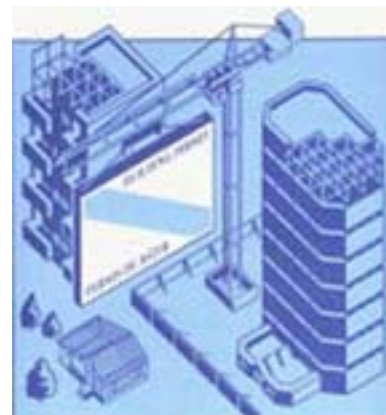


Catalogue no. 64-001-X

# Building Permits

November 2014



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

# Building Permits

November 2014

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## Symbols

The following standard symbols are used in Statistics Canada publications:

- . not available for any reference period
- .. not available for a specific reference period
- ... not applicable
- 0 true zero or a value rounded to zero
- 0<sup>s</sup> value rounded to 0 (zero) where there is a meaningful distinction between true zero and the value that was rounded
- P preliminary
- r revised
- x suppressed to meet the confidentiality requirements of the *Statistics Act*
- E use with caution
- F too unreliable to be published
- \* significantly different from reference category ( $p < 0.05$ )

## Acknowledgements

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Ottawa, Ontario K1A 0T6  
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## Highlights

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Municipalities issued building permits worth \$6.6 billion in November, down 13.8% from October, following two consecutive monthly increases. Widespread declines in both the non-residential and residential sectors in several provinces were responsible for the decrease in November.

## Analysis – November 2014

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Municipalities issued building permits worth \$6.6 billion in November, down 13.8% from October, following two consecutive monthly increases. Widespread declines in both the non-residential and residential sectors in several provinces were responsible for the decrease in November.

The total value of building permits was down in seven provinces in November. Following a strong increase the previous month, British Columbia posted the largest decline, followed by Alberta, with Quebec a distant third.

The value of building permits for the first 11 months of 2014 totalled \$77.9 billion, up 4.8% from the same period in 2013. The gain was fuelled by increases in both the non-residential (+6.1%) and residential (+3.9%) sectors.

Following two consecutive monthly gains, construction intentions in the non-residential sector fell 29.2% to \$2.2 billion in November. Declines were recorded in eight provinces, with British Columbia and Alberta accounting for most of the decrease. Gains occurred in Manitoba and, to a lesser extent, Prince Edward Island.

The value of residential building permits fell 3.1% to \$4.4 billion in November, as a result of lower construction intentions for both multiple and single-family dwellings.

### Non-residential sector: Declines in all three components

Construction intentions for commercial buildings decreased 25.8% to \$1.2 billion in November, marking a second consecutive monthly drop. Declines were posted in six provinces, led by British Columbia, Quebec and Alberta. Lower construction intentions for hotels and restaurants, warehouses, office buildings and retail outlets were responsible for much of the decrease at the national level. The value of commercial permits increased in four provinces, with Ontario posting the largest gain.

The value of permits for institutional buildings fell 24.9% to \$684 million in November, following two consecutive monthly increases. Declines were posted in five provinces, with British Columbia accounting for much of the decrease. Nationally, the drop was primarily the result of lower new construction intentions for medical facilities, as well as nursing homes and retirement residences.

Construction intentions for industrial buildings declined 43.1% to \$376 million in November, offsetting the increase observed the previous month and falling to their lowest level since April 2014. Lower construction intentions for manufacturing plants and utilities buildings, mainly in Ontario, Alberta and Quebec, were responsible for most of the national decrease.

### Residential sector: Decline in construction intentions for both multiple and single-family dwellings

The value of building permits for multi-family dwellings fell 3.5% to \$2.0 billion in November, after a slight increase the previous month. Decreases were recorded in six provinces, with Alberta and British Columbia accounting for much of the decline. The largest gain occurred in Ontario, with Manitoba a distant second.

The value of building permits for single-family dwellings also declined in November, down 2.6% to \$2.4 billion. Declines were posted in seven provinces, with the largest occurring in Saskatchewan and Quebec. Ontario, British Columbia and New Brunswick registered gains.

At the national level, Canadian municipalities approved the construction of 16,899 new dwellings, down 8.8% from the previous month. This decline was the result of an 11.2% decrease in the number of multi-family dwellings to 10,777 units, and a 4.1% decrease in the number of single-family dwellings to 6,122 units.



## Provinces: Largest declines in British Columbia and Alberta

The total value of building permits decreased in seven provinces, with the largest drop occurring in British Columbia, followed by Alberta. Both provinces reported large declines in non-residential and multi-family building intentions in November after posting increases the previous month. In British Columbia, the decrease in the non-residential sector was mostly due to lower construction intentions for institutional and commercial buildings, while in Alberta, reduced commercial and industrial building accounted for the decline.

Ontario recorded the most significant gain, attributable to higher construction intentions for multi-family dwellings, mainly apartment-condominium projects. An increase was also posted in Manitoba, where the value of permits was higher for multi-family dwellings and non-residential buildings.

## Lower construction intentions in most census metropolitan areas

Construction intentions were down in 24 of the 34 census metropolitan areas (CMAs). The largest decrease occurred in Vancouver, followed by Edmonton and Calgary.

The drop in Vancouver was due to lower construction intentions for commercial and institutional buildings, as well as multi-family dwellings. The decrease in Edmonton came mainly from commercial buildings, multi-family dwellings and industrial buildings, while Calgary saw a drop in construction intentions for multi-family dwellings.

The largest gain was registered in Toronto, followed by Barrie and Winnipeg. The gains in all three CMAs were in large part the result of increases in building construction intentions for multi-family dwellings.

### 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.

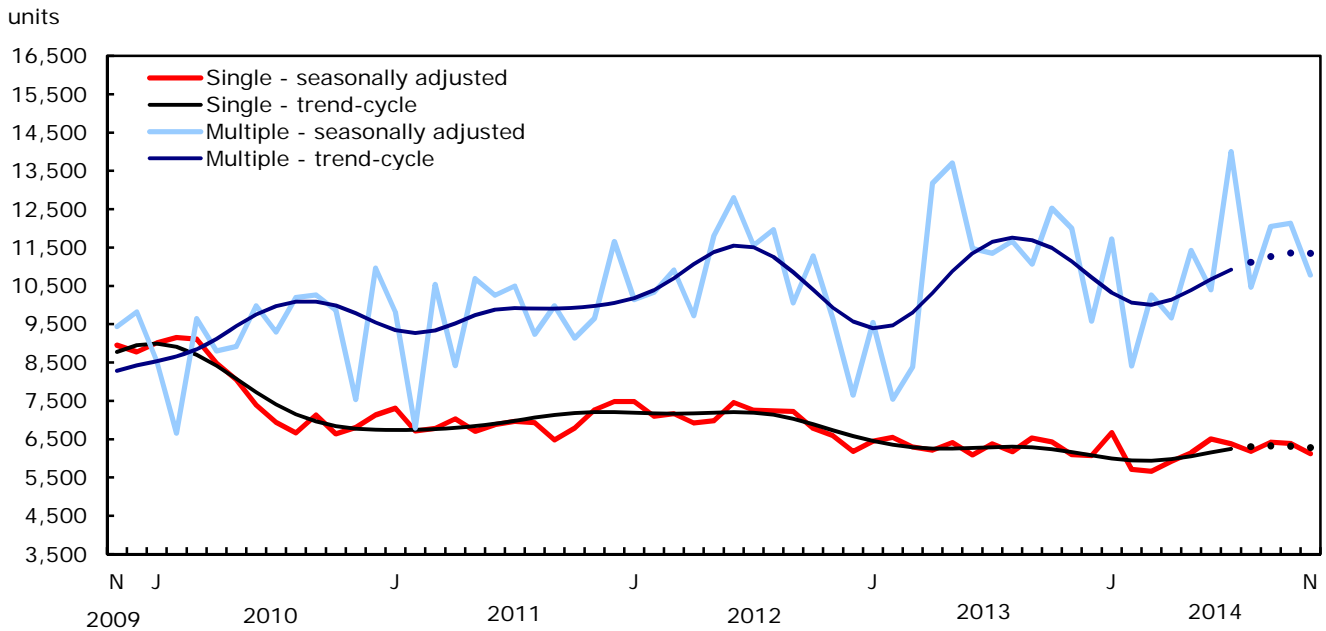
### Revision

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

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

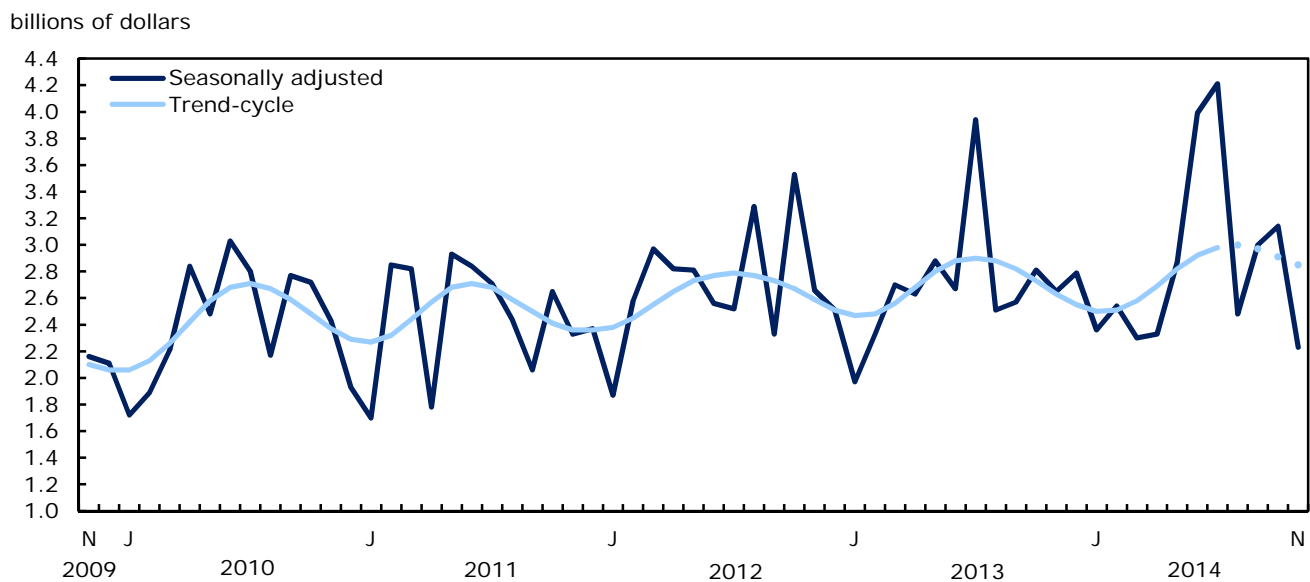


**Chart 3**  
**Number of dwelling units – Single and multiple**



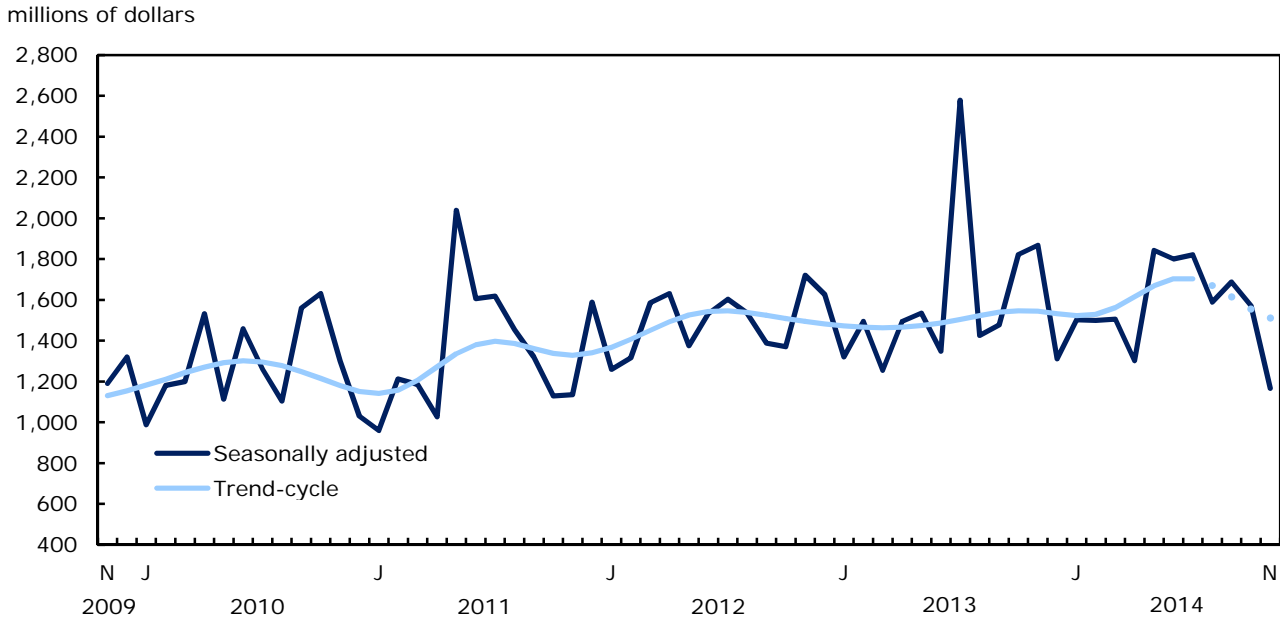
**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

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



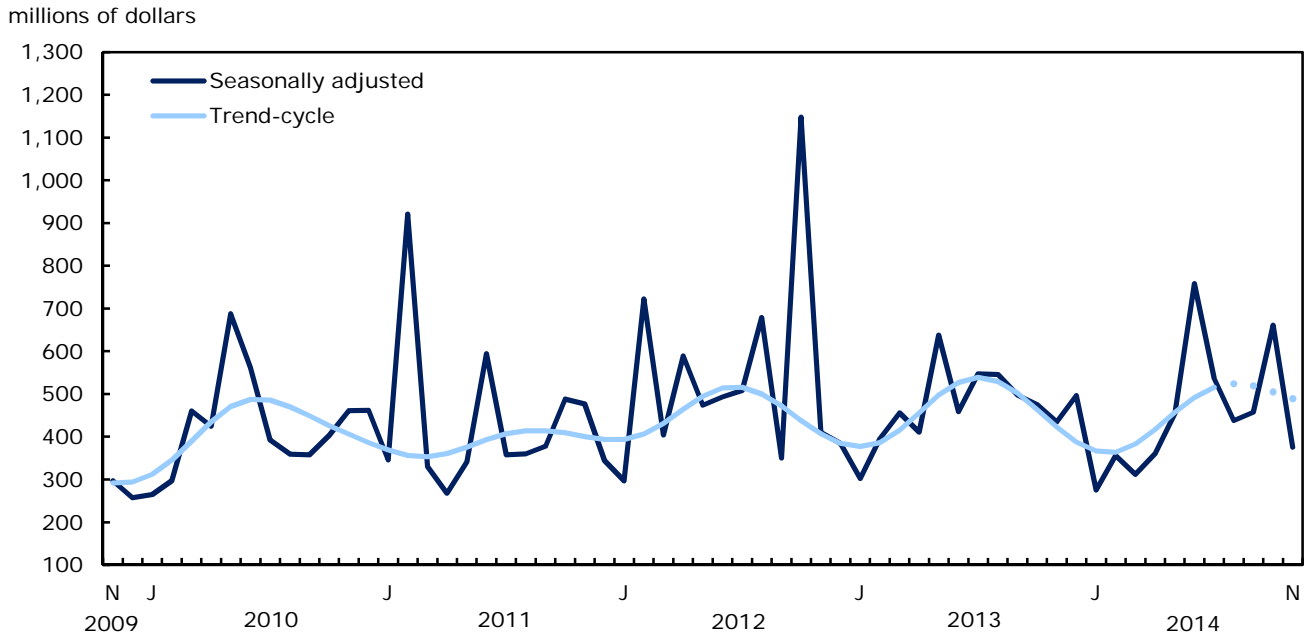
**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

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



**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.

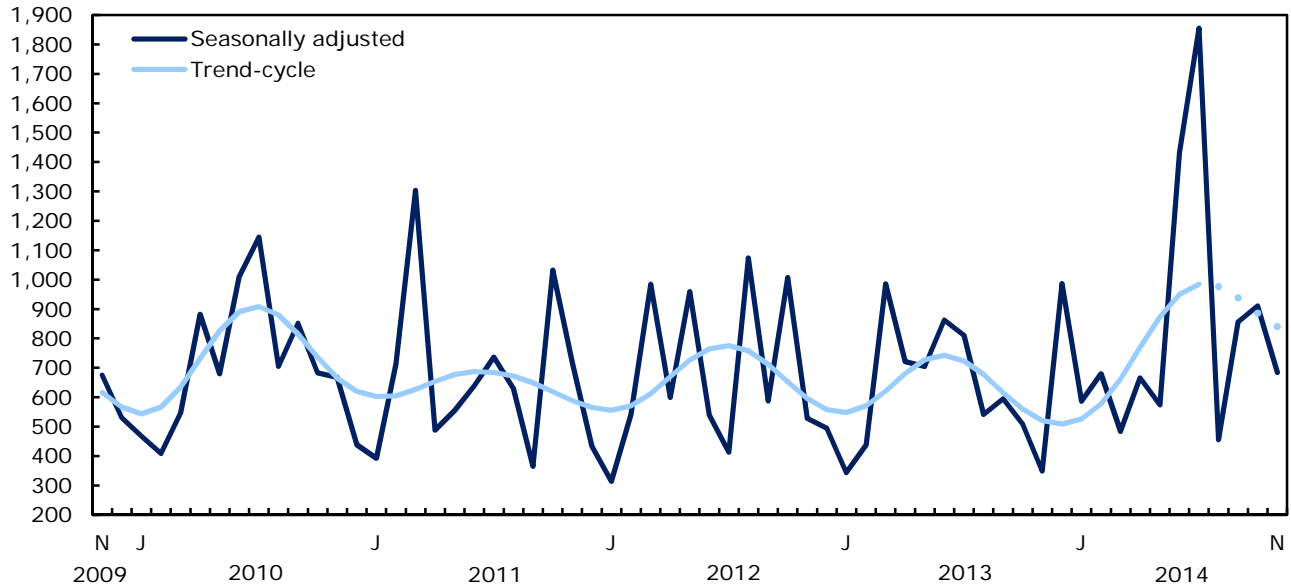
**Chart 6**  
**Value of industrial building permits**



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

**Chart 7**  
**Value of institutional and governmental building permits**

millions of dollars



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

## Related products

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### Selected publications from Statistics Canada

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

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### Selected technical and analytical products from Statistics Canada

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

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026-0001	Building permits, residential values and number of units, by type of dwelling, monthly
026-0002	Building permits, dwelling units by type of dwelling and area, monthly
026-0003	Building permits, values by activity sector, monthly
026-0004	Building permits, values by activity sector and area, monthly
026-0005	Building permits, non-residential values by type of structure, monthly
026-0006	Building permits, by type of structure and area, seasonally adjusted, monthly
026-0007	Building permits, dwelling units by type of structure and value and by activity sector, monthly
026-0008	Building permits, values by activity sector, seasonally adjusted and unadjusted, monthly
026-0010	Building permits, residential and non-residential values by type of structure for Canada and urban centres, 10,000 and over, monthly

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### Selected surveys from Statistics Canada

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2802	Building Permits Survey
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## **Selected summary tables from Statistics Canada**

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- *Value of building permits, province and territory (monthly)*
- *Value of building permits, census metropolitan area (monthly)*
- *Economic indicators, by province and territory (monthly and quarterly)*
- *Value of building permits, by province and territory*
- *Value of building permits by type*

# Statistical tables

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

	2014 November <sup>p</sup>	2014 October <sup>r</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
<b>Canada</b>	<b>6,584,613</b>	<b>7,638,688</b>	<b>-13.8</b>	<b>2.1</b>	<b>12.5</b>	<b>-27.3</b>	<b>11.6</b>	<b>16.4</b>
Newfoundland and Labrador	46,149	94,481	-51.2	2.0	-22.7	48.4	-18.8	22.0
Prince Edward Island	15,996	15,142	5.6	-15.3	10.3	40.2	-31.4	-1.5
Nova Scotia	79,543	128,864	-38.3	3.3	35.2	-9.6	-14.7	21.1
New Brunswick	54,140	70,114	-22.8	-25.7	16.9	-14.4	45.5	-5.1
Quebec	1,140,848	1,233,121	-7.5	-0.5	13.9	-47.3	-3.2	87.7
Ontario	2,720,127	2,475,409	9.9	-18.9	38.0	-32.1	17.9	7.8
Manitoba	258,154	190,372	35.6	-15.6	2.2	-47.1	98.6	-46.0
Saskatchewan	191,344	254,405	-24.8	21.6	-26.5	8.2	20.2	-18.3
Alberta	1,261,780	1,629,445	-22.6	7.9	-12.3	-0.2	0.4	13.1
British Columbia	802,804	1,501,607	-46.5	67.2	12.1	-27.8	32.1	-5.5
Yukon	11,704	41,151	-71.6	252.5	22.9	25.1	43.0	-45.5
Northwest Territories	2,024	4,460	-54.6	3.4	-7.2	20.5	-29.6	275.8
Nunavut	0	117	-100.0	-81.4	100.6	-96.9	132.9	72.4

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

	2014 November <sup>p</sup>	2014 October <sup>r</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
<b>Canada</b>	<b>2,227,710</b>	<b>3,144,482</b>	<b>-29.2</b>	<b>4.8</b>	<b>20.9</b>	<b>-41.1</b>	<b>5.6</b>	<b>39.0</b>
Newfoundland and Labrador	13,656	53,541	-74.5	36.9	-46.5	213.8	-53.9	58.8
Prince Edward Island	6,247	3,349	86.5	-42.2	-26.7	193.3	-65.7	0.2
Nova Scotia	21,293	26,335	-19.1	-65.2	70.1	37.7	33.7	-46.7
New Brunswick	21,099	38,750	-45.6	-24.9	11.4	-4.7	82.0	-20.0
Quebec	435,766	526,239	-17.2	22.6	16.0	-73.2	-3.0	210.3
Ontario	930,150	935,018	-0.5	-35.3	68.1	-23.9	4.1	5.3
Manitoba	83,895	55,738	50.5	-47.5	15.7	-69.3	227.8	-58.4
Saskatchewan	84,907	92,307	-8.0	14.7	-10.8	-28.8	36.0	-7.8
Alberta	420,516	609,334	-31.0	11.4	-20.5	-14.6	-6.3	30.9
British Columbia	200,438	768,026	-73.9	263.9	4.7	-43.1	10.5	15.0
Yukon	9,410	34,508	-72.7	466.0	19.1	30.3	18.0	-45.9
Northwest Territories	333	1,335	-75.1	-35.8	48.2	9.6	74.8	103.6
Nunavut	0	2	-100.0	-97.8	4,550.0	-99.9	414.6	...

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

	2014 November <sup>p</sup>	2014 October <sup>r</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
<b>Canada</b>	<b>4,356,903</b>	<b>4,494,206</b>	<b>-3.1</b>	<b>0.3</b>	<b>7.4</b>	<b>-15.5</b>	<b>17.3</b>	<b>0.8</b>
Newfoundland and Labrador	32,493	40,940	-20.6	-23.5	14.8	-18.8	17.6	-1.7
Prince Edward Island	9,749	11,793	-17.3	-2.5	45.3	-6.3	-1.5	-2.9
Nova Scotia	58,250	102,529	-43.2	108.9	2.8	-31.5	-27.0	78.7
New Brunswick	33,041	31,364	5.3	-26.6	24.4	-24.6	19.8	9.2
Quebec	705,082	706,882	-0.3	-12.8	12.7	5.1	-3.6	4.6
Ontario	1,789,977	1,540,391	16.2	-4.1	18.9	-36.5	26.8	9.4
Manitoba	174,259	134,634	29.4	12.7	-7.4	8.8	-0.3	-30.1
Saskatchewan	106,437	162,098	-34.3	26.0	-33.8	42.7	8.4	-24.6
Alberta	841,264	1,020,111	-17.5	6.0	-6.8	12.5	7.3	-0.6
British Columbia	602,366	733,581	-17.9	6.8	14.6	-20.7	45.4	-14.9
Yukon	2,294	6,643	-65.5	19.1	27.3	19.5	85.0	-45.0
Northwest Territories	1,691	3,125	-45.9	39.9	-31.2	25.9	-45.7	332.1
Nunavut	0	115	-100.0	-78.5	72.0	-96.2	108.0	58.4

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

	2014 November <sup>p</sup>	2014 October <sup>r</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	units		percentage change					
<b>Canada</b>	<b>202,788</b>	<b>222,288</b>	<b>-8.8</b>	<b>0.3</b>	<b>11.0</b>	<b>-18.3</b>	<b>20.6</b>	<b>-3.8</b>
Newfoundland and Labrador	1,464	2,040	-28.2	-13.7	-36.7	31.2	19.1	-14.2
Prince Edward Island	540	768	-29.7	-23.8	115.4	-17.0	0.0	-28.8
Nova Scotia	3,324	5,472	-39.3	129.1	8.7	-47.4	-32.9	117.2
New Brunswick	2,088	2,064	1.2	-44.9	63.4	-48.4	35.5	-18.5
Quebec	39,276	39,084	0.5	-20.4	27.4	1.0	-6.4	7.4
Ontario	80,556	67,668	19.0	-9.8	43.7	-47.9	42.2	2.0
Manitoba	10,812	7,284	48.4	4.1	-14.9	32.0	19.6	-58.3
Saskatchewan	6,660	8,784	-24.2	21.8	-35.2	61.2	-25.6	-2.6
Alberta	32,988	50,940	-35.2	22.3	-17.9	18.0	13.6	-3.3
British Columbia	24,684	37,752	-34.6	19.2	6.8	-20.4	42.5	-17.3
Yukon	360	288	25.0	-31.4	16.7	11.1	125.0	-50.0
Northwest Territories	36	132	-72.7	120.0	-58.3	71.4	-53.3	400.0
Nunavut	0	12	-100.0	-50.0	100.0	-96.8	40.9	29.4

**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					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Canada</b>									
October r	6,386	12,138	18,524	4,494,206	661,328	1,572,246	910,908	3,144,482	7,638,688
November P	6,122	10,777	16,899	4,356,903	376,229	1,167,070	684,411	2,227,710	6,584,613
Cumulative Jan. to Nov. 2014	68,093	121,300	189,393	46,493,053	4,983,232	17,285,854	9,183,561	31,452,647	77,945,700
Cumulative Jan. to Nov. 2013	69,596	122,440	192,036	44,765,855	5,161,513	17,618,442	6,858,277	29,638,232	74,404,087
<b>Newfoundland and Labrador</b>									
October r	117	53	170	40,940	1,850	40,152	11,539	53,541	94,481
November P	99	23	122	32,493	4,507	6,661	2,488	13,656	46,149
Cumulative Jan. to Nov. 2014	1,262	859	2,121	476,035	67,903	275,555	37,526	380,984	857,019
Cumulative Jan. to Nov. 2013	1,656	1,078	2,734	609,361	69,469	150,012	41,135	260,616	869,977
<b>Prince Edward Island</b>									
October r	44	20	64	11,793	760	2,295	294	3,349	15,142
November P	31	14	45	9,749	1,260	4,148	839	6,247	15,996
Cumulative Jan. to Nov. 2014	355	204	559	100,662	12,646	50,625	12,276	75,547	176,209
Cumulative Jan. to Nov. 2013	379	245	624	108,123	18,208	45,107	42,684	105,999	214,122
<b>Nova Scotia</b>									
October r	150	306	456	102,529	4,617	17,808	3,910	26,335	128,864
November P	124	153	277	58,250	3,917	12,037	5,339	21,293	79,543
Cumulative Jan. to Nov. 2014	1,368	2,060	3,428	705,112	80,270	247,540	66,609	394,419	1,099,531
Cumulative Jan. to Nov. 2013	1,742	2,059	3,801	746,086	55,055	240,725	79,716	375,496	1,121,582
<b>New Brunswick</b>									
October r	108	64	172	31,364	5,111	22,401	11,238	38,750	70,114
November P	110	64	174	33,041	5,032	13,836	2,231	21,099	54,140
Cumulative Jan. to Nov. 2014	1,236	1,231	2,467	409,088	46,668	203,269	113,151	363,088	772,176
Cumulative Jan. to Nov. 2013	1,443	1,548	2,991	446,491	29,716	209,712	273,461	512,889	959,380
<b>Quebec</b>									
October r	915	2,342	3,257	706,882	94,109	297,727	134,403	526,239	1,233,121
November P	851	2,422	3,273	705,082	33,175	176,328	226,263	435,766	1,140,848
Cumulative Jan. to Nov. 2014	10,100	28,289	38,389	8,070,870	1,045,707	2,599,624	3,217,758	6,863,089	14,933,959
Cumulative Jan. to Nov. 2013	11,679	27,288	38,967	8,280,034	932,919	3,016,252	1,220,740	5,169,911	13,449,945
<b>Ontario</b>									
October r	2,146	3,493	5,639	1,540,391	318,016	320,139	296,863	935,018	2,475,409
November P	2,187	4,526	6,713	1,789,977	207,897	430,616	291,637	930,150	2,720,127
Cumulative Jan. to Nov. 2014	23,986	39,231	63,217	17,185,141	2,031,104	6,008,902	3,034,662	11,074,668	28,259,809
Cumulative Jan. to Nov. 2013	22,332	42,379	64,711	15,969,697	2,007,812	6,452,346	2,369,663	10,829,821	26,799,518
<b>Manitoba</b>									
October r	307	300	607	134,634	8,650	27,538	19,550	55,738	190,372
November P	265	636	901	174,259	15,621	38,456	29,818	83,895	258,154
Cumulative Jan. to Nov. 2014	2,998	3,697	6,695	1,405,900	126,478	656,353	398,044	1,180,875	2,586,775
Cumulative Jan. to Nov. 2013	3,276	3,667	6,943	1,436,152	129,103	560,399	352,106	1,041,608	2,477,760
<b>Saskatchewan</b>									
October r	260	472	732	162,098	38,499	43,356	10,452	92,307	254,405
November P	171	384	555	106,437	10,593	61,125	13,189	84,907	191,344
Cumulative Jan. to Nov. 2014	2,953	4,283	7,236	1,516,065	131,884	671,686	210,435	1,014,005	2,530,070
Cumulative Jan. to Nov. 2013	3,751	4,437	8,188	1,687,791	247,258	711,906	374,450	1,333,614	3,021,405
<b>Alberta</b>									
October r	1,645	2,600	4,245	1,020,111	153,776	405,295	50,263	609,334	1,629,445
November P	1,553	1,196	2,749	841,264	82,239	299,554	38,723	420,516	1,261,780
Cumulative Jan. to Nov. 2014	16,854	21,396	38,250	9,863,207	1,103,583	4,540,900	1,003,239	6,647,722	16,510,929
Cumulative Jan. to Nov. 2013	16,793	19,861	36,654	9,034,327	1,236,813	4,356,612	1,275,746	6,869,171	15,903,498

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>									
October r	676	2,470	3,146	733,581	29,943	390,501	347,582	768,026	1,501,607
November p	722	1,335	2,057	602,366	11,798	123,763	64,877	200,438	802,804
Cumulative Jan. to Nov. 2014	6,823	19,828	26,651	6,678,214	316,577	2,000,421	1,042,522	3,359,520	10,037,734
Cumulative Jan. to Nov. 2013	6,379	19,634	26,013	6,343,172	409,809	1,802,992	729,216	2,942,017	9,285,189
<b>Yukon</b>									
October r	12	12	24	6,643	5,970	3,724	24,814	34,508	41,151
November p	6	24	30	2,294	1	402	9,007	9,410	11,704
Cumulative Jan. to Nov. 2014	100	124	224	39,129	12,738	17,942	46,841	77,521	116,650
Cumulative Jan. to Nov. 2013	116	88	204	33,168	7,476	17,992	6,622	32,090	65,258
<b>Northwest Territories</b>									
October r	5	6	11	3,125	25	1,310	0	1,335	4,460
November p	3	0	3	1,691	189	144	0	333	2,024
Cumulative Jan. to Nov. 2014	51	13	64	21,922	3,671	8,742	148	12,561	34,483
Cumulative Jan. to Nov. 2013	43	46	89	34,267	10,258	22,794	51,638	84,690	118,957
<b>Nunavut</b>									
October r	1	0	1	115	2	0	0	2	117
November p	0	0	0	0	0	0	0	0	0
Cumulative Jan. to Nov. 2014	7	85	92	21,708	4,003	4,295	350	8,648	30,356
Cumulative Jan. to Nov. 2013	7	110	117	37,186	7,617	31,593	41,100	80,310	117,496

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					
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential				Total
					Industrial	Commercial	Institutional and governmental	Total	
	units			thousands of dollars					
<b>Abbotsford-Mission, British Columbia</b>									
October <sup>r</sup>	16	9	25	4,178	2,201	166	0	2,367	6,545
November <sup>p</sup>	20	18	38	6,859	1,240	6,555	10	7,805	14,664
Cumulative Jan. to Nov. 2014	185	295	480	90,271	35,386	25,243	21,036	81,665	171,936
Cumulative Jan. to Nov. 2013	172	446	618	93,770	12,417	18,374	24,924	55,715	149,485
<b>Barrie, Ontario</b>									
October <sup>r</sup>	28	54	82	30,345	54	1,725	5	1,784	32,129
November <sup>p</sup>	113	380	493	124,168	16,405	21,279	29,230	66,914	191,082
Cumulative Jan. to Nov. 2014	585	588	1,173	329,505	48,626	121,715	47,608	217,949	547,454
Cumulative Jan. to Nov. 2013	594	280	874	222,473	12,237	101,142	21,062	134,441	356,914
<b>Brantford, Ontario</b>									
October <sup>r</sup>	43	6	49	15,121	1,324	1,167	2,404	4,895	20,016
November <sup>p</sup>	59	8	67	21,174	11,312	455	260	12,027	33,201
Cumulative Jan. to Nov. 2014	296	143	439	104,295	27,837	9,751	8,565	46,153	150,448
Cumulative Jan. to Nov. 2013	245	167	412	72,859	52,654	26,744	17,335	96,733	169,592
<b>Calgary, Alberta</b>									
October <sup>r</sup>	525	1,342	1,867	466,014	17,755	117,092	5,991	140,838	606,852
November <sup>p</sup>	503	547	1,050	373,364	52,329	101,158	9,526	163,013	536,377
Cumulative Jan. to Nov. 2014	5,902	8,942	14,844	4,222,344	177,566	2,013,450	365,637	2,556,653	6,778,997
Cumulative Jan. to Nov. 2013	6,170	9,604	15,774	3,959,045	213,770	2,064,092	248,609	2,526,471	6,485,516
<b>Edmonton, Alberta</b>									
October <sup>r</sup>	616	840	1,456	358,218	27,669	218,726	20,308	266,703	624,921
November <sup>p</sup>	593	474	1,067	308,653	7,414	98,044	15,346	120,804	429,457
Cumulative Jan. to Nov. 2014	6,123	8,998	15,121	3,697,924	265,351	1,438,342	242,409	1,946,102	5,644,026
Cumulative Jan. to Nov. 2013	5,446	7,524	12,970	3,211,421	212,419	1,092,547	611,413	1,916,379	5,127,800
<b>Greater Sudbury, Ontario</b>									
October <sup>r</sup>	18	17	35	8,374	4,935	3,651	240	8,826	17,200
November <sup>p</sup>	8	5	13	4,880	33,573	2,063	38,033	73,669	78,549
Cumulative Jan. to Nov. 2014	169	187	356	92,809	83,251	55,510	88,040	226,801	319,610
Cumulative Jan. to Nov. 2013	193	239	432	107,847	32,992	95,992	36,213	165,197	273,044
<b>Guelph, Ontario</b>									
October <sup>r</sup>	16	142	158	31,471	5,505	5,054	13,377	23,936	55,407
November <sup>p</sup>	10	25	35	8,125	10,399	6,796	82	17,277	25,402
Cumulative Jan. to Nov. 2014	202	704	906	198,567	31,983	63,186	71,517	166,686	365,253
Cumulative Jan. to Nov. 2013	175	744	919	179,191	26,313	99,927	35,198	161,438	340,629
<b>Halifax, Nova Scotia</b>									
October <sup>r</sup>	42	264	306	68,863	517	9,798	2,410	12,725	81,588
November <sup>p</sup>	22	100	122	24,947	473	7,309	233	8,015	32,962
Cumulative Jan. to Nov. 2014	437	1,601	2,038	390,524	29,193	166,977	34,758	230,928	621,452
Cumulative Jan. to Nov. 2013	630	1,373	2,003	386,982	28,701	147,504	57,057	233,262	620,244
<b>Hamilton, Ontario</b>									
October <sup>r</sup>	122	95	217	80,284	5,951	14,634	5,685	26,270	106,554
November <sup>p</sup>	64	53	117	51,510	1,243	13,105	13,589	27,937	79,447
Cumulative Jan. to Nov. 2014	1,077	1,440	2,517	796,497	62,545	242,265	182,024	486,834	1,283,331
Cumulative Jan. to Nov. 2013	1,066	1,325	2,391	707,200	79,499	290,220	174,717	544,436	1,251,636
<b>Kelowna, British Columbia</b>									
October <sup>r</sup>	48	98	146	40,210	1,325	3,909	11,011	16,245	56,455
November <sup>p</sup>	46	88	134	37,864	80	8,001	0	8,081	45,945
Cumulative Jan. to Nov. 2014	456	554	1,010	304,475	10,458	58,753	39,948	109,159	413,634
Cumulative Jan. to Nov. 2013	395	506	901	240,173	14,083	70,791	97,615	182,489	422,662

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>Kingston, Ontario</b>									
October <sup>r</sup>	29	16	45	9,331	862	4,429	170	5,461	14,792
November <sup>p</sup>	31	57	88	16,894	544	2,061	627	3,232	20,126
Cumulative Jan. to Nov. 2014	337	358	695	133,828	7,311	79,528	265,725	352,564	486,392
Cumulative Jan. to Nov. 2013	324	590	914	149,517	38,319	37,721	26,391	102,431	251,948
<b>Kitchener-Cambridge-Waterloo, Ontario</b>									
October <sup>r</sup>	57	530	587	94,059	5,180	9,823	20,581	35,584	129,643
November <sup>p</sup>	62	112	174	68,455	6,917	13,375	5,405	25,697	94,152
Cumulative Jan. to Nov. 2014	755	2,676	3,431	766,183	89,195	191,866	253,589	534,650	1,300,833
Cumulative Jan. to Nov. 2013	665	1,468	2,133	510,759	61,731	172,279	99,882	333,892	844,651
<b>London, Ontario</b>									
October <sup>r</sup>	70	120	190	57,697	6,707	5,467	1,174	13,348	71,045
November <sup>p</sup>	57	207	264	76,702	2,633	19,938	764	23,335	100,037
Cumulative Jan. to Nov. 2014	990	1,085	2,075	615,952	43,704	120,743	92,763	257,210	873,162
Cumulative Jan. to Nov. 2013	1,016	1,184	2,200	595,904	60,713	120,985	100,844	282,542	878,446
<b>Moncton, New Brunswick</b>									
October <sup>r</sup>	34	32	66	12,430	1,524	5,198	8,609	15,331	27,761
November <sup>p</sup>	26	16	42	9,796	1,098	8,769	0	9,867	19,663
Cumulative Jan. to Nov. 2014	255	602	857	118,062	9,964	81,533	13,376	104,873	222,935
Cumulative Jan. to Nov. 2013	313	648	961	128,838	6,985	88,322	68,101	163,408	292,246
<b>Montréal, Quebec</b>									
October <sup>r</sup>	227	1,347	1,574	337,454	58,788	200,136	72,963	331,887	669,341
November <sup>p</sup>	234	1,268	1,502	341,493	4,927	89,149	188,988	283,064	624,557
Cumulative Jan. to Nov. 2014	2,602	15,394	17,996	3,778,374	574,348	1,465,270	2,446,642	4,486,260	8,264,634
Cumulative Jan. to Nov. 2013	3,073	15,105	18,178	3,927,812	404,967	1,609,513	644,213	2,658,693	6,586,505
<b>Oshawa, Ontario</b>									
October <sup>r</sup>	65	37	102	34,874	2,541	2,995	179	5,715	40,589
November <sup>p</sup>	61	62	123	39,307	610	4,377	2,039	7,026	46,333
Cumulative Jan. to Nov. 2014	911	731	1,642	527,439	55,655	256,367	66,330	378,352	905,791
Cumulative Jan. to Nov. 2013	701	884	1,585	450,473	21,276	78,428	71,902	171,606	622,079
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
October <sup>r</sup>	86	380	466	109,118	12,980	42,060	57,259	112,299	221,417
November <sup>p</sup>	94	218	312	95,586	499	29,723	71,210	101,432	197,018
Cumulative Jan. to Nov. 2014	1,942	5,061	7,003	1,635,932	32,962	626,003	242,045	901,010	2,536,942
Cumulative Jan. to Nov. 2013	1,523	3,699	5,222	1,149,516	21,940	766,985	141,163	930,088	2,079,604
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
October <sup>r</sup>	43	131	174	31,713	80	18,045	4,419	22,544	54,257
November <sup>p</sup>	24	99	123	20,463	0	6,004	4,143	10,147	30,610
Cumulative Jan. to Nov. 2014	447	1,697	2,144	368,755	14,292	130,972	78,118	223,382	592,137
Cumulative Jan. to Nov. 2013	408	1,374	1,782	305,863	9,789	136,188	41,647	187,624	493,487
<b>Peterborough, Ontario</b>									
October <sup>r</sup>	23	87	110	18,852	1,423	676	121	2,220	21,072
November <sup>p</sup>	68	56	124	21,692	13,324	4,353	0	17,677	39,369
Cumulative Jan. to Nov. 2014	295	252	547	110,567	64,821	23,445	6,370	94,636	205,203
Cumulative Jan. to Nov. 2013	316	166	482	123,375	4,161	22,543	11,047	37,751	161,126
<b>Québec, Quebec</b>									
October <sup>r</sup>	82	151	233	63,439	1,354	30,674	11,687	43,715	107,154
November <sup>p</sup>	63	297	360	74,722	2,366	23,391	143	25,900	100,622
Cumulative Jan. to Nov. 2014	888	4,284	5,172	957,463	44,760	314,329	109,035	468,124	1,425,587
Cumulative Jan. to Nov. 2013	922	3,668	4,590	864,411	74,451	517,813	138,570	730,834	1,595,245

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>Regina, Saskatchewan</b>									
October r	57	240	297	46,701	22,061	5,986	35	28,082	74,783
November p	42	70	112	27,259	1,460	17,982	3,523	22,965	50,224
Cumulative Jan. to Nov. 2014	700	1,486	2,186	363,775	39,447	209,746	44,066	293,259	657,034
Cumulative Jan. to Nov. 2013	1,215	1,580	2,795	495,044	24,619	172,666	116,559	313,844	808,888
<b>Saguenay, Quebec</b>									
October r	19	29	48	11,954	3,019	2,481	1,878	7,378	19,332
November p	25	19	44	9,329	173	2,041	133	2,347	11,676
Cumulative Jan. to Nov. 2014	371	353	724	168,762	20,040	32,922	37,047	90,009	258,771
Cumulative Jan. to Nov. 2013	473	368	841	181,121	30,322	39,110	22,919	92,351	273,472
<b>Saint John, New Brunswick</b>									
October r	14	4	18	4,052	116	3,708	531	4,355	8,407
November p	17	14	31	4,896	8	1,459	463	1,930	6,826
Cumulative Jan. to Nov. 2014	199	114	313	68,192	18,097	43,034	8,369	69,500	137,692
Cumulative Jan. to Nov. 2013	220	179	399	73,740	4,799	22,569	39,167	66,535	140,275
<b>Saskatoon, Saskatchewan</b>									
October r	120	124	244	59,973	8,284	13,386	1,796	23,466	83,439
November p	71	218	289	49,413	2,257	9,187	6,811	18,255	67,668
Cumulative Jan. to Nov. 2014	1,431	1,997	3,428	732,443	38,198	213,718	74,756	326,672	1,059,115
Cumulative Jan. to Nov. 2013	1,612	1,964	3,576	759,926	106,894	326,576	131,311	564,781	1,324,707
<b>Sherbrooke, Quebec</b>									
October r	29	98	127	19,169	1,963	7,647	13,873	23,483	42,652
November p	42	188	230	27,928	219	8,970	56	9,245	37,173
Cumulative Jan. to Nov. 2014	433	861	1,294	231,127	16,116	56,873	58,011	131,000	362,127
Cumulative Jan. to Nov. 2013	560	919	1,479	262,727	36,332	77,624	67,839	181,795	444,522
<b>St. Catharines-Niagara, Ontario</b>									
October r	118	141	259	64,171	6,500	7,101	480	14,081	78,252
November p	75	58	133	34,322	5,823	4,285	9,938	20,046	54,368
Cumulative Jan. to Nov. 2014	796	623	1,419	381,819	39,339	85,568	56,339	181,246	563,065
Cumulative Jan. to Nov. 2013	692	605	1,297	337,241	41,872	274,161	134,440	450,473	787,714
<b>St. John's, Newfoundland and Labrador</b>									
October r	62	28	90	23,266	307	33,405	11,100	44,812	68,078
November p	68	14	82	21,982	4,507	4,939	13	9,459	31,441
Cumulative Jan. to Nov. 2014	662	661	1,323	291,933	53,062	233,194	32,097	318,353	610,286
Cumulative Jan. to Nov. 2013	894	762	1,656	374,320	16,757	95,813	18,730	131,300	505,620
<b>Thunder Bay, Ontario</b>									
October r	15	4	19	4,579	766	1,584	330	2,680	7,259
November p	11	7	18	3,725	2,148	1,113	0	3,261	6,986
Cumulative Jan. to Nov. 2014	168	120	288	63,806	6,531	29,288	16,557	52,376	116,182
Cumulative Jan. to Nov. 2013	177	152	329	75,593	9,946	61,258	82,565	153,769	229,362
<b>Toronto, Ontario</b>									
October r	800	1,463	2,263	701,362	201,496	182,408	143,008	526,912	1,228,274
November p	846	3,135	3,981	998,987	54,592	266,735	80,210	401,537	1,400,524
Cumulative Jan. to Nov. 2014	8,649	22,923	31,572	8,786,600	746,760	3,477,050	1,137,029	5,360,839	14,147,439
Cumulative Jan. to Nov. 2013	7,967	28,450	36,417	8,651,719	858,525	3,705,357	1,055,945	5,619,827	14,271,546
<b>Trois-Rivières, Quebec</b>									
October r	25	73	98	16,868	446	4,656	0	5,102	21,970
November p	15	50	65	13,665	682	2,358	2,742	5,782	19,447
Cumulative Jan. to Nov. 2014	228	761	989	198,545	18,931	52,089	18,653	89,673	288,218
Cumulative Jan. to Nov. 2013	221	566	787	183,479	17,913	63,759	16,689	98,361	281,840

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				
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Vancouver, British Columbia</b>									
October <sup>r</sup>	265	1,829	2,094	487,168	5,686	350,764	324,961	681,411	1,168,579
November <sup>p</sup>	310	945	1,255	373,305	4,583	54,108	59,926	118,617	491,922
Cumulative Jan. to Nov. 2014	2,647	15,034	17,681	4,388,555	123,552	1,378,572	608,296	2,110,420	6,498,975
Cumulative Jan. to Nov. 2013	2,591	15,787	18,378	4,456,053	152,560	1,207,021	325,601	1,685,182	6,141,235
<b>Victoria, British Columbia</b>									
October <sup>r</sup>	46	193	239	48,003	1,388	5,095	3,889	10,372	58,375
November <sup>p</sup>	32	109	141	32,541	531	22,147	1,598	24,276	56,817
Cumulative Jan. to Nov. 2014	475	1,085	1,560	390,972	9,698	105,389	94,235	209,322	600,294
Cumulative Jan. to Nov. 2013	481	980	1,461	335,361	13,529	95,643	101,563	210,735	546,096
<b>Windsor, Ontario</b>									
October <sup>r</sup>	39	49	88	23,785	3,656	3,013	6,726	13,395	37,180
November <sup>p</sup>	41	5	46	17,770	406	6,013	192	6,611	24,381
Cumulative Jan. to Nov. 2014	532	220	752	232,652	28,279	57,864	53,116	139,259	371,911
Cumulative Jan. to Nov. 2013	555	164	719	220,220	24,803	44,008	52,193	121,004	341,224
<b>Winnipeg, Manitoba</b>									
October <sup>r</sup>	179	264	443	93,744	1,818	21,156	16,931	39,905	133,649
November <sup>p</sup>	164	597	761	138,672	12,944	33,071	29,172	75,187	213,859
Cumulative Jan. to Nov. 2014	1,813	3,058	4,871	991,810	61,383	532,666	197,963	792,012	1,783,822
Cumulative Jan. to Nov. 2013	1,832	2,441	4,273	893,867	80,190	431,105	318,098	829,393	1,723,260

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>							
October <sup>r</sup>	7,070	35	1,053	1,941	8,766	1,031	19,896
November <sup>p</sup>	5,209	21	766	1,586	8,388	589	16,559
Cumulative Jan. to Nov. 2014	69,966	331	10,350	20,761	82,049	8,294	191,751
Cumulative Jan. to Nov. 2013	71,204	368	9,213	18,917	86,168	8,891	194,761
<b>Newfoundland and Labrador</b>							
October <sup>r</sup>	129	1	0	1	44	8	183
November <sup>p</sup>	80	0	0	0	21	2	103
Cumulative Jan. to Nov. 2014	1,332	9	18	52	720	69	2,200
Cumulative Jan. to Nov. 2013	1,729	7	30	110	810	128	2,814
<b>Prince Edward Island</b>							
October <sup>r</sup>	49	3	6	0	14	0	72
November <sup>p</sup>	23	1	6	0	5	3	38
Cumulative Jan. to Nov. 2014	365	16	44	21	123	16	585
Cumulative Jan. to Nov. 2013	364	27	28	20	181	17	637
<b>Nova Scotia</b>							
October <sup>r</sup>	157	5	3	0	321	12	498
November <sup>p</sup>	102	1	12	10	121	8	254
Cumulative Jan. to Nov. 2014	1,392	30	77	125	1,742	216	3,582
Cumulative Jan. to Nov. 2013	1,731	55	136	163	1,498	280	3,863
<b>New Brunswick</b>							
October <sup>r</sup>	118	1	0	4	50	10	183
November <sup>p</sup>	80	2	0	0	46	18	146
Cumulative Jan. to Nov. 2014	1,297	20	117	67	942	109	2,552
Cumulative Jan. to Nov. 2013	1,482	32	156	97	1,177	123	3,067
<b>Quebec</b>							
October <sup>r</sup>	951	10	215	224	1,930	554	3,884
November <sup>p</sup>	657	11	184	128	2,404	275	3,659
Cumulative Jan. to Nov. 2014	10,386	118	2,454	1,411	20,838	3,604	38,811
Cumulative Jan. to Nov. 2013	11,994	144	2,316	1,135	20,775	3,674	40,038
<b>Ontario</b>							
October <sup>r</sup>	2,457	11	249	834	2,289	162	6,002
November <sup>p</sup>	1,934	3	175	884	3,333	112	6,441
Cumulative Jan. to Nov. 2014	24,533	112	2,438	10,817	24,387	1,584	63,871
Cumulative Jan. to Nov. 2013	22,756	74	2,410	9,231	28,301	2,522	65,294
<b>Manitoba</b>							
October <sup>r</sup>	319	1	28	66	202	4	620
November <sup>p</sup>	197	0	11	53	572	0	833
Cumulative Jan. to Nov. 2014	3,119	9	198	402	2,894	205	6,827
Cumulative Jan. to Nov. 2013	3,371	14	144	476	2,900	151	7,056
<b>Saskatchewan</b>							
October <sup>r</sup>	298	0	27	56	343	46	770
November <sup>p</sup>	134	1	15	21	322	26	519
Cumulative Jan. to Nov. 2014	3,032	4	379	803	2,702	400	7,320
Cumulative Jan. to Nov. 2013	3,835	3	326	648	3,182	282	8,276
<b>Alberta</b>							
October <sup>r</sup>	1,790	1	393	371	1,725	111	4,391
November <sup>p</sup>	1,381	2	331	258	530	78	2,580
Cumulative Jan. to Nov. 2014	17,231	7	3,791	3,732	12,920	956	38,637
Cumulative Jan. to Nov. 2013	17,217	7	3,091	3,535	12,459	778	37,087
<b>British Columbia</b>							
October <sup>r</sup>	768	0	132	384	1,832	122	3,238
November <sup>p</sup>	614	0	32	232	1,010	66	1,954
Cumulative Jan. to Nov. 2014	7,061	1	828	3,284	14,624	1,121	26,919
Cumulative Jan. to Nov. 2013	6,563	2	562	3,459	14,716	918	26,220

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>							
October <sup>r</sup>	28	2	0	1	10	2	43
November <sup>p</sup>	4	0	0	0	24	1	29
Cumulative Jan. to Nov. 2014	160	5	2	41	70	13	291
Cumulative Jan. to Nov. 2013	112	3	8	19	43	18	203
<b>Northwest Territories</b>							
October <sup>r</sup>	5	0	0	0	6	0	11
November <sup>p</sup>	3	0	0	0	0	0	3
Cumulative Jan. to Nov. 2014	51	0	2	0	10	1	64
Cumulative Jan. to Nov. 2013	43	0	0	0	46	0	89
<b>Nunavut</b>							
October <sup>r</sup>	1	0	0	0	0	0	1
November <sup>p</sup>	0	0	0	0	0	0	0
Cumulative Jan. to Nov. 2014	7	0	2	6	77	0	92
Cumulative Jan. to Nov. 2013	7	0	6	24	80	0	117

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	18	0	0	8	8	2	36
Barrie, Ontario	105	0	0	60	320	0	485
Brantford, Ontario	54	0	0	6	0	3	63
Calgary, Alberta	468	1	100	162	285	0	1,016
Edmonton, Alberta	552	0	220	63	159	32	1,026
Greater Sudbury, Ontario	7	0	2	0	3	0	12
Guelph, Ontario	9	0	0	8	0	17	34
Halifax, Nova Scotia	20	0	2	10	83	5	120
Hamilton, Ontario	59	0	12	35	0	6	112
Kelowna, British Columbia	41	0	0	15	68	5	129
Kingston, Ontario	29	0	7	31	19	0	86
Kitchener-Cambridge-Waterloo, Ontario	58	0	0	25	82	5	170
London, Ontario	53	0	0	37	165	5	260
Moncton, New Brunswick	21	0	0	0	16	0	37
Montréal, Quebec	203	0	77	38	1,362	117	1,797
Oshawa, Ontario	57	0	0	57	2	3	119
Ottawa-Gatineau, Ontario/Quebec	108	0	17	116	193	16	450
Ottawa-Gatineau, Ontario part, Ontario/Quebec	87	0	9	42	152	15	305
Ottawa-Gatineau, Quebec part, Ontario/Quebec	21	0	8	74	41	1	145
Peterborough, Ontario	63	0	0	12	44	0	119
Québec, Quebec	55	0	21	4	333	16	429
Regina, Saskatchewan	39	0	4	5	61	0	109
Saguenay, Quebec	21	1	0	0	10	14	46
Saint John, New Brunswick	14	0	0	0	0	14	28
Saskatoon, Saskatchewan	66	0	8	16	168	26	284
Sherbrooke, Quebec	36	0	6	0	166	64	272
St. Catharines-Niagara, Ontario	70	0	20	38	0	0	128
St. John's, Newfoundland and Labrador	59	0	0	0	14	0	73
Thunder Bay, Ontario	10	0	0	0	6	1	17
Toronto, Ontario	785	0	103	499	2,486	47	3,920
Trois-Rivières, Quebec	13	0	14	4	42	3	76
Vancouver, British Columbia	276	0	0	147	770	29	1,222
Victoria, British Columbia	27	0	2	15	86	8	138
Windsor, Ontario	38	0	0	4	0	1	43
Winnipeg, Manitoba	130	0	11	53	533	0	727

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	194	0	0	75	208	12	489
Barrie, Ontario	581	0	6	144	434	4	1,169
Brantford, Ontario	298	0	0	76	54	16	444
Calgary, Alberta	5,991	1	1,141	1,780	6,005	17	14,935
Edmonton, Alberta	6,233	0	2,426	1,430	4,773	369	15,231
Greater Sudbury, Ontario	183	0	14	0	156	17	370
Guelph, Ontario	200	0	48	231	249	176	904
Halifax, Nova Scotia	455	1	14	122	1,327	138	2,057
Hamilton, Ontario	1,078	0	110	950	350	30	2,518
Kelowna, British Columbia	472	0	2	224	287	41	1,026
Kingston, Ontario	346	2	35	116	175	33	707
Kitchener-Cambridge-Waterloo, Ontario	787	0	32	655	1,899	90	3,463
London, Ontario	983	1	21	429	607	29	2,070
Moncton, New Brunswick	283	0	95	19	474	14	885
Montréal, Quebec	2,660	0	625	671	12,101	2,010	18,067
Oshawa, Ontario	895	0	135	359	185	52	1,626
Ottawa-Gatineau, Ontario/Quebec	2,507	0	582	2,784	3,004	273	9,150
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,059	0	244	2,361	2,218	238	7,120
Ottawa-Gatineau, Quebec part, Ontario/Quebec	448	0	338	423	786	35	2,030
Peterborough, Ontario	303	0	0	40	183	29	555
Québec, Quebec	900	1	398	42	3,431	321	5,093
Regina, Saskatchewan	687	0	170	362	925	29	2,173
Saguenay, Quebec	397	1	8	0	218	116	740
Saint John, New Brunswick	190	8	0	15	72	27	312
Saskatoon, Saskatchewan	1,487	0	169	426	1,047	355	3,484
Sherbrooke, Quebec	438	0	98	57	552	187	1,332
St. Catharines-Niagara, Ontario	823	0	124	332	134	33	1,446
St. John's, Newfoundland and Labrador	701	0	16	42	561	42	1,362
Thunder Bay, Ontario	182	1	4	4	104	8	303
Toronto, Ontario	8,770	0	1,227	4,186	16,959	552	31,694
Trois-Rivières, Quebec	242	0	115	8	570	60	995
Vancouver, British Columbia	2,715	0	486	2,327	11,700	526	17,754
Victoria, British Columbia	483	0	34	142	680	238	1,577
Windsor, Ontario	551	0	77	91	42	10	771
Winnipeg, Manitoba	1,861	0	174	396	2,305	183	4,919

**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>					
October <sup>r</sup>	4,957,304	679,101	1,690,842	894,040	8,221,287
November <sup>p</sup>	4,077,701	369,279	1,196,544	614,968	6,258,492
Cumulative Jan. to Nov. 2014	47,518,278	5,020,137	17,135,907	9,281,719	78,956,041
Cumulative Jan. to Nov. 2013	45,648,243	5,200,362	17,749,761	7,035,968	75,634,334
<b>Newfoundland and Labrador</b>					
October <sup>r</sup>	43,854	1,850	40,152	11,539	97,395
November <sup>p</sup>	27,206	4,507	6,661	2,488	40,862
Cumulative Jan. to Nov. 2014	498,339	67,903	275,555	37,526	879,323
Cumulative Jan. to Nov. 2013	634,506	69,469	150,012	41,135	895,122
<b>Prince Edward Island</b>					
October <sup>r</sup>	13,831	760	2,295	294	17,180
November <sup>p</sup>	7,820	1,260	4,148	839	14,067
Cumulative Jan. to Nov. 2014	107,389	12,646	50,625	12,276	182,936
Cumulative Jan. to Nov. 2013	111,260	18,208	45,107	42,684	217,259
<b>Nova Scotia</b>					
October <sup>r</sup>	110,974	4,617	17,808	3,910	137,309
November <sup>p</sup>	50,720	3,917	12,037	5,339	72,013
Cumulative Jan. to Nov. 2014	724,406	80,270	247,540	66,609	1,118,825
Cumulative Jan. to Nov. 2013	760,525	55,055	240,725	79,716	1,136,021
<b>New Brunswick</b>					
October <sup>r</sup>	37,481	5,111	22,401	11,238	76,231
November <sup>p</sup>	26,263	5,032	13,836	2,231	47,362
Cumulative Jan. to Nov. 2014	434,074	46,668	203,269	113,151	797,162
Cumulative Jan. to Nov. 2013	469,698	29,716	209,712	273,461	982,587
<b>Quebec</b>					
October <sup>r</sup>	832,095	111,658	357,038	117,535	1,418,326
November <sup>p</sup>	687,916	36,179	192,140	156,820	1,073,055
Cumulative Jan. to Nov. 2014	8,312,638	1,038,057	2,565,987	3,315,916	15,232,598
Cumulative Jan. to Nov. 2013	8,546,094	945,554	3,053,570	1,398,431	13,943,649
<b>Ontario</b>					
October <sup>r</sup>	1,694,912	318,240	365,461	296,863	2,675,476
November <sup>p</sup>	1,683,420	197,943	464,583	291,637	2,637,583
Cumulative Jan. to Nov. 2014	17,495,097	2,075,659	5,936,580	3,034,662	28,541,998
Cumulative Jan. to Nov. 2013	16,182,996	2,034,026	6,540,376	2,369,663	27,127,061
<b>Manitoba</b>					
October <sup>r</sup>	138,824	8,650	27,538	19,550	194,562
November <sup>p</sup>	153,937	15,621	38,456	29,818	237,832
Cumulative Jan. to Nov. 2014	1,438,996	126,478	656,353	398,044	2,619,871
Cumulative Jan. to Nov. 2013	1,467,352	129,103	560,399	352,106	2,508,960
<b>Saskatchewan</b>					
October <sup>r</sup>	175,306	38,499	43,356	10,452	267,613
November <sup>p</sup>	92,674	10,593	61,125	13,189	177,581
Cumulative Jan. to Nov. 2014	1,543,595	131,884	671,686	210,435	2,557,600
Cumulative Jan. to Nov. 2013	1,714,225	247,258	711,906	374,450	3,047,839
<b>Alberta</b>					
October <sup>r</sup>	1,113,335	153,776	419,258	50,263	1,736,632
November <sup>p</sup>	785,265	82,239	279,249	38,723	1,185,476
Cumulative Jan. to Nov. 2014	10,060,113	1,103,583	4,496,912	1,003,239	16,663,847
Cumulative Jan. to Nov. 2013	9,217,578	1,236,813	4,362,583	1,275,746	16,092,720
<b>British Columbia</b>					
October <sup>r</sup>	786,385	29,943	390,501	347,582	1,554,411
November <sup>p</sup>	559,854	11,798	123,763	64,877	760,292
Cumulative Jan. to Nov. 2014	6,816,828	316,577	2,000,421	1,042,522	10,176,348
Cumulative Jan. to Nov. 2013	6,439,173	409,809	1,802,992	729,216	9,381,190

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>					
October r	7,105	5,970	3,724	24,814	41,613
November P	1,778	1	402	9,007	11,188
Cumulative Jan. to Nov. 2014	41,138	12,738	17,942	46,841	118,659
Cumulative Jan. to Nov. 2013	33,241	7,476	17,992	6,622	65,331
<b>Northwest Territories</b>					
October r	3,087	25	1,310	0	4,422
November P	848	189	144	0	1,181
Cumulative Jan. to Nov. 2014	23,957	3,671	8,742	148	36,518
Cumulative Jan. to Nov. 2013	34,409	10,258	22,794	51,638	119,099
<b>Nunavut</b>					
October r	115	2	0	0	117
November P	0	0	0	0	0
Cumulative Jan. to Nov. 2014	21,708	4,003	4,295	350	30,356
Cumulative Jan. to Nov. 2013	37,186	7,617	31,593	41,100	117,496

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	6,592	1,240	6,555	10	14,397
Barrie, Ontario	119,960	16,405	23,162	29,230	188,757
Brantford, Ontario	18,907	11,312	495	260	30,974
Calgary, Alberta	360,048	52,329	101,158	9,526	523,061
Edmonton, Alberta	292,978	7,414	98,044	15,346	413,782
Greater Sudbury, Ontario	4,480	33,573	2,246	38,033	78,332
Guelph, Ontario	7,471	10,399	7,397	82	25,349
Halifax, Nova Scotia	24,379	473	7,309	233	32,394
Hamilton, Ontario	47,382	1,243	14,264	13,589	76,478
Kelowna, British Columbia	36,334	80	8,001	0	44,415
Kingston, Ontario	15,958	544	2,243	627	19,372
Kitchener-Cambridge-Waterloo, Ontario	65,403	6,917	14,558	5,405	92,283
London, Ontario	74,001	2,633	21,702	764	99,100
Moncton, New Brunswick	8,321	1,098	8,769	0	18,188
Montréal, Quebec	366,089	4,927	104,153	130,770	605,939
Oshawa, Ontario	36,244	610	4,764	2,039	43,657
Ottawa-Gatineau, Ontario/Quebec	112,442	499	39,366	74,077	226,384
Ottawa-Gatineau, Ontario part, Ontario/Quebec	91,102	499	32,352	71,210	195,163
Ottawa-Gatineau, Quebec part, Ontario/Quebec	21,340	0	7,014	2,867	31,221
Peterborough, Ontario	20,053	13,324	4,738	0	38,115
Québec, Quebec	80,082	2,366	27,328	99	109,875
Regina, Saskatchewan	25,684	1,460	17,982	3,523	48,649
Saguenay, Quebec	8,043	173	2,385	92	10,693
Saint John, New Brunswick	4,100	8	1,459	463	6,030
Saskatoon, Saskatchewan	46,918	2,257	9,187	6,811	65,173
Sherbrooke, Quebec	29,529	219	10,480	39	40,267
St. Catharines-Niagara, Ontario	31,539	5,823	4,664	9,938	51,964
St. John's, Newfoundland and Labrador	20,351	4,507	4,939	13	29,810
Thunder Bay, Ontario	3,403	2,148	1,211	0	6,762
Toronto, Ontario	951,173	54,592	290,332	80,210	1,376,307
Trois-Rivières, Quebec	14,036	682	2,755	1,897	19,370
Vancouver, British Columbia	363,292	4,583	54,108	59,926	481,909
Victoria, British Columbia	31,712	531	22,147	1,598	55,988
Windsor, Ontario	15,923	406	6,545	192	23,066
Winnipeg, Manitoba	127,851	12,944	33,071	29,172	203,038

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	92,388	35,386	25,243	21,036	174,053
Barrie, Ontario	327,561	48,626	124,130	47,608	547,925
Brantford, Ontario	105,801	27,837	10,187	8,565	152,390
Calgary, Alberta	4,273,861	177,566	2,013,450	365,637	6,830,514
Edmonton, Alberta	3,762,140	265,351	1,438,342	242,409	5,708,242
Greater Sudbury, Ontario	97,693	83,251	56,451	88,040	325,435
Guelph, Ontario	199,074	31,983	65,279	71,517	367,853
Halifax, Nova Scotia	395,320	29,193	166,977	34,758	626,248
Hamilton, Ontario	802,640	62,545	241,445	182,024	1,288,654
Kelowna, British Columbia	310,893	10,458	58,753	39,948	420,052
Kingston, Ontario	137,764	7,311	73,985	265,725	484,785
Kitchener-Cambridge-Waterloo, Ontario	780,199	89,195	189,517	253,589	1,312,500
London, Ontario	617,241	43,704	119,006	92,763	872,714
Moncton, New Brunswick	129,520	9,964	81,533	13,376	234,393
Montréal, Quebec	3,854,161	574,348	1,444,847	2,568,487	8,441,843
Oshawa, Ontario	522,471	55,655	268,619	66,330	913,075
Ottawa-Gatineau, Ontario/Quebec	2,031,626	47,254	761,643	303,874	3,144,397
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,677,786	32,962	629,338	242,045	2,582,131
Ottawa-Gatineau, Quebec part, Ontario/Quebec	353,840	14,292	132,305	61,829	562,266
Peterborough, Ontario	114,173	64,821	23,265	6,370	208,629
Québec, Quebec	968,700	44,760	311,813	95,798	1,421,071
Regina, Saskatchewan	362,307	39,447	209,746	44,066	655,566
Saguenay, Quebec	180,336	20,040	31,735	35,801	267,912
Saint John, New Brunswick	64,961	18,097	43,034	8,369	134,461
Saskatoon, Saskatchewan	749,694	38,198	213,718	74,756	1,076,366
Sherbrooke, Quebec	239,820	16,116	58,212	50,862	365,010
St. Catharines-Niagara, Ontario	392,929	39,339	81,661	56,339	570,268
St. John's, Newfoundland and Labrador	302,534	53,062	233,194	32,097	620,887
Thunder Bay, Ontario	68,460	6,531	28,800	16,557	120,348
Toronto, Ontario	8,863,415	746,760	3,404,898	1,137,029	14,152,102
Trois-Rivières, Quebec	212,202	18,931	48,978	16,120	296,231
Vancouver, British Columbia	4,429,521	123,552	1,378,572	608,296	6,539,941
Victoria, British Columbia	397,884	9,698	105,389	94,235	607,206
Windsor, Ontario	241,497	28,279	55,006	53,116	377,898
Winnipeg, Manitoba	1,002,593	61,383	532,666	197,963	1,794,605



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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
	thousands of dollars						
<b>Total non-residential</b>	<b>2,180,791</b>	<b>13,656</b>	<b>6,247</b>	<b>21,293</b>	<b>21,099</b>	<b>385,139</b>	<b>954,163</b>
<b>Industrial</b>	<b>369,279</b>	<b>4,507</b>	<b>1,260</b>	<b>3,917</b>	<b>5,032</b>	<b>36,179</b>	<b>197,943</b>
Factories, plants	157,805	0	0	0	0	15,017	86,774
Transportation, utilities	84,520	4,477	0	343	3,670	3,917	25,874
Mining and agriculture	75,361	0	1,000	1,893	925	7,934	60,296
Minor industrial projects, new and improvements <sup>1</sup>	51,593	30	260	1,681	437	9,311	24,999
<b>Commercial</b>	<b>1,196,544</b>	<b>6,661</b>	<b>4,148</b>	<b>12,037</b>	<b>13,836</b>	<b>192,140</b>	<b>464,583</b>
Trade and services	258,105	0	0	2,270	1,170	63,075	83,738
Warehouses	190,939	2,700	0	0	4,100	12,592	54,785
Service stations	26,170	0	0	0	275	4,569	10,853
Office buildings	323,573	1,234	3,500	4,344	1,528	61,875	162,331
Recreation	60,628	0	0	650	0	7,162	31,239
Hotels, restaurants	192,070	687	0	370	3,216	14,125	64,753
Laboratories	3,015	0	0	0	0	1,325	865
Minor commercial projects, new and improvements <sup>1</sup>	142,044	2,040	648	4,403	3,547	27,417	56,019
<b>Institutional and governmental</b>	<b>614,968</b>	<b>2,488</b>	<b>839</b>	<b>5,339</b>	<b>2,231</b>	<b>156,820</b>	<b>291,637</b>
Schools, education	325,192	0	0	347	0	47,736	200,392
Hospitals, medical	112,970	0	300	0	413	85,602	18,727
Welfare, home	87,781	0	0	1,800	1,216	6,701	43,000
Churches, religion	19,653	0	0	0	0	0	10,594
Government buildings	44,167	2,297	319	2,876	0	11,288	10,453
Minor institutional and governmental projects, new and improvements <sup>1</sup>	25,205	191	220	316	602	5,493	8,471
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
	thousands of dollars						
<b>Total non-residential</b>	<b>83,895</b>	<b>84,907</b>	<b>400,211</b>	<b>200,438</b>	<b>9,410</b>	<b>333</b>	<b>0</b>
<b>Industrial</b>	<b>15,621</b>	<b>10,593</b>	<b>82,239</b>	<b>11,798</b>	<b>1</b>	<b>189</b>	<b>0</b>
Factories, plants	3,692	4,710	44,324	3,288	0	0	0
Transportation, utilities	10,399	3,536	31,747	557	0	0	0
Mining and agriculture	0	0	821	2,492	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	1,530	2,347	5,347	5,461	1	189	0
<b>Commercial</b>	<b>38,456</b>	<b>61,125</b>	<b>279,249</b>	<b>123,763</b>	<b>402</b>	<b>144</b>	<b>0</b>
Trade and services	12,928	16,754	48,054	30,116	0	0	0
Warehouses	6,776	8,922	87,085	13,979	0	0	0
Service stations	0	6,295	2,500	1,360	318	0	0
Office buildings	5,179	1,250	60,047	22,285	0	0	0
Recreation	0	7,780	9,297	4,500	0	0	0
Hotels, restaurants	9,744	16,370	51,276	31,529	0	0	0
Laboratories	0	0	825	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	3,829	3,754	20,165	19,994	84	144	0
<b>Institutional and governmental</b>	<b>29,818</b>	<b>13,189</b>	<b>38,723</b>	<b>64,877</b>	<b>9,007</b>	<b>0</b>	<b>0</b>
Schools, education	27,679	2,017	17,204	29,817	0	0	0
Hospitals, medical	919	3,304	3,705	0	0	0	0
Welfare, home	0	6,500	2,570	17,050	8,944	0	0
Churches, religion	0	700	5,970	2,389	0	0	0
Government buildings	0	0	3,850	13,084	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	1,220	668	5,424	2,537	63	0	0

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

## Description – Monthly survey of building permits

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

## Data source and methodology

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

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

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

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

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

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

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

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

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

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

## Revisions due to the correction of coding errors

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

## Revisions due to the addition of late reports

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

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

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

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

The classification used in this publication deals strictly with structures for which a building permit was issued. Permits are generally issued for the following: construction of new buildings, alterations, additions, renovations, etc. Minor repair jobs such as painting, tiling, roofing, etc., for which no permit is required, and engineering work (such as dams, roads, pipelines, etc.), which, by definition, is not a building, are not included in the building permit series. Estimates of such work may be obtained on Cansim, tables 029-0039 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

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This publication, uses the following classification for the **value of permits issued** for construction of new buildings or for improvements: residential, industrial, commercial, institutional and government.

**Residential:** Includes all buildings intended for private occupancy whether on a permanent basis or not. Dwellings are divided into the following types: single-family, mobile, cottage, semi-detached, row house and apartment building.

**Industrial:** Includes all buildings used for manufacturing and processing; transportation, communication and other utilities, and agriculture, forestry and mining.

**Commercial:** Includes all buildings used to house activities related to the tertiary sector, such as stores, warehouses, garages, office buildings, theatres, hotels, funeral parlours and beauty salons.

**Institutional and Government:** Includes expenditures made by the community, public and government for buildings and structures like schools, universities, hospitals, clinics, churches, homes for the aged.

The **number of dwelling units** indicates the number of self contained dwelling units created. This should not be confused with the number of structures. For example, an apartment building containing six dwellings will be shown as six dwelling units. When an existing structure is converted into additional housing units, the number of units added is included. This publication uses the following classification for dwelling units:

**Single-family:** Refers to dwellings commonly called "**single house**". It includes single dwellings that are completely isolated on all sides, including single dwellings linked to other dwellings below ground. Included are bungalows, split levels, two-storey single-family homes built by conventional methods or prefabricated.

**Mobile homes:** Refers to houses designed and constructed to be transported on their own chassis and for easy moving.

**Cottage:** Refers to dwellings that cannot be occupied year-round or on a permanent basis because the facilities required for comfort are inadequate.

**Double or Semi-detached:** Refers to dwellings in which each of the two dwellings are side by side and joined by a common wall or garage, but not attached to any other building and surrounded by open space.

**Row Dwellings:** Refers to a row of three or more dwellings attached to each other without dwellings above or below.

**Apartment Building:** Includes dwellings in a variety of buildings such as duplexes, semi-detached duplexes, triplexes, row duplexes, apartments as such and dwellings adjacent to non-residential structures.

**Conversion:** Refers to the number of dwellings added by conversion of existing structures.

## Geographic classification

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Geographic entities are classified according to Standard Geographical Classification (SGC) used by Statistics Canada. Each reporting entity is assigned a twelve-digit SGC code for identification according to the following geographic levels:

**Province and territory (PR):** There are ten provinces and three territories.

**Economic region (ER):** Refers to intraprovincial regions established by the Standards Division of Statistics Canada. There are seventy-six ERs.

**Census division (CD):** Refers to a group of census subdivisions established by provincial law. There are two hundred and eighty-eight CDs (data on this geographic group is available on request).

**Census metropolitan area (CMA):** Its delineation corresponds to the 2011 Census definition. The term CMA refers to the main labour market area of an urban area (the urbanized core) of at least 100,000 population, based on the Census population figures. The thirty-three CMAs are shown in this publication. Although the 2011 Census defines the Ottawa-Gatineau area as a single CMA, the area is shown in this publication as two separate entities since it is located in two different provinces.

**Census agglomeration (CA):** Refers to the smaller labour market area of an urbanized core of at least 10,000 population, as defined by the 2011 Census. There are one hundred and eleven CAs in Canada. When a CA overlaps the boundaries of two provinces, it is shown partly in each province. The Lloydminster agglomeration is an exception to this rule. It is treated as if it was totally located in Alberta.

**Other municipalities of at least 10,000 population:** Refers to municipalities not included in census agglomerations but with populations of at least 10,000 inhabitants. The distinction is made between these municipalities and CAs in order to permit comparison between the Building Permits Survey and the Housing Starts and Completions Survey which refers to this geographical concept.

**Rural area:** Refers to all geographic entities not included in a CMA or CA and not identified as an urban centre by the Canada Mortgage and Housing Corporation.

**Census subdivision (CSD):** Refers to the general term applying to municipalities, Indian reserves, Indian settlements and unorganized territories. However, since Indian reserves and settlements do not issue building permits, they are not included in this publication.

**Non-standard geographic unit:** The geographic units shown in this publication do not all satisfy the above definition of census subdivision. Some provincial or municipal administrations producing monthly reports do not correspond to the official geographic entities; they are nevertheless shown in this publication under the geographic entity used by these administrations. These so-called non-standard geographic units are few in number and are mostly concentrated in the Maritime provinces.

### Territorial revisions

Territorial boundaries were established according to the 2011 Census definitions. Changes in boundaries, status or name of census subdivisions between censuses are introduced in this publication on a yearly basis. Changes affecting the other geographic units (CMAs, CAs, CDs and ERs) are introduced every five years, eighteen months following the census.

## Data accuracy

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

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

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Comparison of data must be done with reservation considering that the methods of issuing permits and the methods of estimating building values can differ from one municipality to another. Also, comparisons involving different periods must take into account the constant increase in the number of municipalities participating in the survey.

This publication contains only part of the data produced on building permits. However, you may order unpublished tables or address special requests, to the Building Construction and Property Value Section (613-951-6321 or 1-800-579-8533). The series presented here is also available on CANSIM: Tables 026-0001 to 026-0008 and 026-0010.

# Appendix I

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## Geographical abbreviations

C	City / Cité
CC	Chartered community
CG	Community government
CN	Crown colony / Colonie de la couronne
COM	Community
CT	Canton (municipalité de)
CU	Cantons unis (municipalité de)
CV	City / Ville
CY	City
DM	District municipality
HAM	Hamlet
ID	Improvement district
IGD	Indian government district
IM	Island municipality
IRI	Indian reserve / Réserve indienne
LGD	Local government district
LOT	Township and royalty
M	Municipality / Municipalité
MD	Municipal district
MÉ	Municipalité
MU	Municipality
NH	Northern hamlet
NL	Nisga'a land
NO	Unorganized / Non organisé
NV	Northern village
NVL	Nisgaa village
P	Parish / Paroisse (municipalité de)
PE	Paroisse (municipalité de)
RCR	Rural community / Communauté rurale
RDA	Regional district electoral area
RG	Region
RGM	Regional municipality
RM	Rural municipality
RV	Resort village
S-É	Indian settlement / Établissement indien
SA	Special area
SC	Subdivision of county municipality / Subdivision municipalité de comté
SÉ	Settlement / Établissement
SET	Settlement
SG	Self-government / Autonomie gouvernementale
SM	Specialized municipality
SNO	Subdivision of unorganized / Subdivision non organisée
SV	Summer village
T	Town

TC	Terres réservées aux Cris
TI	Terre inuite
TK	Terres réservées aux Naskapis
TL	Teslin land
TP	Township
TV	Town / Ville
V	Ville
VC	Village cri
VK	Village naskapi
VL	Village
VN	Village nordique

Source: Statistics Canada, 2011 Census of Population.

<http://www12.statcan.gc.ca/census-recensement/2011/ref/dict/table-tableau/table-tableau-5-eng.cfm>