.6	-7.9
New Brunswick	21,915	21,800	0.5	-50.3	-28.3	80.3	6.7	-27.3
Quebec	692,359	700,937	-1.2	-4.0	-22.1	39.9	-3.8	-21.4
Ontario	1,399,210	1,330,770	5.1	0.7	-11.4	15.0	-9.7	-8.2
Manitoba	117,143	102,285	14.5	3.8	-16.3	28.2	-23.9	-12.9
Saskatchewan	125,526	130,267	-3.6	25.8	-24.0	24.9	-10.5	-28.7
Alberta	791,226	750,372	5.4	-1.4	-28.3	28.7	-6.0	-8.6
British Columbia	471,567	546,438	-13.7	12.5	-27.5	27.5	-26.6	30.3
Yukon	2,749	2,259	21.7	24.3	-56.1	3,730.6	-94.9	2.1
Northwest Territories	1,552	1,219	27.3	480.5	328.6	-89.6	38.7	-69.5
Nunavut	0	200	-100.0	-92.0	-25.4	-34.3	5,212.5	-98.1

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

	2014 April <sup>p</sup>	2014 March <sup>r</sup>	April to March	March to February	February to January	January to December	December to November	November to October
	units		percentage change					
<b>Canada</b>	<b>184,992</b>	<b>191,040</b>	<b>-3.2</b>	<b>12.8</b>	<b>-23.3</b>	<b>17.6</b>	<b>-13.6</b>	<b>-4.5</b>
Newfoundland and Labrador	1,968	1,512	30.2	13.5	-55.4	44.8	-21.1	-32.1
Prince Edward Island	648	228	184.2	-56.8	-10.2	63.3	-43.4	39.5
Nova Scotia	4,848	4,560	6.3	95.9	-15.7	53.3	-38.8	-8.6
New Brunswick	1,920	1,368	40.4	-24.5	-27.1	27.8	17.4	-56.1
Quebec	42,108	43,212	-2.6	2.4	-16.3	19.1	-4.6	-13.6
Ontario	61,596	62,256	-1.1	13.6	-14.5	-1.5	-2.3	-9.3
Manitoba	6,372	4,740	34.4	1.5	-34.3	63.1	-42.7	-24.8
Saskatchewan	7,176	7,752	-7.4	40.4	-20.0	5.7	-14.3	-17.3
Alberta	38,064	37,572	1.3	3.4	-26.9	27.8	-18.5	6.2
British Columbia	20,136	27,684	-27.3	40.1	-40.9	37.2	-31.2	32.5
Yukon	120	84	42.9	250.0	-90.0	...	-100.0	-25.0
Northwest Territories	36	60	-40.0	...	...	-100.0	...	-100.0
Nunavut	0	12	-100.0	-90.0	42.9	-41.7	...	-100.0

**Table 5**  
**Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2014**

	Number of dwelling units			Estimated value of construction					
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Canada</b>									
March r	5,661	10,259	15,920	3,672,691	312,420	1,504,540	483,909	2,300,869	5,973,560
April p	5,775	9,641	15,416	3,747,884	345,125	1,282,274	663,784	2,291,183	6,039,067
Cumulative Jan. to Apr. 2014	23,822	40,029	63,851	15,649,742	1,288,690	5,788,014	2,413,861	9,490,565	25,140,307
Cumulative Jan. to Apr. 2013	25,497	38,650	64,147	15,348,661	1,563,031	5,562,636	2,487,040	9,612,707	24,961,368
<b>Newfoundland and Labrador</b>									
March r	92	34	126	29,227	920	11,493	59	12,472	41,699
April p	114	50	164	39,196	700	18,474	62	19,236	58,432
Cumulative Jan. to Apr. 2014	407	243	650	146,124	39,757	47,225	8,706	95,688	241,812
Cumulative Jan. to Apr. 2013	587	248	835	204,543	25,660	39,956	10,980	76,596	281,139
<b>Prince Edward Island</b>									
March r	14	5	19	4,787	1,846	7,776	50	9,672	14,459
April p	22	32	54	8,686	1,278	2,012	0	3,290	11,976
Cumulative Jan. to Apr. 2014	105	61	166	31,249	4,010	25,181	4,178	33,369	64,618
Cumulative Jan. to Apr. 2013	141	72	213	35,828	1,035	22,469	7,268	30,772	66,600
<b>Nova Scotia</b>									
March r	102	278	380	52,130	8,129	24,905	5,727	38,761	90,891
April p	99	305	404	76,755	6,670	19,605	26,227	52,502	129,257
Cumulative Jan. to Apr. 2014	443	765	1,208	228,991	16,955	71,590	36,220	124,765	353,756
Cumulative Jan. to Apr. 2013	682	938	1,620	297,399	10,745	69,497	24,753	104,995	402,394
<b>New Brunswick</b>									
March r	74	40	114	21,800	15,527	15,290	4,898	35,715	57,515
April p	75	85	160	21,915	422	9,016	5,800	15,238	37,153
Cumulative Jan. to Apr. 2014	414	218	632	148,833	18,141	57,905	20,449	96,495	245,328
Cumulative Jan. to Apr. 2013	515	518	1,033	163,014	4,263	66,274	154,739	225,276	388,290
<b>Quebec</b>									
March r	945	2,656	3,601	700,937	67,077	245,781	127,585	440,443	1,141,380
April p	925	2,584	3,509	692,359	71,271	234,212	220,180	525,663	1,218,022
Cumulative Jan. to Apr. 2014	3,620	11,207	14,827	3,061,501	292,888	952,720	615,224	1,860,832	4,922,333
Cumulative Jan. to Apr. 2013	4,312	9,451	13,763	2,971,217	286,956	1,021,914	403,344	1,712,214	4,683,431
<b>Ontario</b>									
March r	1,876	3,312	5,188	1,330,770	106,907	577,308	122,376	806,591	2,137,361
April p	2,194	2,939	5,133	1,399,210	160,727	405,970	216,675	783,372	2,182,582
Cumulative Jan. to Apr. 2014	8,297	11,927	20,224	5,544,124	508,177	2,247,765	899,358	3,655,300	9,199,424
Cumulative Jan. to Apr. 2013	8,285	12,000	20,285	5,286,322	634,630	1,877,544	727,909	3,240,083	8,526,405
<b>Manitoba</b>									
March r	264	131	395	102,285	5,706	23,582	13,379	42,667	144,952
April p	259	272	531	117,143	10,553	44,253	13,848	68,654	185,797
Cumulative Jan. to Apr. 2014	1,089	818	1,907	435,731	21,310	155,002	53,473	229,785	665,516
Cumulative Jan. to Apr. 2013	1,267	979	2,246	504,581	19,398	134,092	35,814	189,304	693,885
<b>Saskatchewan</b>									
March r	302	344	646	130,267	2,586	45,740	14,548	62,874	193,141
April p	256	342	598	125,526	11,798	45,912	65,945	123,655	249,181
Cumulative Jan. to Apr. 2014	1,231	1,048	2,279	495,655	20,666	225,424	98,103	344,193	839,848
Cumulative Jan. to Apr. 2013	1,368	1,602	2,970	596,098	70,195	190,837	98,206	359,238	955,336
<b>Alberta</b>									
March r	1,387	1,744	3,131	750,372	58,723	411,791	67,187	537,701	1,288,073
April p	1,258	1,914	3,172	791,226	52,091	365,749	71,349	489,189	1,280,415
Cumulative Jan. to Apr. 2014	5,851	7,622	13,473	3,364,270	246,829	1,374,023	384,536	2,005,388	5,369,658
Cumulative Jan. to Apr. 2013	6,060	5,593	11,653	2,999,313	379,080	1,608,829	714,379	2,702,288	5,701,601

See notes at the end of the table.

Table 5 – continued

**Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2014**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>British Columbia</b>									
March r	594	1,713	2,307	546,438	36,547	140,553	128,014	305,114	851,552
April p	566	1,112	1,678	471,567	27,727	136,638	43,421	207,786	679,353
Cumulative Jan. to Apr. 2014	2,335	6,085	8,420	2,173,222	109,599	622,665	292,077	1,024,341	3,197,563
Cumulative Jan. to Apr. 2013	2,240	7,147	9,387	2,254,739	130,993	514,993	246,823	892,809	3,147,548
<b>Yukon</b>									
March r	5	2	7	2,259	4,425	290	86	4,801	7,060
April p	4	6	10	2,749	184	234	205	623	3,372
Cumulative Jan. to Apr. 2014	20	19	39	10,962	4,609	2,947	1,419	8,975	19,937
Cumulative Jan. to Apr. 2013	34	39	73	10,908	46	4,995	134	5,175	16,083
<b>Northwest Territories</b>									
March r	5	0	5	1,219	27	31	0	58	1,277
April p	3	0	3	1,552	1,704	199	72	1,975	3,527
Cumulative Jan. to Apr. 2014	8	0	8	3,030	1,749	3,167	118	5,034	8,064
Cumulative Jan. to Apr. 2013	5	6	11	6,569	20	9,936	51,091	61,047	67,616
<b>Nunavut</b>									
March r	1	0	1	200	4,000	0	0	4,000	4,200
April p	0	0	0	0	0	0	0	0	0
Cumulative Jan. to Apr. 2014	2	16	18	6,050	4,000	2,400	0	6,400	12,450
Cumulative Jan. to Apr. 2013	1	57	58	18,130	10	1,300	11,600	12,910	31,040

1. Included in this category are the following types of dwellings: single-detached, mobile home and cottage.

**Table 6**  
**Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2014**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Abbotsford-Mission, British Columbia</b>									
March r	20	72	92	18,319	1,449	1,175	12	2,636	20,955
April p	11	77	88	14,636	1,093	0	3,593	4,686	19,322
Cumulative Jan. to Apr. 2014	56	155	211	39,135	16,611	4,754	10,716	32,081	71,216
Cumulative Jan. to Apr. 2013	59	267	326	41,357	4,023	6,355	5,680	16,058	57,415
<b>Barrie, Ontario</b>									
March r	49	1	50	16,289	15	1,003	1,024	2,042	18,331
April p	62	6	68	19,556	4,155	2,158	3,597	9,910	29,466
Cumulative Jan. to Apr. 2014	209	7	216	66,756	4,786	15,351	12,313	32,450	99,206
Cumulative Jan. to Apr. 2013	207	87	294	77,396	4,023	10,189	13,616	27,828	105,224
<b>Brantford, Ontario</b>									
March r	14	0	14	4,467	120	2,256	550	2,926	7,393
April p	21	28	49	9,229	1,020	219	736	1,975	11,204
Cumulative Jan. to Apr. 2014	79	40	119	24,355	1,660	3,943	2,536	8,139	32,494
Cumulative Jan. to Apr. 2013	85	81	166	27,416	2,910	15,283	2,960	21,153	48,569
<b>Calgary, Alberta</b>									
March r	535	289	824	266,690	12,968	160,786	5,743	179,497	446,187
April p	532	567	1,099	318,875	6,853	212,635	59,254	278,742	597,617
Cumulative Jan. to Apr. 2014	2,244	2,381	4,625	1,310,055	30,276	582,298	126,365	738,939	2,048,994
Cumulative Jan. to Apr. 2013	2,172	2,504	4,676	1,210,787	92,277	849,076	83,404	1,024,757	2,235,544
<b>Edmonton, Alberta</b>									
March r	486	1,053	1,539	336,607	13,676	110,296	56,581	180,553	517,160
April p	447	849	1,296	314,972	10,942	120,427	9,963	141,332	456,304
Cumulative Jan. to Apr. 2014	1,993	3,773	5,766	1,331,444	50,458	377,355	97,705	525,518	1,856,962
Cumulative Jan. to Apr. 2013	1,947	2,503	4,450	1,115,583	53,680	341,392	526,728	921,800	2,037,383
<b>Greater Sudbury, Ontario</b>									
March r	4	4	8	2,475	2,969	372	27,839	31,180	33,655
April p	19	3	22	6,067	864	2,870	1,739	5,473	11,540
Cumulative Jan. to Apr. 2014	29	7	36	14,124	4,433	13,193	33,256	50,882	65,006
Cumulative Jan. to Apr. 2013	29	7	36	13,136	10,040	9,664	10,018	29,722	42,858
<b>Guelph, Ontario</b>									
March r	13	27	40	9,031	262	5,830	2,442	8,534	17,565
April p	16	14	30	8,809	846	5,749	1,070	7,665	16,474
Cumulative Jan. to Apr. 2014	76	139	215	47,651	2,243	19,961	13,772	35,976	83,627
Cumulative Jan. to Apr. 2013	48	352	400	81,721	3,920	37,893	1,585	43,398	125,119
<b>Halifax, Nova Scotia</b>									
March r	26	195	221	23,887	6,890	18,428	318	25,636	49,523
April p	38	244	282	50,365	482	9,559	19,360	29,401	79,766
Cumulative Jan. to Apr. 2014	137	589	726	122,806	8,493	40,272	23,239	72,004	194,810
Cumulative Jan. to Apr. 2013	285	674	959	171,557	5,510	53,038	24,123	82,671	254,228
<b>Hamilton, Ontario</b>									
March r	111	214	325	84,883	836	57,218	1,421	59,475	144,358
April p	102	188	290	77,307	8,104	14,533	42,346	64,983	142,290
Cumulative Jan. to Apr. 2014	439	649	1,088	303,774	12,502	122,161	52,653	187,316	491,090
Cumulative Jan. to Apr. 2013	457	547	1,004	297,618	17,867	116,902	53,915	188,684	486,302
<b>Kelowna, British Columbia</b>									
March r	36	58	94	25,621	1,744	3,511	3,454	8,709	34,330
April p	38	23	61	20,881	2,000	9,837	4,545	16,382	37,263
Cumulative Jan. to Apr. 2014	150	159	309	97,313	4,812	19,979	11,289	36,080	133,393
Cumulative Jan. to Apr. 2013	117	142	259	73,477	5,556	24,325	34,437	64,318	137,795

See notes at the end of the table.

Table 6 – continued

**Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2014**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Kingston, Ontario</b>									
March r	21	28	49	7,954	1,215	7,006	539	8,760	16,714
April p	32	71	103	14,118	143	1,164	3,288	4,595	18,713
Cumulative Jan. to Apr. 2014	90	102	192	34,667	1,782	59,393	256,170	317,345	352,012
Cumulative Jan. to Apr. 2013	112	131	243	45,815	6,558	22,400	16,906	45,864	91,679
<b>Kitchener-Cambridge-Waterloo, Ontario</b>									
March r	61	100	161	39,404	2,323	16,688	6,597	25,608	65,012
April p	54	108	162	38,712	19,903	17,892	8,711	46,506	85,218
Cumulative Jan. to Apr. 2014	195	617	812	190,162	33,421	69,028	27,778	130,227	320,389
Cumulative Jan. to Apr. 2013	269	383	652	175,986	13,637	49,163	53,699	116,499	292,485
<b>London, Ontario</b>									
March r	79	32	111	38,038	1,078	4,517	2,704	8,299	46,337
April p	99	313	412	96,070	7,809	16,787	9,554	34,150	130,220
Cumulative Jan. to Apr. 2014	358	395	753	210,705	20,923	36,546	32,377	89,846	300,551
Cumulative Jan. to Apr. 2013	386	486	872	215,681	15,688	47,284	27,434	90,406	306,087
<b>Moncton, New Brunswick</b>									
March r	16	30	46	7,059	58	1,846	548	2,452	9,511
April p	14	64	78	8,153	50	1,609	217	1,876	10,029
Cumulative Jan. to Apr. 2014	65	112	177	33,875	1,594	13,179	1,095	15,868	49,743
Cumulative Jan. to Apr. 2013	102	271	373	43,202	378	24,438	40,356	65,172	108,374
<b>Montréal, Quebec</b>									
March r	253	1,578	1,831	334,085	8,052	101,845	76,074	185,971	520,056
April p	245	1,526	1,771	318,793	39,911	93,430	85,334	218,675	537,468
Cumulative Jan. to Apr. 2014	959	6,129	7,088	1,462,505	79,294	495,940	296,027	871,261	2,333,766
Cumulative Jan. to Apr. 2013	1,152	5,135	6,287	1,415,095	81,836	548,767	177,495	808,098	2,223,193
<b>Oshawa, Ontario</b>									
March r	99	31	130	50,047	115	117,846	1,235	119,196	169,243
April p	85	45	130	42,262	5	5,938	26,805	32,748	75,010
Cumulative Jan. to Apr. 2014	390	194	584	197,384	4,421	155,608	29,277	189,306	386,690
Cumulative Jan. to Apr. 2013	299	147	446	150,533	8,210	25,385	6,234	39,829	190,362
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
March r	241	516	757	166,693	492	48,182	4,384	53,058	219,751
April p	201	315	516	127,351	908	43,083	4,116	48,107	175,458
Cumulative Jan. to Apr. 2014	626	1,709	2,335	520,016	8,942	216,633	34,667	260,242	780,258
Cumulative Jan. to Apr. 2013	615	1,366	1,981	407,383	5,466	180,992	49,018	235,476	642,859
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
March r	25	113	138	23,477	645	27,139	13,632	41,416	64,893
April p	33	87	120	23,108	3	12,167	2,163	14,333	37,441
Cumulative Jan. to Apr. 2014	129	953	1,082	174,922	2,618	50,304	48,468	101,390	276,312
Cumulative Jan. to Apr. 2013	107	489	596	102,796	939	54,654	6,368	61,961	164,757
<b>Peterborough, Ontario</b>									
March r	9	0	9	3,343	121	1,254	185	1,560	4,903
April p	24	2	26	5,125	0	2,756	1,000	3,756	8,881
Cumulative Jan. to Apr. 2014	47	13	60	16,245	1,084	5,272	1,335	7,691	23,936
Cumulative Jan. to Apr. 2013	88	41	129	35,133	548	3,123	6,460	10,131	45,264
<b>Québec, Quebec</b>									
March r	97	589	686	108,057	10,668	46,160	13,475	70,303	178,360
April p	92	365	457	83,714	5,973	46,675	6,893	59,541	143,255
Cumulative Jan. to Apr. 2014	386	1,754	2,140	386,756	17,853	132,526	34,109	184,488	571,244
Cumulative Jan. to Apr. 2013	357	1,298	1,655	309,823	30,762	97,894	26,497	155,153	464,976

See notes at the end of the table.

Table 6 – continued

**Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2014**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Regina, Saskatchewan</b>									
March r	71	94	165	29,664	830	8,458	783	10,071	39,735
April p	49	144	193	31,325	1,843	12,225	13,943	28,011	59,336
Cumulative Jan. to Apr. 2014	319	355	674	120,907	3,211	80,039	16,118	99,368	220,275
Cumulative Jan. to Apr. 2013	443	650	1,093	174,876	11,491	43,131	22,715	77,337	252,213
<b>Saguenay, Quebec</b>									
March r	29	8	37	11,582	593	7,810	8,238	16,641	28,223
April p	44	61	105	20,678	722	2,391	352	3,465	24,143
Cumulative Jan. to Apr. 2014	129	133	262	58,759	3,335	14,540	19,092	36,967	95,726
Cumulative Jan. to Apr. 2013	154	146	300	61,140	2,075	9,418	8,489	19,982	81,122
<b>Saint John, New Brunswick</b>									
March r	11	1	12	2,773	14,679	10,459	123	25,261	28,034
April p	18	4	22	4,598	142	2,329	366	2,837	7,435
Cumulative Jan. to Apr. 2014	79	13	92	30,411	15,079	30,299	1,635	47,013	77,424
Cumulative Jan. to Apr. 2013	90	29	119	30,459	417	5,995	13,826	20,238	50,697
<b>Saskatoon, Saskatchewan</b>									
March r	155	220	375	74,768	1,231	22,888	1,290	25,409	100,177
April p	153	162	315	68,226	2,461	17,810	650	20,921	89,147
Cumulative Jan. to Apr. 2014	579	591	1,170	251,099	7,282	76,452	18,143	101,877	352,976
Cumulative Jan. to Apr. 2013	515	601	1,116	242,612	46,933	88,094	65,822	200,849	443,461
<b>Sherbrooke, Quebec</b>									
March r	62	49	111	20,881	396	2,906	1,881	5,183	26,064
April p	47	29	76	17,662	308	8,805	1,413	10,526	28,188
Cumulative Jan. to Apr. 2014	201	243	444	84,674	1,782	18,179	17,299	37,260	121,934
Cumulative Jan. to Apr. 2013	262	332	594	106,236	25,232	35,754	58,229	119,215	225,451
<b>St. Catharines-Niagara, Ontario</b>									
March r	60	17	77	23,663	2,100	13,635	2,004	17,739	41,402
April p	54	66	120	32,971	3,955	6,067	2,217	12,239	45,210
Cumulative Jan. to Apr. 2014	217	151	368	104,710	14,800	54,694	9,292	78,786	183,496
Cumulative Jan. to Apr. 2013	212	192	404	98,996	19,147	55,459	66,328	140,934	239,930
<b>St. John's, Newfoundland and Labrador</b>									
March r	43	30	73	15,729	300	8,236	59	8,595	24,324
April p	54	41	95	23,313	200	17,078	50	17,328	40,641
Cumulative Jan. to Apr. 2014	204	205	409	90,079	37,454	40,642	8,635	86,731	176,810
Cumulative Jan. to Apr. 2013	308	165	473	121,985	2,423	28,407	7,160	37,990	159,975
<b>Thunder Bay, Ontario</b>									
March r	6	0	6	1,838	0	2,881	500	3,381	5,219
April p	17	10	27	4,988	1,363	5,565	90	7,018	12,006
Cumulative Jan. to Apr. 2014	28	66	94	19,469	2,288	12,913	1,956	17,157	36,626
Cumulative Jan. to Apr. 2013	43	21	64	19,161	1,214	15,210	2,537	18,961	38,122
<b>Toronto, Ontario</b>									
March r	638	2,148	2,786	704,385	50,692	238,618	38,519	327,829	1,032,214
April p	888	1,563	2,451	698,828	56,408	238,160	67,615	362,183	1,061,011
Cumulative Jan. to Apr. 2014	3,357	7,042	10,399	2,930,437	178,599	1,227,167	179,278	1,585,044	4,515,481
Cumulative Jan. to Apr. 2013	3,146	7,382	10,528	2,708,541	254,296	1,019,643	325,516	1,599,455	4,307,996
<b>Trois-Rivières, Quebec</b>									
March r	26	31	57	12,675	10,850	3,391	2,659	16,900	29,575
April p	19	30	49	19,165	690	3,772	197	4,659	23,824
Cumulative Jan. to Apr. 2014	60	175	235	60,186	12,737	21,145	4,535	38,417	98,603
Cumulative Jan. to Apr. 2013	88	175	263	61,720	2,607	34,275	10,083	46,965	108,685

See notes at the end of the table.

Table 6 – continued

**Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2014**

	Number of dwelling units			Estimated value of construction					
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Vancouver, British Columbia</b>									
March r	216	1,202	1,418	342,368	22,273	85,977	50,840	159,090	501,458
April p	228	750	978	281,596	11,666	75,770	5,156	92,592	374,188
Cumulative Jan. to Apr. 2014	933	4,796	5,729	1,427,544	42,511	434,570	109,187	586,268	2,013,812
Cumulative Jan. to Apr. 2013	981	5,871	6,852	1,614,965	54,528	316,642	104,405	475,575	2,090,540
<b>Victoria, British Columbia</b>									
March r	50	138	188	34,689	632	15,528	24,718	40,878	75,567
April p	45	23	68	27,276	436	7,319	794	8,549	35,825
Cumulative Jan. to Apr. 2014	180	216	396	106,342	2,465	35,927	65,446	103,838	210,180
Cumulative Jan. to Apr. 2013	173	293	466	117,228	4,320	41,629	75,182	121,131	238,359
<b>Windsor, Ontario</b>									
March r	43	21	64	21,589	536	1,185	6,712	8,433	30,022
April p	56	36	92	24,539	6,027	5,804	10,365	22,196	46,735
Cumulative Jan. to Apr. 2014	165	61	226	67,242	6,959	30,226	22,235	59,420	126,662
Cumulative Jan. to Apr. 2013	190	47	237	72,595	1,927	16,318	5,479	23,724	96,319
<b>Winnipeg, Manitoba</b>									
March r	172	78	250	71,354	3,386	16,146	10,564	30,096	101,450
April p	163	241	404	84,957	5,656	29,834	9,044	44,534	129,491
Cumulative Jan. to Apr. 2014	692	701	1,393	304,602	11,770	114,578	35,796	162,144	466,746
Cumulative Jan. to Apr. 2013	742	739	1,481	335,237	13,346	115,831	28,274	157,451	492,688

1. Included in this category are the following types of dwellings: single-detached, mobile home and cottage.



**Table 7**  
**Dwelling units, provinces and territories, unadjusted, 2014**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
<b>Canada</b>							
March r	5,553	9	876	1,883	7,114	796	16,231
April p	6,737	17	1,176	1,866	5,591	1,126	16,513
Cumulative Jan. to Apr. 2014	20,299	46	3,569	6,624	25,527	3,149	59,214
Cumulative Jan. to Apr. 2013	21,635	69	3,203	6,376	25,129	2,744	59,156
<b>Newfoundland and Labrador</b>							
March r	49	0	2	0	11	21	83
April p	152	0	4	0	38	8	202
Cumulative Jan. to Apr. 2014	264	0	6	9	190	38	507
Cumulative Jan. to Apr. 2013	413	0	4	30	182	32	661
<b>Prince Edward Island</b>							
March r	9	0	4	0	0	1	14
April p	28	2	4	0	26	2	62
Cumulative Jan. to Apr. 2014	54	2	10	0	47	4	117
Cumulative Jan. to Apr. 2013	85	2	8	4	58	3	160
<b>Nova Scotia</b>							
March r	75	1	16	0	178	82	352
April p	117	1	12	0	293	24	447
Cumulative Jan. to Apr. 2014	300	10	36	11	608	126	1,091
Cumulative Jan. to Apr. 2013	492	12	52	43	670	44	1,313
<b>New Brunswick</b>							
March r	38	1	21	0	16	6	82
April p	95	4	34	3	43	5	184
Cumulative Jan. to Apr. 2014	186	6	55	37	113	16	413
Cumulative Jan. to Apr. 2013	272	7	24	30	432	34	799
<b>Quebec</b>							
March r	1,105	5	300	152	2,363	314	4,239
April p	1,328	3	286	169	1,506	699	3,991
Cumulative Jan. to Apr. 2014	3,394	15	1,057	622	7,104	1,442	13,634
Cumulative Jan. to Apr. 2013	3,973	33	947	422	6,286	886	12,547
<b>Ontario</b>							
March r	1,753	2	132	978	1,993	142	5,000
April p	2,405	4	300	965	1,559	126	5,359
Cumulative Jan. to Apr. 2014	6,843	9	723	3,296	7,169	528	18,568
Cumulative Jan. to Apr. 2013	6,779	12	825	3,065	6,906	1,030	18,617
<b>Manitoba</b>							
March r	243	0	26	28	76	1	374
April p	296	1	20	20	93	139	569
Cumulative Jan. to Apr. 2014	931	2	78	101	481	158	1,751
Cumulative Jan. to Apr. 2013	1,066	2	30	192	681	77	2,048
<b>Saskatchewan</b>							
March r	314	0	46	74	190	35	659
April p	307	1	41	8	254	39	650
Cumulative Jan. to Apr. 2014	1,002	1	145	82	677	145	2,052
Cumulative Jan. to Apr. 2013	1,112	0	76	360	1,095	71	2,714
<b>Alberta</b>							
March r	1,360	0	303	247	1,099	96	3,105
April p	1,422	1	382	426	1,070	36	3,337
Cumulative Jan. to Apr. 2014	5,263	1	1,295	1,445	4,615	268	12,887
Cumulative Jan. to Apr. 2013	5,471	1	1,051	1,142	3,159	242	11,066
<b>British Columbia</b>							
March r	596	0	26	404	1,188	96	2,310
April p	578	0	93	270	709	47	1,697
Cumulative Jan. to Apr. 2014	2,034	0	164	1,010	4,503	420	8,131
Cumulative Jan. to Apr. 2013	1,953	0	184	1,064	5,597	312	9,110

Table 7 – continued

**Dwelling units, provinces and territories, unadjusted, 2014**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
<b>Yukon</b>							
March r	5	0	0	0	0	2	7
April p	6	0	0	5	0	1	12
Cumulative Jan. to Apr. 2014	18	0	0	5	10	4	37
Cumulative Jan. to Apr. 2013	13	0	0	12	14	13	52
<b>Northwest Territories</b>							
March r	5	0	0	0	0	0	5
April p	3	0	0	0	0	0	3
Cumulative Jan. to Apr. 2014	8	0	0	0	0	0	8
Cumulative Jan. to Apr. 2013	5	0	0	0	6	0	11
<b>Nunavut</b>							
March r	1	0	0	0	0	0	1
April p	0	0	0	0	0	0	0
Cumulative Jan. to Apr. 2014	2	0	0	6	10	0	18
Cumulative Jan. to Apr. 2013	1	0	2	12	43	0	58

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	11	0	0	0	76	1	88
Barrie, Ontario	65	0	0	5	0	1	71
Brantford, Ontario	21	0	0	4	24	1	50
Calgary, Alberta	565	0	103	108	354	2	1,132
Edmonton, Alberta	474	0	254	230	339	26	1,323
Greater Sudbury, Ontario	20	0	2	0	0	1	23
Guelph, Ontario	17	0	4	0	0	10	31
Halifax, Nova Scotia	45	0	4	0	223	17	289
Hamilton, Ontario	106	0	8	132	47	1	294
Kelowna, British Columbia	39	0	0	6	14	3	62
Kingston, Ontario	33	0	4	5	62	0	104
Kitchener-Cambridge-Waterloo, Ontario	56	0	2	91	8	7	164
London, Ontario	103	0	4	29	280	0	416
Moncton, New Brunswick	18	0	34	0	29	1	82
Montréal, Quebec	342	0	48	139	797	547	1,873
Oshawa, Ontario	89	0	8	31	0	6	134
Ottawa-Gatineau, Ontario/Quebec	257	0	69	214	84	35	659
Ottawa-Gatineau, Ontario part, Ontario/Quebec	210	0	30	213	42	30	525
Ottawa-Gatineau, Quebec part, Ontario/Quebec	47	0	39	1	42	5	134
Peterborough, Ontario	25	0	0	0	0	2	27
Québec, Quebec	130	0	51	14	219	81	495
Regina, Saskatchewan	53	0	16	0	126	2	197
Saguenay, Quebec	62	0	0	0	52	9	123
Saint John, New Brunswick	23	0	0	3	0	1	27
Saskatoon, Saskatchewan	166	0	15	8	106	33	328
Sherbrooke, Quebec	66	0	5	0	19	5	95
St. Catharines-Niagara, Ontario	56	0	13	48	0	5	122
St. John's, Newfoundland and Labrador	78	0	4	0	34	3	119
Thunder Bay, Ontario	18	0	0	0	10	0	28
Toronto, Ontario	925	0	185	308	1,027	43	2,488
Trois-Rivières, Quebec	27	0	4	0	22	4	57
Vancouver, British Columbia	232	0	65	171	498	16	982
Victoria, British Columbia	44	0	2	10	8	5	69
Windsor, Ontario	58	0	12	18	6	0	94
Winnipeg, Manitoba	171	0	20	20	63	138	412

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	51	0	0	0	152	3	206
Barrie, Ontario	179	0	0	5	0	2	186
Brantford, Ontario	65	0	0	12	24	6	107
Calgary, Alberta	2,128	0	393	608	1,374	6	4,509
Edmonton, Alberta	1,882	0	844	661	2,164	104	5,655
Greater Sudbury, Ontario	27	0	4	0	0	3	34
Guelph, Ontario	61	0	10	59	17	53	200
Halifax, Nova Scotia	119	0	10	11	465	103	708
Hamilton, Ontario	374	0	16	445	184	4	1,023
Kelowna, British Columbia	137	0	0	71	70	18	296
Kingston, Ontario	77	0	8	21	66	7	179
Kitchener-Cambridge-Waterloo, Ontario	166	0	2	223	350	42	783
London, Ontario	294	0	11	85	292	7	689
Moncton, New Brunswick	35	0	47	16	45	4	147
Montréal, Quebec	946	0	267	303	4,174	917	6,607
Oshawa, Ontario	326	0	52	127	0	15	520
Ottawa-Gatineau, Ontario/Quebec	684	0	270	808	1,340	78	3,180
Ottawa-Gatineau, Ontario part, Ontario/Quebec	565	0	82	589	975	63	2,274
Ottawa-Gatineau, Quebec part, Ontario/Quebec	119	0	188	219	365	15	906
Peterborough, Ontario	43	0	0	11	0	2	56
Québec, Quebec	375	1	183	20	1,287	154	2,020
Regina, Saskatchewan	263	0	88	4	245	18	618
Saguenay, Quebec	134	0	2	0	99	19	254
Saint John, New Brunswick	40	1	0	11	0	2	54
Saskatoon, Saskatchewan	518	0	43	78	348	122	1,109
Sherbrooke, Quebec	199	0	58	25	104	26	412
St. Catharines-Niagara, Ontario	186	0	35	101	0	15	337
St. John's, Newfoundland and Labrador	150	0	4	9	161	31	355
Thunder Bay, Ontario	28	0	0	0	66	0	94
Toronto, Ontario	2,959	0	399	1,437	4,974	232	10,001
Trois-Rivières, Quebec	68	0	21	0	123	10	222
Vancouver, British Columbia	848	0	94	737	3,728	240	5,647
Victoria, British Columbia	164	0	6	33	122	57	382
Windsor, Ontario	148	0	26	22	10	3	209
Winnipeg, Manitoba	657	0	68	101	376	156	1,358

**Table 10**  
**Value of residential and non-residential building permits, provinces and territories, unadjusted, 2014**

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Canada</b>					
March r	3,584,349	305,382	1,506,262	483,164	5,879,157
April p	4,116,262	360,581	1,203,149	670,454	6,350,446
Cumulative Jan. to Apr. 2014	13,772,881	1,153,478	5,211,330	2,298,749	22,436,438
Cumulative Jan. to Apr. 2013	13,569,624	1,505,676	5,093,303	2,394,461	22,563,064
<b>Newfoundland and Labrador</b>					
March r	17,443	920	11,493	59	29,915
April p	47,984	700	18,474	62	67,220
Cumulative Jan. to Apr. 2014	103,194	39,757	47,225	8,706	198,882
Cumulative Jan. to Apr. 2013	147,696	25,660	39,956	10,980	224,292
<b>Prince Edward Island</b>					
March r	3,254	1,846	7,776	50	12,926
April p	10,696	1,278	2,012	0	13,986
Cumulative Jan. to Apr. 2014	19,592	4,010	25,181	4,178	52,961
Cumulative Jan. to Apr. 2013	25,274	1,035	22,469	7,268	56,046
<b>Nova Scotia</b>					
March r	47,179	8,129	24,905	5,727	85,940
April p	84,928	6,670	19,605	26,227	137,430
Cumulative Jan. to Apr. 2014	188,289	16,955	71,590	36,220	313,054
Cumulative Jan. to Apr. 2013	240,488	10,745	69,497	24,753	345,483
<b>New Brunswick</b>					
March r	13,986	15,527	15,290	4,898	49,701
April p	33,581	422	9,016	5,800	48,819
Cumulative Jan. to Apr. 2014	68,183	18,141	57,905	20,449	164,678
Cumulative Jan. to Apr. 2013	99,057	4,263	66,274	154,739	324,333
<b>Quebec</b>					
March r	752,344	68,851	207,264	126,840	1,155,299
April p	856,656	74,179	208,017	226,850	1,365,702
Cumulative Jan. to Apr. 2014	2,617,422	221,894	723,085	500,112	4,062,513
Cumulative Jan. to Apr. 2013	2,581,218	292,418	833,881	310,765	4,018,282
<b>Ontario</b>					
March r	1,237,776	98,095	641,638	122,376	2,099,885
April p	1,503,092	173,275	360,473	216,675	2,253,515
Cumulative Jan. to Apr. 2014	4,905,864	443,959	1,975,744	899,358	8,224,925
Cumulative Jan. to Apr. 2013	4,655,033	571,813	1,683,908	727,909	7,638,663
<b>Manitoba</b>					
March r	93,760	5,706	23,582	13,379	136,427
April p	123,027	10,553	44,253	13,848	191,681
Cumulative Jan. to Apr. 2014	377,067	21,310	155,002	53,473	606,852
Cumulative Jan. to Apr. 2013	442,513	19,398	134,092	35,814	631,817
<b>Saskatchewan</b>					
March r	128,173	2,586	45,740	14,548	191,047
April p	142,539	11,798	45,912	65,945	266,194
Cumulative Jan. to Apr. 2014	416,615	20,666	225,424	98,103	760,808
Cumulative Jan. to Apr. 2013	508,046	70,195	190,837	98,206	867,284
<b>Alberta</b>					
March r	744,198	58,723	387,700	67,187	1,257,808
April p	833,296	52,091	358,316	71,349	1,315,052
Cumulative Jan. to Apr. 2014	3,050,572	246,829	1,298,995	384,536	4,980,932
Cumulative Jan. to Apr. 2013	2,719,650	379,080	1,521,165	714,379	5,334,274
<b>British Columbia</b>					
March r	543,617	36,547	140,553	128,014	848,731
April p	476,176	27,727	136,638	43,421	683,962
Cumulative Jan. to Apr. 2014	2,010,777	109,599	622,665	292,077	3,035,118
Cumulative Jan. to Apr. 2013	2,122,217	130,993	514,993	246,823	3,015,026

Table 10 – continued

**Value of residential and non-residential building permits, provinces and territories, unadjusted, 2014**

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Yukon</b>					
March r	1,191	4,425	290	86	5,992
April p	2,367	184	234	205	2,990
Cumulative Jan. to Apr. 2014	5,932	4,609	2,947	1,419	14,907
Cumulative Jan. to Apr. 2013	7,162	46	4,995	134	12,337
<b>Northwest Territories</b>					
March r	1,228	27	31	0	1,286
April p	1,920	1,704	199	72	3,895
Cumulative Jan. to Apr. 2014	3,324	1,749	3,167	118	8,358
Cumulative Jan. to Apr. 2013	3,140	20	9,936	51,091	64,187
<b>Nunavut</b>					
March r	200	4,000	0	0	4,200
April p	0	0	0	0	0
Cumulative Jan. to Apr. 2014	6,050	4,000	2,400	0	12,450
Cumulative Jan. to Apr. 2013	18,130	10	1,300	11,600	31,040

**Table 11**  
**Value of residential and non-residential building permits, census metropolitan areas, unadjusted, April 2014**

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	14,652	1,093	0	3,593	19,338
Barrie, Ontario	21,329	4,155	1,926	3,597	31,007
Brantford, Ontario	9,718	1,020	195	736	11,669
Calgary, Alberta	325,982	6,853	212,635	59,254	604,724
Edmonton, Alberta	321,084	10,942	120,427	9,963	462,416
Greater Sudbury, Ontario	6,613	864	2,561	1,739	11,777
Guelph, Ontario	9,476	846	5,130	1,070	16,522
Halifax, Nova Scotia	52,224	482	9,559	19,360	81,625
Hamilton, Ontario	81,325	8,104	12,969	42,346	144,744
Kelowna, British Columbia	21,001	2,000	9,837	4,545	37,383
Kingston, Ontario	14,818	143	1,039	3,288	19,288
Kitchener-Cambridge-Waterloo, Ontario	40,786	19,903	15,967	8,711	85,367
London, Ontario	99,343	7,809	14,981	9,554	131,687
Moncton, New Brunswick	12,428	50	1,609	217	14,304
Montréal, Quebec	366,114	39,911	75,379	94,945	576,349
Oshawa, Ontario	45,522	5	5,299	26,805	77,631
Ottawa-Gatineau, Ontario/Quebec	162,518	911	48,263	6,523	218,215
Ottawa-Gatineau, Ontario part, Ontario/Quebec	134,040	908	38,447	4,116	177,511
Ottawa-Gatineau, Quebec part, Ontario/Quebec	28,478	3	9,816	2,407	40,704
Peterborough, Ontario	5,616	0	2,459	1,000	9,075
Québec, Quebec	98,389	5,973	37,657	7,669	149,688
Regina, Saskatchewan	32,451	1,843	12,225	13,943	60,462
Saguenay, Quebec	25,806	722	1,929	392	28,849
Saint John, New Brunswick	6,200	142	2,329	366	9,037
Saskatoon, Saskatchewan	72,241	2,461	17,810	650	93,162
Sherbrooke, Quebec	23,202	308	7,104	1,572	32,186
St. Catharines-Niagara, Ontario	34,895	3,955	5,414	2,217	46,481
St. John's, Newfoundland and Labrador	29,654	200	17,078	50	46,982
Thunder Bay, Ontario	5,380	1,363	4,966	90	11,799
Toronto, Ontario	735,615	56,408	212,532	67,615	1,072,170
Trois-Rivières, Quebec	23,929	690	3,043	219	27,881
Vancouver, British Columbia	282,548	11,666	75,770	5,156	375,140
Victoria, British Columbia	27,430	436	7,319	794	35,979
Windsor, Ontario	26,244	6,027	5,179	10,365	47,815
Winnipeg, Manitoba	83,225	5,656	29,834	9,044	127,759

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	37,997	16,611	4,754	10,716	70,078
Barrie, Ontario	56,042	4,786	12,474	12,313	85,615
Brantford, Ontario	21,329	1,660	3,927	2,536	29,452
Calgary, Alberta	1,241,050	30,276	582,298	126,365	1,979,989
Edmonton, Alberta	1,261,489	50,458	377,355	97,705	1,787,007
Greater Sudbury, Ontario	12,702	4,433	11,310	33,256	61,701
Guelph, Ontario	41,561	2,243	18,696	13,772	76,272
Halifax, Nova Scotia	112,830	8,493	40,272	23,239	184,834
Hamilton, Ontario	275,383	12,502	114,346	52,653	454,884
Kelowna, British Columbia	90,377	4,812	19,979	11,289	126,457
Kingston, Ontario	31,076	1,782	52,432	256,170	341,460
Kitchener-Cambridge-Waterloo, Ontario	178,810	33,421	60,722	27,778	300,731
London, Ontario	187,052	20,923	31,309	32,377	271,661
Moncton, New Brunswick	20,767	1,594	13,179	1,095	36,635
Montréal, Quebec	1,260,584	79,294	369,020	242,154	1,951,052
Oshawa, Ontario	169,027	4,421	166,455	29,277	369,180
Ottawa-Gatineau, Ontario/Quebec	628,089	11,560	233,022	67,904	940,575
Ottawa-Gatineau, Ontario part, Ontario/Quebec	492,734	8,942	191,771	34,667	728,114
Ottawa-Gatineau, Quebec part, Ontario/Quebec	135,355	2,618	41,251	33,237	212,461
Peterborough, Ontario	14,345	1,084	4,790	1,335	21,554
Québec, Quebec	338,682	17,853	106,775	27,789	491,099
Regina, Saskatchewan	105,587	3,211	80,039	16,118	204,955
Saguenay, Quebec	55,592	3,335	11,675	15,878	86,480
Saint John, New Brunswick	12,230	15,079	30,299	1,635	59,243
Saskatoon, Saskatchewan	225,336	7,282	76,452	18,143	327,213
Sherbrooke, Quebec	75,081	1,782	14,406	10,627	101,896
St. Catharines-Niagara, Ontario	93,822	14,800	49,071	9,292	166,985
St. John's, Newfoundland and Labrador	72,609	37,454	40,642	8,635	159,340
Thunder Bay, Ontario	19,128	2,288	11,618	1,956	34,990
Toronto, Ontario	2,724,637	178,599	1,065,442	179,278	4,147,956
Trois-Rivières, Quebec	57,323	12,737	15,692	3,680	89,432
Vancouver, British Columbia	1,371,891	42,511	434,570	109,187	1,958,159
Victoria, British Columbia	98,436	2,465	35,927	65,446	202,274
Windsor, Ontario	61,929	6,959	25,727	22,235	116,850
Winnipeg, Manitoba	285,553	11,770	114,578	35,796	447,697



**Table 13**  
**Value of non-residential building permits, by type of building, provinces and territories, unadjusted, April 2014**

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>2,234,184</b>	<b>19,236</b>	<b>3,290</b>	<b>52,502</b>	<b>15,238</b>	<b>509,046</b>	<b>750,423</b>
<b>Industrial</b>	<b>360,581</b>	<b>700</b>	<b>1,278</b>	<b>6,670</b>	<b>422</b>	<b>74,179</b>	<b>173,275</b>
Factories, plants	155,183	0	0	1,866	0	39,029	70,462
Transportation, utilities	93,267	500	265	350	0	10,189	49,329
Mining and agriculture	48,293	0	850	2,897	0	11,199	24,273
Minor industrial projects, new and improvements <sup>1</sup>	63,838	200	163	1,557	422	13,762	29,211
<b>Commercial</b>	<b>1,203,149</b>	<b>18,474</b>	<b>2,012</b>	<b>19,605</b>	<b>9,016</b>	<b>208,017</b>	<b>360,473</b>
Trade and services	304,766	9,567	815	11,328	3,589	85,610	102,378
Warehouses	126,082	0	500	569	0	3,310	24,052
Service stations	35,890	0	0	365	0	4,885	9,538
Office buildings	369,454	6,578	0	1,927	1,031	35,683	93,059
Recreation	51,167	0	0	356	322	20,691	15,378
Hotels, restaurants	138,627	825	0	1,453	310	23,956	53,416
Laboratories	17,723	0	0	0	0	3,597	400
Minor commercial projects, new and improvements <sup>1</sup>	159,440	1,504	697	3,607	3,764	30,285	62,252
<b>Institutional and governmental</b>	<b>670,454</b>	<b>62</b>	<b>0</b>	<b>26,227</b>	<b>5,800</b>	<b>226,850</b>	<b>216,675</b>
Schools, education	308,060	0	0	22,497	3,616	85,754	156,094
Hospitals, medical	89,901	0	0	2,950	997	6,943	16,789
Welfare, home	100,719	0	0	0	0	25,937	7,905
Churches, religion	14,105	0	0	0	0	2,332	4,916
Government buildings	128,040	0	0	0	0	98,633	17,543
Minor institutional and governmental projects, new and improvements <sup>1</sup>	29,629	62	0	780	1,187	7,251	13,428
thousands of dollars							
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
<b>Total non-residential</b>	<b>68,654</b>	<b>123,655</b>	<b>481,756</b>	<b>207,786</b>	<b>623</b>	<b>1,975</b>	<b>0</b>
<b>Industrial</b>	<b>10,553</b>	<b>11,798</b>	<b>52,091</b>	<b>27,727</b>	<b>184</b>	<b>1,704</b>	<b>0</b>
Factories, plants	4,095	8,580	22,044	7,406	0	1,701	0
Transportation, utilities	710	1,200	17,507	13,217	0	0	0
Mining and agriculture	3,584	0	4,667	823	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	2,164	2,018	7,873	6,281	184	3	0
<b>Commercial</b>	<b>44,253</b>	<b>45,912</b>	<b>358,316</b>	<b>136,638</b>	<b>234</b>	<b>199</b>	<b>0</b>
Trade and services	5,200	4,750	49,257	32,272	0	0	0
Warehouses	4,875	8,435	62,533	21,808	0	0	0
Service stations	400	11,356	2,174	7,172	0	0	0
Office buildings	23,581	13,261	169,539	24,795	0	0	0
Recreation	3,000	2,959	3,074	5,387	0	0	0
Hotels, restaurants	2,940	1,950	31,330	22,447	0	0	0
Laboratories	0	0	13,726	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	4,257	3,201	26,683	22,757	234	199	0
<b>Institutional and governmental</b>	<b>13,848</b>	<b>65,945</b>	<b>71,349</b>	<b>43,421</b>	<b>205</b>	<b>72</b>	<b>0</b>
Schools, education	1,795	13,780	5,055	19,469	0	0	0
Hospitals, medical	1,200	49,000	4,148	7,874	0	0	0
Welfare, home	8,720	468	51,189	6,500	0	0	0
Churches, religion	1,700	537	4,620	0	0	0	0
Government buildings	0	1,589	2,253	8,022	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	433	571	4,084	1,556	205	72	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 the Canada Mortgage and Housing Corporation (CMHC) as a reference base for conducting a monthly survey of housing starts and completions in accordance with its mandate. The statistics on building permits are also essential for the computation of capital expenditures. Furthermore, since the issuance of a building permit is one of the first steps in the construction process, these statistics are widely used as a leading indicator of building activity.

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

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

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

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

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

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

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

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

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

### Revisions due to the correction of coding errors

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

### Revisions due to the addition of late reports

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

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

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

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

## Concepts and variables measured

---

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>