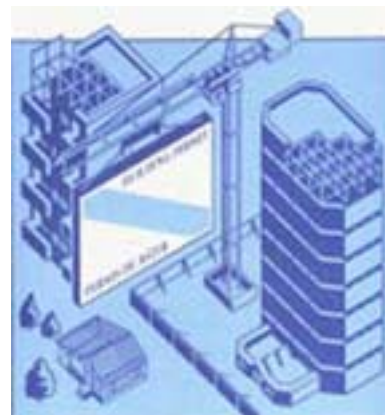


Catalogue no. 64-001-X

Building Permits

December 2015



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

Building Permits

December 2015

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The following standard symbols are used in Statistics Canada publications:

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

Acknowledgements

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

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Building Construction and Property Value Section
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150 Tunney's Pasture Driveway
Ottawa, Ontario K1A 0T6
or by telephoning: 613-951-6321

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Highlights

The total value of building permits issued by Canadian municipalities rose 11.3% to \$6.9 billion in December, following a 19.9% decline the previous month. Higher construction intentions for multi-family dwellings in Quebec, Ontario, British Columbia and Alberta explained the advance.

Analysis – December 2015

The total value of building permits issued by Canadian municipalities rose 11.3% to \$6.9 billion in December, following a 19.9% decline the previous month. Higher construction intentions for multi-family dwellings in Quebec, Ontario, British Columbia and Alberta explained the advance.

Construction intentions in the residential sector increased 16.3% to \$4.7 billion in December, following a 17.9% decline the previous month. Gains were posted in every province except Saskatchewan. Higher construction intentions for multi-family dwellings led the advance.

Municipalities issued \$2.3 billion worth of non-residential building permits in December, up 2.5% over the previous month. This increase followed a 23.2% decline in November. An increase in the value of commercial permits more than offset decreases in the institutional and industrial components. Six provinces reported gains, led by Alberta.

Residential sector: Higher construction intentions for multi-family dwellings behind the advance

The value of building permits for multi-family dwellings rose 39.1% to \$2.3 billion in December, following a 33.8% decline in November. Higher construction intentions were reported in nine provinces, led by Quebec, Ontario, British Columbia and Alberta. Newfoundland and Labrador was the lone province to post a decline.

The value of permits for single-family dwellings edged down 0.1% from November, remaining fairly stable at around \$2.3 billion for the fourth consecutive month. Advances in seven provinces failed to offset declines in the three other provinces. Saskatchewan posted the largest decrease.

Municipalities approved the construction of 17,506 new dwellings in December, up 16.5% from the previous month. The gain mainly resulted from multi-family dwellings, which increased 25.6% to 11,816 new units. Single family dwellings were up 1.3% to 5,690 new units.

Non-residential: Gain attributable to higher commercial building intentions

Following a notable decline the previous month, the value of non-residential building permits rose 2.5% to \$2.3 billion in December. Gains in commercial construction intentions more than offset decreases in the institutional and industrial components.

After three consecutive monthly declines, construction intentions for commercial buildings rose 14.6% to \$1.3 billion in December. The advance was largely the result of higher construction intentions for retail complexes and, to a lesser extent, storage buildings and research centres. Increases were posted in five provinces, led by Ontario and British Columbia. The largest declines were in Alberta and Quebec.

The value of permits in the industrial component fell 3.2% to \$405 million in December, a third consecutive monthly decline. Lower construction intentions for manufacturing plants, minor industrial projects and maintenance buildings accounted for the majority of the decline. The decreases in Ontario and British Columbia more than offset the gains reported elsewhere.

Institutional construction intentions declined for a second consecutive month, down 13.6% to \$594 million in December. The decrease at the national level was largely the result of lower construction intentions for medical facilities and elementary schools. Declines were posted in seven provinces, with Quebec recording the largest decrease, followed by Ontario and British Columbia. Alberta recorded a notable gain in the value of permits for institutional structures.

Provinces: Alberta, Ontario and British Columbia post notable gains

The total value of building permits was up in eight provinces in December, with Alberta posting the largest gain, followed by Ontario and British Columbia.

In Alberta, the value of building permits was up 26.0% to \$1.2 billion in December, following a 56.3% decline the previous month. The gain was attributable to higher construction intentions in both the non-residential and residential sectors, led by institutional structures and multi-family dwellings.

Ontario municipalities issued \$2.7 billion worth of building permits in December, up 5.7% from a month earlier. Higher construction intentions for multi-family dwellings and commercial buildings largely explained the advance.

The total value of building permits in British Columbia rose 12.5% to \$1.2 billion in December, the third consecutive monthly gain. Higher construction intentions for multi-family dwellings and commercial buildings were responsible for the monthly increase.

Higher construction intentions in most census metropolitan areas

In December, the total value of building permits was up in 20 of the 34 census metropolitan areas, with Toronto registering the largest increase, followed by Calgary and Montréal.

In Toronto, the gains resulted mainly from higher construction intentions for multi-family dwellings and, to a lesser extent, commercial buildings. In Calgary, higher intentions for multi-family dwellings and industrial buildings were responsible for the advance.

Montréal reported higher building intentions for multi-family dwellings, which offset declines in every other component.

Annual 2015

The value of building permits in 2015 totalled \$85.0 billion, unchanged from 2014. While residential construction intentions rose 4.4%, the growth was offset by a 6.3% decline in the non-residential component.

Residential: Higher construction intentions for multi-family dwellings explain the increase

Residential building permits issued by municipalities were up 4.4% from the previous year to \$53.2 billion in 2015, continuing the upward trend started after the declines in 2008 and 2009. In 2015, the value of residential permits rose in three provinces: Ontario, British Columbia and Nova Scotia. Alberta (-8.9%) reported the largest decline, its first decrease since 2009.

Non-residential: Declines in all three components, led by commercial buildings

Construction intentions in the non-residential sector declined 6.3% from 2014 to \$31.8 billion in 2015. Decreases were posted in every component, led by commercial buildings. Six provinces reported lower construction intentions for non-residential buildings. Institutional building permits in Quebec posted the largest decline.

Note to readers

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

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

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

The value of planned construction activities 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

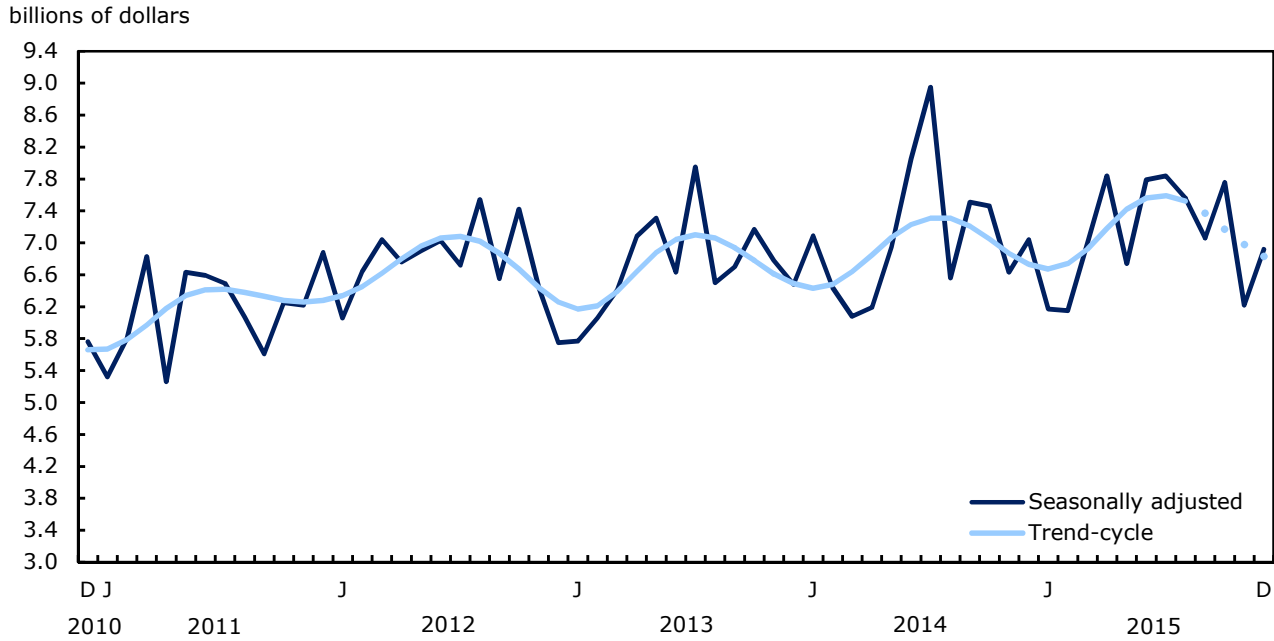
Data for the current reference month are subject to revision based on late responses. Data for the previous month have been revised.

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.

Next release

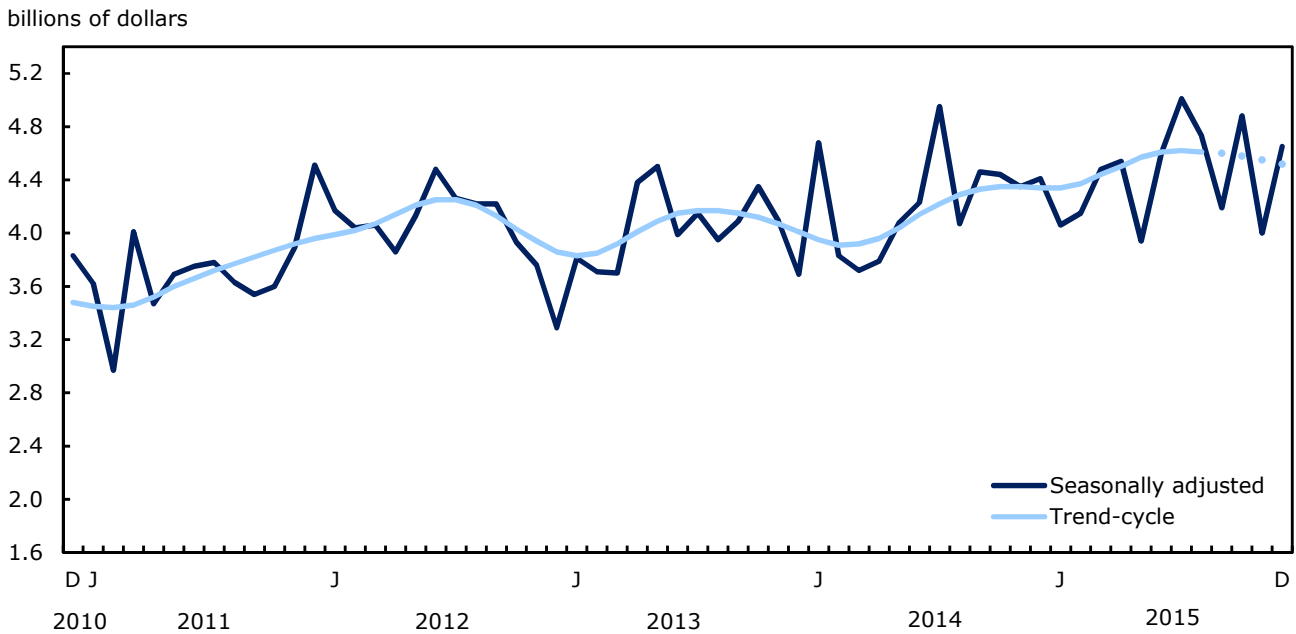
The January building permits data will be released on March 8.

Chart 1
Total value of building permits



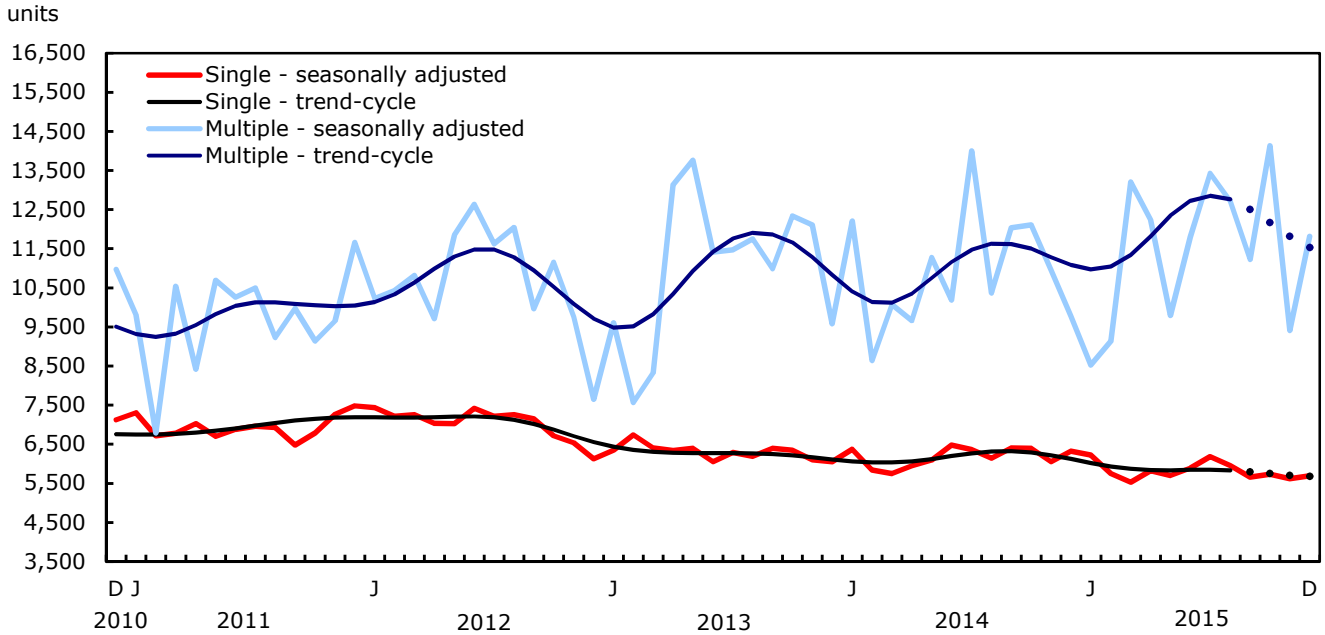
Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

Chart 2
Value of residential building permits – Total



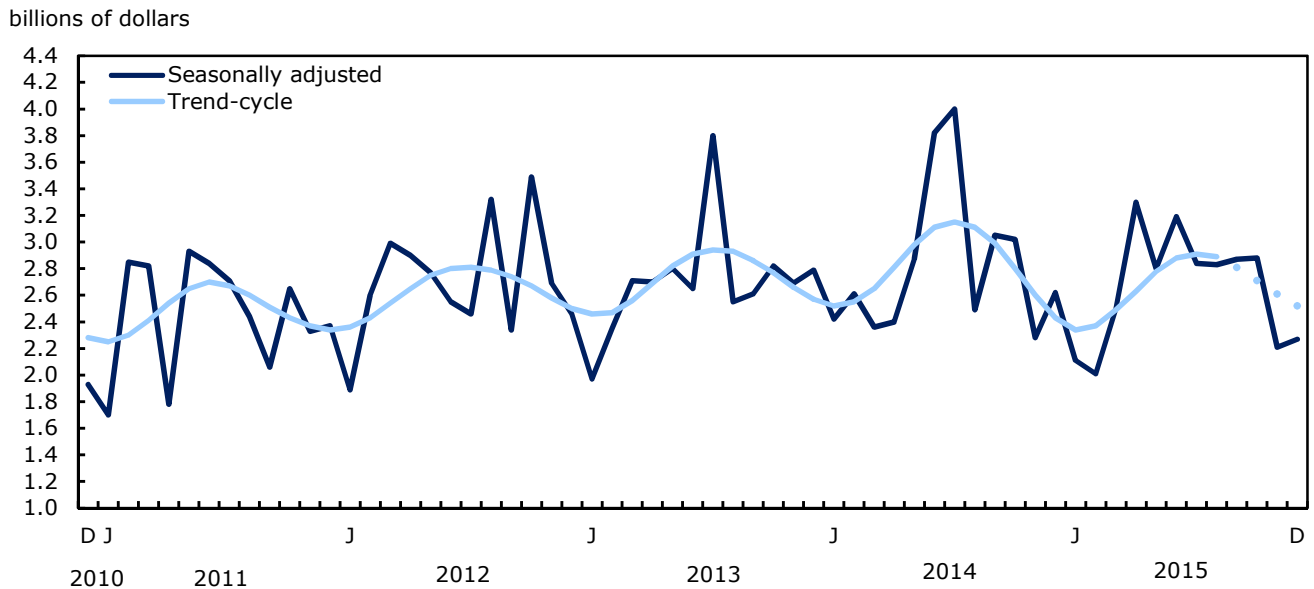
Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

Chart 3
Number of dwelling units – Single and multiple



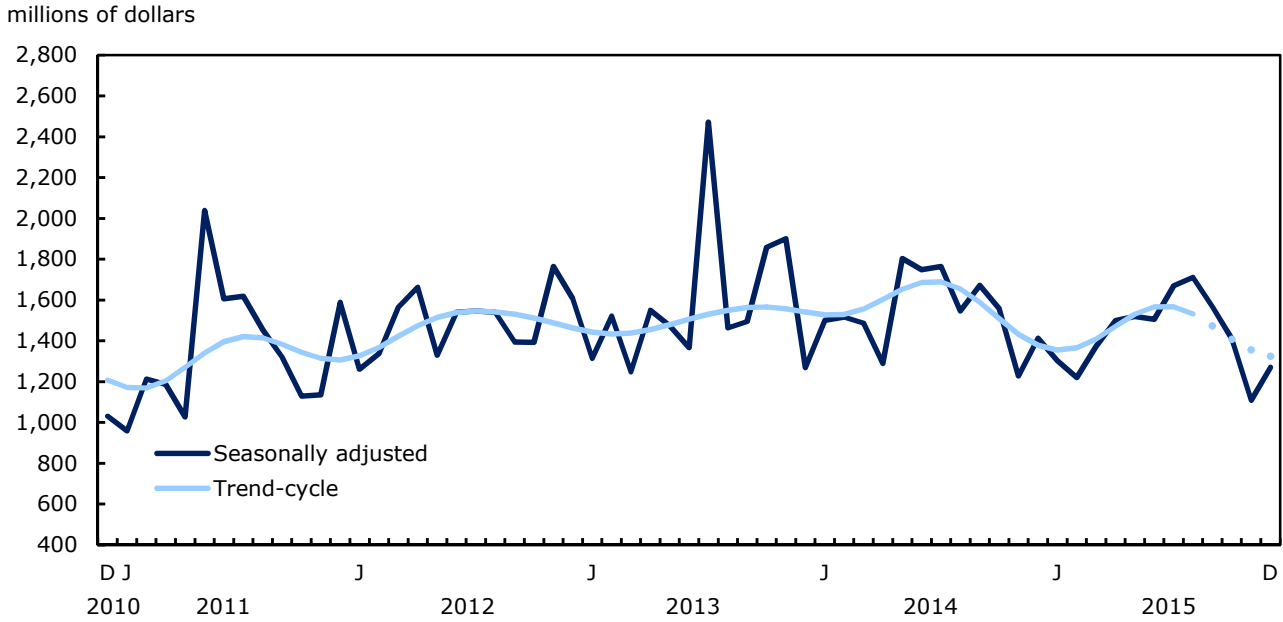
Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

Chart 4
Value of non-residential building permits – Total



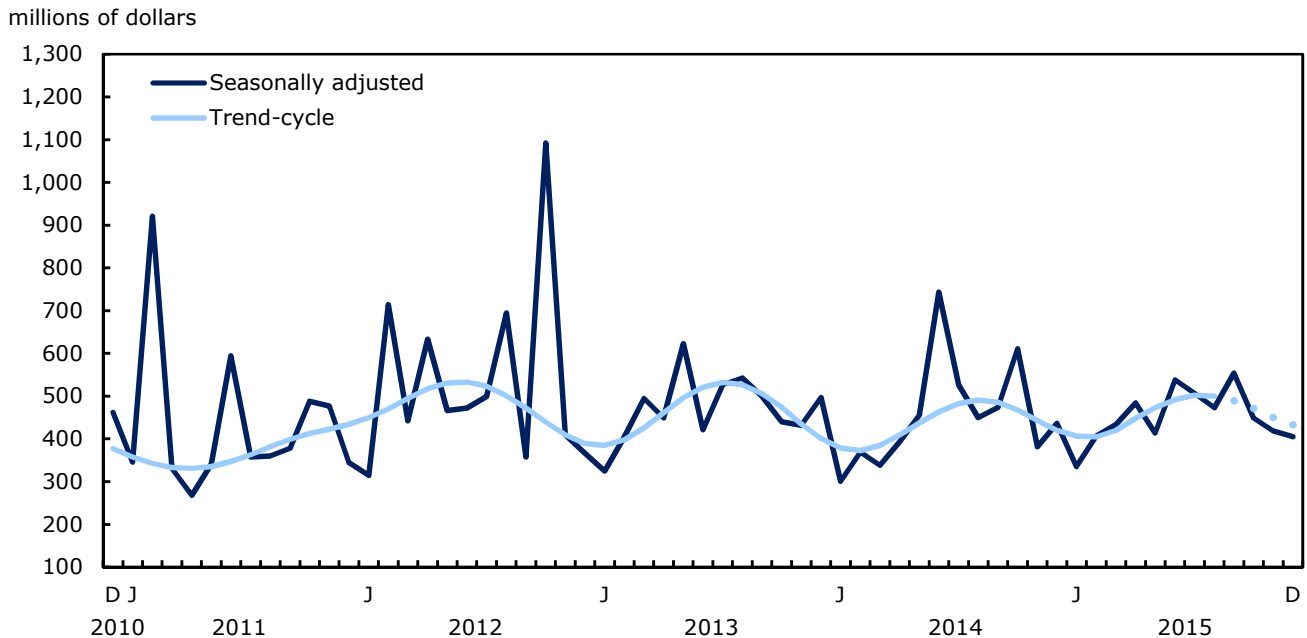
Note(s): The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

Chart 5
Value of commercial building permits



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.

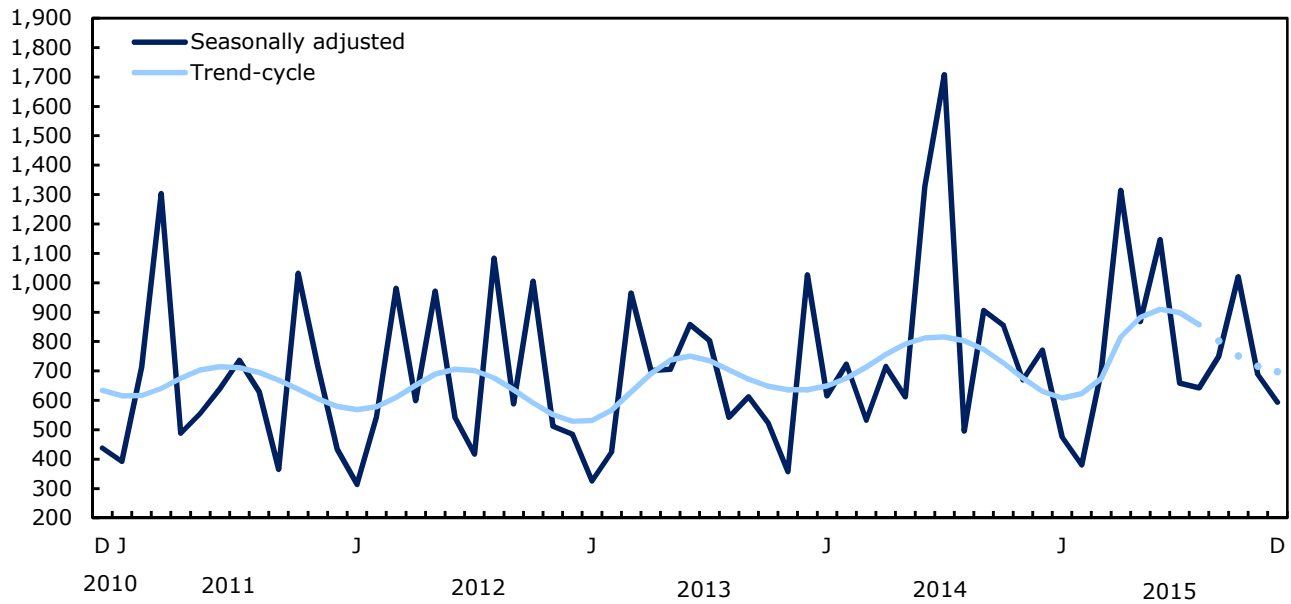
Chart 6
Value of industrial building permits



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

Selected publications from Statistics Canada

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

Selected technical and analytical products from Statistics Canada

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

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

Selected surveys from Statistics Canada

2802	Building Permits Survey
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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

	2015 December ^p	2015 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
Canada	6,922,909	6,217,280	11.3	-19.9	9.9	-6.6	-3.6	0.7
Newfoundland and Labrador	45,014	48,346	-6.9	-12.7	-2.7	3.6	13.0	-22.5
Prince Edward Island	11,582	11,818	-2.0	-51.4	1.3	28.4	-5.6	17.0
Nova Scotia	76,762	72,600	5.7	-23.7	1.9	-8.1	-0.3	-32.8
New Brunswick	57,336	46,808	22.5	-29.9	-11.1	-3.7	-14.9	-17.0
Quebec	1,171,571	1,084,921	8.0	-3.3	-0.6	3.7	-12.0	-4.4
Ontario	2,723,810	2,576,486	5.7	-1.8	3.8	-27.2	19.7	-1.6
Manitoba	227,004	157,714	43.9	-22.2	-12.8	27.6	-4.7	5.8
Saskatchewan	165,091	148,702	11.0	-54.3	-30.7	108.8	-33.6	61.1
Alberta	1,191,483	945,728	26.0	-56.3	53.2	12.5	-17.0	-9.3
British Columbia	1,247,178	1,108,360	12.5	4.4	3.6	-4.2	-21.4	20.8
Yukon	3,174	11,483	-72.4	1.9	53.3	20.7	-82.2	335.3
Northwest Territories	2,804	4,128	-32.1	76.9	-73.7	-20.8	97.8	-41.2
Nunavut	100	186	-46.2	-89.2	563.7	...	-100.0	-88.2

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

	2015 December ^p	2015 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
Canada	2,269,391	2,214,399	2.5	-23.2	0.4	1.5	-0.3	-11.1
Newfoundland and Labrador	6,807	14,059	-51.6	0.6	-23.0	1.2	39.6	-35.8
Prince Edward Island	2,311	5,361	-56.9	-62.8	48.5	55.6	-36.3	34.6
Nova Scotia	25,634	22,079	16.1	-49.7	9.4	-16.5	67.6	-5.5
New Brunswick	22,719	16,892	34.5	-49.0	-10.9	-11.2	-18.2	-16.4
Quebec	365,517	497,476	-26.5	10.8	2.8	23.0	-32.4	20.2
Ontario	829,915	841,732	-1.4	0.4	-9.2	-29.6	58.6	-32.9
Manitoba	92,847	63,444	46.3	-36.3	17.0	4.1	-4.5	50.2
Saskatchewan	89,134	62,092	43.6	-74.2	-38.3	246.8	-53.1	131.6
Alberta	517,493	380,661	35.9	-55.3	38.9	22.9	-29.1	-17.3
British Columbia	315,414	301,180	4.7	4.1	-6.1	-10.1	6.5	-16.3
Yukon	1,500	8,605	-82.6	34.7	69.1	-5.5	-86.5	523.6
Northwest Territories	0	657	-100.0	-3.2	-85.8	-40.1	274.1	56.6
Nunavut	100	161	-37.9	-83.0	3,162.1	...	-100.0	-88.9

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

	2015 December ^p	2015 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
Canada	4,653,518	4,002,881	16.3	-17.9	16.3	-11.4	-5.4	8.9
Newfoundland and Labrador	38,207	34,287	11.4	-17.1	6.8	4.8	3.4	-16.3
Prince Edward Island	9,271	6,457	43.6	-34.8	-30.8	14.7	24.6	3.8
Nova Scotia	51,128	50,521	1.2	-1.2	-3.7	-0.6	-26.9	-39.7
New Brunswick	34,617	29,916	15.7	-11.1	-11.4	5.0	-10.8	-17.6
Quebec	806,054	587,445	37.2	-12.8	-2.7	-5.6	3.1	-17.0
Ontario	1,893,895	1,734,754	9.2	-2.8	11.4	-25.7	4.2	20.8
Manitoba	134,157	94,270	42.3	-8.6	-30.0	46.7	-4.9	-14.7
Saskatchewan	75,957	86,610	-12.3	2.1	6.6	-29.3	13.4	-7.1
Alberta	673,990	565,067	19.3	-57.0	64.1	5.7	-6.6	-1.0
British Columbia	931,764	807,180	15.4	4.5	7.7	-1.4	-30.1	40.0
Yukon	1,674	2,878	-41.8	-41.1	36.6	70.8	-54.9	49.1
Northwest Territories	2,804	3,471	-19.2	109.7	-59.7	26.8	-8.5	-57.3
Nunavut	0	25	-100.0	-96.8	236.1	...	-100.0	-75.0

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

	2015 December ^p	2015 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	units		percentage change					
Canada	210,072	180,264	16.5	-24.4	17.6	-9.5	-4.8	10.9
Newfoundland and Labrador	1,632	1,644	-0.7	-16.0	-3.6	3.7	-7.4	4.1
Prince Edward Island	732	384	90.6	-37.3	-55.7	11.7	60.9	42.2
Nova Scotia	2,304	2,184	5.5	-22.2	2.6	-3.4	-38.9	-39.4
New Brunswick	1,476	1,344	9.8	-38.8	-21.8	47.2	-17.2	-28.9
Quebec	42,348	29,460	43.7	-24.8	-3.6	4.4	5.8	-18.5
Ontario	81,312	68,004	19.6	-6.5	10.2	-32.4	7.8	37.5
Manitoba	7,284	5,736	27.0	9.6	-36.9	71.0	-16.4	-7.3
Saskatchewan	3,756	3,624	3.6	-13.5	3.3	-49.1	6.6	25.6
Alberta	26,964	27,888	-3.3	-62.4	85.1	18.8	-16.0	8.2
British Columbia	42,060	39,756	5.8	13.8	2.0	4.6	-26.1	18.0
Yukon	180	168	7.1	-56.2	28.0	92.3	-38.1	-4.5
Northwest Territories	24	72	-66.7	50.0	-66.7	9.1	-35.3	-67.3
Nunavut	0	0	...	-100.0

Table 5
Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2015

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Canada									
November ^r	5,616	9,406	15,022	4,002,881	418,296	1,108,029	688,074	2,214,399	6,217,280
December ^p	5,690	11,816	17,506	4,653,518	404,834	1,270,324	594,233	2,269,391	6,922,909
Cumulative Jan. to Dec. 2015	69,747	137,408	207,155	53,227,333	5,415,634	17,157,578	9,235,365	31,808,577	85,035,910
Cumulative Jan. to Dec. 2014	74,179	131,278	205,457	50,991,599	5,478,888	18,528,287	9,933,298	33,940,473	84,932,072
Newfoundland and Labrador									
November ^r	104	33	137	34,287	217	9,155	4,687	14,059	48,346
December ^p	121	15	136	38,207	312	5,732	763	6,807	45,014
Cumulative Jan. to Dec. 2015	1,233	491	1,724	451,611	42,700	132,106	33,494	208,300	659,911
Cumulative Jan. to Dec. 2014	1,420	974	2,394	531,982	65,118	301,243	37,625	403,986	935,968
Prince Edward Island									
November ^r	24	8	32	6,457	1,304	3,022	1,035	5,361	11,818
December ^p	39	22	61	9,271	730	1,005	576	2,311	11,582
Cumulative Jan. to Dec. 2015	365	261	626	111,837	15,463	39,308	25,963	80,734	192,571
Cumulative Jan. to Dec. 2014	391	274	665	118,110	13,334	52,086	12,823	78,243	196,353
Nova Scotia									
November ^r	142	40	182	50,521	5,718	11,580	4,781	22,079	72,600
December ^p	116	76	192	51,128	3,595	21,419	620	25,634	76,762
Cumulative Jan. to Dec. 2015	1,348	2,691	4,039	809,211	70,904	250,358	55,920	377,182	1,186,393
Cumulative Jan. to Dec. 2014	1,492	2,249	3,741	760,416	90,230	257,161	68,446	415,837	1,176,253
New Brunswick									
November ^r	105	7	112	29,916	1,795	8,626	6,471	16,892	46,808
December ^p	102	21	123	34,617	2,590	6,639	13,490	22,719	57,336
Cumulative Jan. to Dec. 2015	1,189	685	1,874	415,910	64,081	177,402	148,193	389,676	805,586
Cumulative Jan. to Dec. 2014	1,377	1,376	2,753	456,472	54,941	195,706	123,822	374,469	830,941
Quebec									
November ^r	836	1,619	2,455	587,445	80,872	196,781	219,823	497,476	1,084,921
December ^p	831	2,698	3,529	806,054	94,584	168,297	102,636	365,517	1,171,571
Cumulative Jan. to Dec. 2015	10,139	28,345	38,484	8,432,566	1,008,720	2,808,482	1,659,156	5,476,358	13,908,924
Cumulative Jan. to Dec. 2014	10,892	30,410	41,302	8,743,986	1,113,199	2,751,447	3,422,272	7,286,918	16,030,904
Ontario									
November ^r	2,348	3,319	5,667	1,734,754	212,474	376,794	252,464	841,732	2,576,486
December ^p	2,352	4,424	6,776	1,893,895	157,829	476,069	196,017	829,915	2,723,810
Cumulative Jan. to Dec. 2015	29,161	44,099	73,260	21,112,374	2,509,326	6,099,700	3,418,267	12,027,293	33,139,667
Cumulative Jan. to Dec. 2014	25,877	42,923	68,800	18,986,287	2,285,087	6,397,590	3,053,396	11,736,073	30,722,360
Manitoba									
November ^r	237	241	478	94,270	8,320	37,788	17,336	63,444	157,714
December ^p	257	350	607	134,157	21,535	66,038	5,274	92,847	227,004
Cumulative Jan. to Dec. 2015	2,688	3,141	5,829	1,355,174	142,961	521,857	267,084	931,902	2,287,076
Cumulative Jan. to Dec. 2014	3,204	4,147	7,351	1,537,717	135,454	737,440	404,617	1,277,511	2,815,228
Saskatchewan									
November ^r	201	101	302	86,610	5,893	38,105	18,094	62,092	148,702
December ^p	207	106	313	75,957	3,145	48,813	37,176	89,134	165,091
Cumulative Jan. to Dec. 2015	2,284	3,225	5,509	1,177,224	189,179	828,064	674,815	1,692,058	2,869,282
Cumulative Jan. to Dec. 2014	3,094	4,358	7,452	1,574,470	139,785	736,851	218,115	1,094,751	2,669,221
Alberta									
November ^r	930	1,394	2,324	565,067	41,544	257,486	81,631	380,661	945,728
December ^p	954	1,293	2,247	673,990	93,122	220,129	204,242	517,493	1,191,483
Cumulative Jan. to Dec. 2015	13,230	25,621	38,851	9,867,051	804,997	3,932,304	2,124,964	6,862,265	16,729,316
Cumulative Jan. to Dec. 2014	18,514	23,221	41,735	10,830,601	1,205,795	4,849,859	1,369,993	7,425,647	18,256,248

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, 2015

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
British Columbia									
November ^r	677	2,636	3,313	807,180	59,415	164,405	77,360	301,180	1,108,360
December ^p	700	2,805	3,505	931,764	27,392	254,635	33,387	315,414	1,247,178
Cumulative Jan. to Dec. 2015	7,925	28,658	36,583	9,414,491	549,473	2,314,480	793,937	3,657,890	13,072,381
Cumulative Jan. to Dec. 2014	7,681	21,033	28,714	7,347,642	354,651	2,213,014	1,161,410	3,729,075	11,076,717
Yukon									
November ^r	6	8	14	2,878	252	4,024	4,329	8,605	11,483
December ^p	9	6	15	1,674	0	1,448	52	1,500	3,174
Cumulative Jan. to Dec. 2015	128	100	228	35,014	10,142	29,988	31,361	71,491	106,505
Cumulative Jan. to Dec. 2014	172	173	345	47,019	13,238	18,872	46,841	78,951	125,970
Northwest Territories									
November ^r	6	0	6	3,471	492	112	53	657	4,128
December ^p	2	0	2	2,804	0	0	0	0	2,804
Cumulative Jan. to Dec. 2015	53	61	114	35,609	7,556	20,585	2,201	30,342	65,951
Cumulative Jan. to Dec. 2014	58	37	95	28,982	4,051	12,558	13,588	30,197	59,179
Nunavut									
November ^r	0	0	0	25	0	151	10	161	186
December ^p	0	0	0	0	0	100	0	100	100
Cumulative Jan. to Dec. 2015	4	30	34	9,261	132	2,944	10	3,086	12,347
Cumulative Jan. to Dec. 2014	7	103	110	27,915	4,005	4,460	350	8,815	36,730

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, 2015**

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford-Mission, British Columbia									
November ^r	34	58	92	13,888	689	715	0	1,404	15,292
December ^p	37	222	259	54,051	8,446	1,628	7,818	17,892	71,943
Cumulative Jan. to Dec. 2015	376	764	1,140	199,472	28,239	40,154	24,164	92,557	292,029
Cumulative Jan. to Dec. 2014	204	314	518	107,205	36,310	26,960	21,036	84,306	191,511
Barrie, Ontario									
November ^r	105	17	122	37,503	10,751	3,956	29	14,736	52,239
December ^p	72	12	84	29,156	5,323	31,928	3,245	40,496	69,652
Cumulative Jan. to Dec. 2015	589	187	776	234,168	26,355	122,482	23,071	171,908	406,076
Cumulative Jan. to Dec. 2014	641	609	1,250	348,053	51,331	132,359	47,932	231,622	579,675
Brantford, Ontario									
November ^r	7	158	165	22,972	583	677	5	1,265	24,237
December ^p	13	2	15	6,271	932	510	353	1,795	8,066
Cumulative Jan. to Dec. 2015	293	560	853	181,293	39,299	17,133	7,297	63,729	245,022
Cumulative Jan. to Dec. 2014	304	143	447	106,906	28,600	11,512	10,383	50,495	157,401
Calgary, Alberta									
November ^r	253	145	398	146,540	2,427	108,727	21,700	132,854	279,394
December ^p	305	603	908	305,587	47,809	90,917	24,564	163,290	468,877
Cumulative Jan. to Dec. 2015	3,860	11,560	15,420	4,256,599	230,333	1,599,618	944,896	2,774,847	7,031,446
Cumulative Jan. to Dec. 2014	6,424	9,592	16,016	4,574,771	181,947	2,138,866	433,219	2,754,032	7,328,803
Edmonton, Alberta									
November ^r	345	1,116	1,461	297,182	17,909	79,607	18,191	115,707	412,889
December ^p	326	619	945	257,629	10,268	75,289	118,884	204,441	462,070
Cumulative Jan. to Dec. 2015	5,358	11,770	17,128	3,975,591	182,927	1,458,697	497,827	2,139,451	6,115,042
Cumulative Jan. to Dec. 2014	6,742	9,939	16,681	4,102,676	276,257	1,565,818	505,873	2,347,948	6,450,624
Greater Sudbury, Ontario									
November ^r	15	7	22	6,937	709	4,371	4,279	9,359	16,296
December ^p	3	0	3	3,063	595	1,096	514	2,205	5,268
Cumulative Jan. to Dec. 2015	148	135	283	84,525	33,770	57,279	29,787	120,836	205,361
Cumulative Jan. to Dec. 2014	191	191	382	101,195	83,969	61,128	88,342	233,439	334,634
Guelph, Ontario									
November ^r	17	177	194	34,820	3,030	5,364	7,755	16,149	50,969
December ^p	32	54	86	21,476	714	1,023	34,110	35,847	57,323
Cumulative Jan. to Dec. 2015	367	1,115	1,482	331,812	49,806	68,125	54,659	172,590	504,402
Cumulative Jan. to Dec. 2014	218	906	1,124	230,653	41,594	64,131	71,564	177,289	407,942
Halifax, Nova Scotia									
November ^r	39	10	49	17,802	2,713	5,416	311	8,440	26,242
December ^p	39	28	67	18,770	190	13,181	486	13,857	32,627
Cumulative Jan. to Dec. 2015	424	2,295	2,719	484,622	16,474	167,351	24,449	208,274	692,896
Cumulative Jan. to Dec. 2014	487	1,675	2,162	418,859	35,053	171,362	35,488	241,903	660,762
Hamilton, Ontario									
November ^r	42	367	409	115,714	790	14,100	3,570	18,460	134,174
December ^p	56	143	199	67,438	4,417	16,632	11,710	32,759	100,197
Cumulative Jan. to Dec. 2015	1,188	2,091	3,279	1,019,849	94,129	205,942	357,998	658,069	1,677,918
Cumulative Jan. to Dec. 2014	1,169	1,477	2,646	851,073	67,523	318,342	184,639	570,504	1,421,577
Kelowna, British Columbia									
November ^r	44	27	71	27,980	875	7,667	15,390	23,932	51,912
December ^p	34	36	70	23,218	1,504	3,959	435	5,898	29,116
Cumulative Jan. to Dec. 2015	472	714	1,186	363,899	14,618	128,135	88,302	231,055	594,954
Cumulative Jan. to Dec. 2014	513	581	1,094	334,718	10,542	68,984	40,098	119,624	454,342

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, 2015

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Kingston, Ontario									
November ^r	19	6	25	6,812	1,126	2,254	617	3,997	10,809
December ^p	26	25	51	9,751	910	1,314	412	2,636	12,387
Cumulative Jan. to Dec. 2015	291	495	786	141,244	6,770	33,881	30,558	71,209	212,453
Cumulative Jan. to Dec. 2014	376	358	734	144,059	10,041	79,994	265,937	355,972	500,031
Kitchener-Cambridge-Waterloo, Ontario									
November ^r	112	99	211	56,036	7,358	21,670	13,416	42,444	98,480
December ^p	116	279	395	86,425	10,872	20,281	5,230	36,383	122,808
Cumulative Jan. to Dec. 2015	1,078	2,544	3,622	788,469	135,385	245,486	121,151	502,022	1,290,491
Cumulative Jan. to Dec. 2014	866	2,863	3,729	870,287	107,419	196,571	254,606	558,596	1,428,883
London, Ontario									
November ^r	79	20	99	36,598	4,820	5,357	25,581	35,758	72,356
December ^p	90	65	155	44,020	1,452	12,403	15,222	29,077	73,097
Cumulative Jan. to Dec. 2015	1,046	820	1,866	587,212	57,297	155,888	203,114	416,299	1,003,511
Cumulative Jan. to Dec. 2014	1,053	1,390	2,443	704,860	54,572	125,406	93,517	273,495	978,355
Moncton, New Brunswick									
November ^r	26	4	30	8,323	936	3,770	55	4,761	13,084
December ^p	17	0	17	4,734	1,129	2,432	3,541	7,102	11,836
Cumulative Jan. to Dec. 2015	286	252	538	105,405	24,973	72,727	50,936	148,636	254,041
Cumulative Jan. to Dec. 2014	295	663	958	136,914	12,880	83,380	13,406	109,666	246,580
Montréal, Quebec									
November ^r	248	686	934	246,539	35,412	91,836	30,432	157,680	404,219
December ^p	219	1,568	1,787	433,762	24,302	76,013	29,692	130,007	563,769
Cumulative Jan. to Dec. 2015	2,683	15,813	18,496	4,090,360	387,795	1,681,271	890,785	2,959,851	7,050,211
Cumulative Jan. to Dec. 2014	2,853	16,708	19,561	4,116,406	632,201	1,579,552	2,646,970	4,858,723	8,975,129
Oshawa, Ontario									
November ^r	68	94	162	49,616	29,062	3,456	993	33,511	83,127
December ^p	77	51	128	45,739	217	3,652	511	4,380	50,119
Cumulative Jan. to Dec. 2015	1,282	1,382	2,664	808,053	81,222	75,487	34,885	191,594	999,647
Cumulative Jan. to Dec. 2014	995	834	1,829	588,412	56,165	271,838	66,330	394,333	982,745
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
November ^r	151	318	469	124,830	6,129	51,508	15,546	73,183	198,013
December ^p	117	218	335	111,487	757	44,011	10,050	54,818	166,305
Cumulative Jan. to Dec. 2015	1,689	2,946	4,635	1,252,963	43,174	657,727	218,891	919,792	2,172,755
Cumulative Jan. to Dec. 2014	2,119	5,162	7,281	1,749,163	33,457	666,661	244,924	945,042	2,694,205
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
November ^r	17	30	47	15,750	37	6,193	6,174	12,404	28,154
December ^p	14	74	88	20,090	46	1,560	7,912	9,518	29,608
Cumulative Jan. to Dec. 2015	430	1,327	1,757	326,667	58,240	95,905	27,894	182,039	508,706
Cumulative Jan. to Dec. 2014	476	1,673	2,149	373,938	14,292	150,837	73,479	238,608	612,546
Peterborough, Ontario									
November ^r	27	9	36	11,471	506	780	1,193	2,479	13,950
December ^p	22	1	23	8,027	138	796	0	934	8,961
Cumulative Jan. to Dec. 2015	282	141	423	124,031	11,104	17,270	18,399	46,773	170,804
Cumulative Jan. to Dec. 2014	316	302	618	125,285	65,074	23,968	6,665	95,707	220,992
Québec, Quebec									
November ^r	62	411	473	87,194	7,402	43,965	18,525	69,892	157,086
December ^p	101	305	406	87,598	3,814	39,983	8,841	52,638	140,236
Cumulative Jan. to Dec. 2015	869	4,515	5,384	931,706	62,088	284,051	129,348	475,487	1,407,193
Cumulative Jan. to Dec. 2014	938	4,418	5,356	1,016,959	47,663	322,469	97,004	467,136	1,484,095

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, 2015

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Regina, Saskatchewan									
November ^r	35	37	72	17,157	0	10,448	0	10,448	27,605
December ^p	57	32	89	16,434	1,918	26,350	27,599	55,867	72,301
Cumulative Jan. to Dec. 2015	536	1,075	1,611	282,276	81,397	309,908	119,483	510,788	793,064
Cumulative Jan. to Dec. 2014	708	1,511	2,219	371,462	40,442	248,667	45,824	334,933	706,395
Saguenay, Quebec									
November ^r	10	8	18	4,885	476	2,577	636	3,689	8,574
December ^p	8	12	20	4,699	532	2,948	292	3,772	8,471
Cumulative Jan. to Dec. 2015	273	227	500	128,055	27,529	47,712	45,852	121,093	249,148
Cumulative Jan. to Dec. 2014	399	357	756	182,795	20,175	34,771	36,344	91,290	274,085
Saint John, New Brunswick									
November ^r	17	0	17	4,313	36	1,600	0	1,636	5,949
December ^p	25	0	25	9,620	172	1,311	130	1,613	11,233
Cumulative Jan. to Dec. 2015	199	61	260	76,607	5,870	26,439	5,889	38,198	114,805
Cumulative Jan. to Dec. 2014	201	118	319	67,295	18,197	43,972	8,369	70,538	137,833
Saskatoon, Saskatchewan									
November ^r	86	32	118	34,475	1,066	10,483	15,215	26,764	61,239
December ^p	79	70	149	36,885	1,122	16,463	9,562	27,147	64,032
Cumulative Jan. to Dec. 2015	1,069	1,736	2,805	590,251	50,158	324,559	276,665	651,382	1,241,633
Cumulative Jan. to Dec. 2014	1,489	2,040	3,529	761,418	41,931	220,740	76,306	338,977	1,100,395
Sherbrooke, Quebec									
November ^r	22	50	72	15,490	8,342	4,023	900	13,265	28,755
December ^p	16	251	267	36,576	2,478	3,310	0	5,788	42,364
Cumulative Jan. to Dec. 2015	417	1,033	1,450	270,849	26,761	59,931	56,215	142,907	413,756
Cumulative Jan. to Dec. 2014	446	912	1,358	245,088	19,223	61,851	53,328	134,402	379,490
St. Catharines-Niagara, Ontario									
November ^r	110	73	183	41,786	1,062	32,168	1,292	34,522	76,308
December ^p	41	39	80	21,250	13,610	7,085	60	20,755	42,005
Cumulative Jan. to Dec. 2015	1,150	748	1,898	509,137	44,751	114,901	47,241	206,893	716,030
Cumulative Jan. to Dec. 2014	894	706	1,600	430,030	50,321	80,649	57,336	188,306	618,336
St. John's, Newfoundland and Labrador									
November ^r	59	25	84	20,192	9	4,514	2,506	7,029	27,221
December ^p	67	14	81	23,193	308	4,061	504	4,873	28,066
Cumulative Jan. to Dec. 2015	637	285	922	257,139	38,559	108,986	24,564	172,109	429,248
Cumulative Jan. to Dec. 2014	753	760	1,513	324,806	49,302	256,151	32,196	337,649	662,455
Thunder Bay, Ontario									
November ^r	9	1	10	2,480	336	4,367	1,556	6,259	8,739
December ^p	4	12	16	1,367	0	5,747	0	5,747	7,114
Cumulative Jan. to Dec. 2015	176	100	276	60,302	1,641	49,932	65,141	116,714	177,016
Cumulative Jan. to Dec. 2014	189	126	315	70,367	6,544	29,073	16,557	52,174	122,541
Toronto, Ontario									
November ^r	917	1,576	2,493	897,418	80,340	188,873	161,212	430,425	1,327,843
December ^p	962	3,265	4,227	1,137,937	70,378	279,233	91,434	441,045	1,578,982
Cumulative Jan. to Dec. 2015	11,896	27,067	38,963	11,658,932	1,082,817	3,763,664	1,817,180	6,663,661	18,322,593
Cumulative Jan. to Dec. 2014	9,079	25,172	34,251	9,722,992	833,460	3,687,512	1,127,219	5,648,191	15,371,183
Trois-Rivières, Quebec									
November ^r	15	22	37	9,911	308	1,940	33,270	35,518	45,429
December ^p	11	28	39	9,364	3,966	1,361	598	5,925	15,289
Cumulative Jan. to Dec. 2015	188	382	570	148,517	20,663	43,958	56,225	120,846	269,363
Cumulative Jan. to Dec. 2014	248	774	1,022	217,378	22,095	50,952	16,684	89,731	307,109

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, 2015

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Vancouver, British Columbia									
November ^r	262	2,230	2,492	579,426	37,936	109,385	35,807	183,128	762,554
December ^p	287	1,808	2,095	620,153	8,549	184,282	18,458	211,289	831,442
Cumulative Jan. to Dec. 2015	3,084	22,006	25,090	6,435,435	226,806	1,631,715	476,604	2,335,125	8,770,560
Cumulative Jan. to Dec. 2014	2,942	15,887	18,829	4,748,936	144,832	1,549,073	692,187	2,386,092	7,135,028
Victoria, British Columbia									
November ^r	48	87	135	39,183	604	15,130	5,721	21,455	60,638
December ^p	45	449	494	78,705	894	10,885	4,038	15,817	94,522
Cumulative Jan. to Dec. 2015	612	2,054	2,666	595,293	15,221	119,745	56,553	191,519	786,812
Cumulative Jan. to Dec. 2014	533	1,246	1,779	448,538	11,885	110,191	95,420	217,496	666,034
Windsor, Ontario									
November ^r	62	21	83	25,848	5,897	2,704	4,290	12,891	38,739
December ^p	41	51	92	21,519	517	3,188	91	3,796	25,315
Cumulative Jan. to Dec. 2015	718	414	1,132	331,684	45,900	68,166	80,911	194,977	526,661
Cumulative Jan. to Dec. 2014	580	238	818	255,487	38,433	58,053	54,407	150,893	406,380
Winnipeg, Manitoba									
November ^r	154	145	299	60,212	1,278	33,569	16,476	51,323	111,535
December ^p	169	337	506	105,080	12,614	62,081	2,302	76,997	182,077
Cumulative Jan. to Dec. 2015	1,654	2,541	4,195	980,459	50,838	385,329	180,773	616,940	1,597,399
Cumulative Jan. to Dec. 2014	1,963	3,465	5,428	1,102,798	63,231	589,116	202,965	855,312	1,958,110

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, 2015

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Canada							
November ^r	4,835	23	664	1,879	6,746	628	14,775
December ^p	3,750	16	644	2,280	7,057	1,525	15,272
Cumulative Jan. to Dec. 2015	69,389	330	9,400	23,210	94,871	10,216	207,416
Cumulative Jan. to Dec. 2014	73,682	356	11,325	22,586	88,629	8,870	205,448
Newfoundland and Labrador							
November ^r	88	0	3	1	23	6	121
December ^p	58	0	2	0	12	1	73
Cumulative Jan. to Dec. 2015	1,240	6	12	18	420	41	1,737
Cumulative Jan. to Dec. 2014	1,410	9	20	52	832	70	2,393
Prince Edward Island							
November ^r	16	1	0	6	0	2	25
December ^p	16	2	0	0	21	1	40
Cumulative Jan. to Dec. 2015	346	22	32	28	183	19	630
Cumulative Jan. to Dec. 2014	374	17	46	21	191	16	665
Nova Scotia							
November ^r	124	1	4	0	43	0	172
December ^p	61	0	12	23	28	3	127
Cumulative Jan. to Dec. 2015	1,318	39	80	91	2,397	123	4,048
Cumulative Jan. to Dec. 2014	1,446	33	87	133	1,814	226	3,739
New Brunswick							
November ^r	71	1	4	0	2	1	79
December ^p	32	1	0	13	8	0	54
Cumulative Jan. to Dec. 2015	1,215	12	78	124	441	49	1,919
Cumulative Jan. to Dec. 2014	1,342	25	121	68	1,064	132	2,752
Quebec							
November ^r	652	4	168	127	1,775	183	2,909
December ^p	398	7	156	140	1,946	334	2,981
Cumulative Jan. to Dec. 2015	9,995	123	2,167	1,431	20,959	3,990	38,665
Cumulative Jan. to Dec. 2014	10,705	129	2,643	1,648	22,453	3,722	41,300
Ontario							
November ^r	2,112	12	153	1,034	1,916	211	5,438
December ^p	1,674	4	145	1,299	1,921	1,009	6,052
Cumulative Jan. to Dec. 2015	29,115	101	2,304	11,662	26,799	3,388	73,369
Cumulative Jan. to Dec. 2014	25,741	115	2,831	11,896	26,442	1,775	68,800
Manitoba							
November ^r	186	1	8	41	132	1	369
December ^p	163	0	14	15	312	2	506
Cumulative Jan. to Dec. 2015	2,663	9	288	323	2,468	37	5,788
Cumulative Jan. to Dec. 2014	3,192	10	206	429	3,308	205	7,350
Saskatchewan							
November ^r	151	0	23	30	30	19	253
December ^p	108	0	19	1	60	26	214
Cumulative Jan. to Dec. 2015	2,255	3	180	344	2,238	466	5,486
Cumulative Jan. to Dec. 2014	3,089	4	400	807	2,710	442	7,452
Alberta							
November ^r	819	0	281	252	791	71	2,214
December ^p	716	0	262	330	650	52	2,010
Cumulative Jan. to Dec. 2015	13,184	3	3,362	4,740	16,631	891	38,811
Cumulative Jan. to Dec. 2014	18,505	8	4,081	3,939	14,171	1,033	41,737
British Columbia							
November ^r	610	3	20	388	2,029	130	3,180
December ^p	521	2	34	459	2,094	96	3,206
Cumulative Jan. to Dec. 2015	7,876	11	893	4,420	22,198	1,189	36,587
Cumulative Jan. to Dec. 2014	7,647	1	884	3,538	15,405	1,234	28,709

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2015

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Yukon							
November ^r	1	0	0	0	5	3	9
December ^p	1	0	0	0	5	1	7
Cumulative Jan. to Dec. 2015	127	1	4	19	57	20	228
Cumulative Jan. to Dec. 2014	166	5	2	41	118	14	346
Northwest Territories							
November ^r	5	0	0	0	0	1	6
December ^p	2	0	0	0	0	0	2
Cumulative Jan. to Dec. 2015	51	0	0	0	60	3	114
Cumulative Jan. to Dec. 2014	58	0	2	0	34	1	95
Nunavut							
November ^r	0	0	0	0	0	0	0
December ^p	0	0	0	0	0	0	0
Cumulative Jan. to Dec. 2015	4	0	0	10	20	0	34
Cumulative Jan. to Dec. 2014	7	0	2	14	87	0	110

Table 8
Dwelling units, census metropolitan areas, unadjusted, December 2015

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	28	1	0	42	180	0	251
Barrie, Ontario	55	0	0	1	0	12	68
Brantford, Ontario	10	0	2	0	0	0	12
Calgary, Alberta	254	0	68	188	345	2	857
Edmonton, Alberta	271	0	184	140	252	44	891
Greater Sudbury, Ontario	2	0	0	0	0	0	2
Guelph, Ontario	25	0	0	46	0	8	79
Halifax, Nova Scotia	27	0	2	20	4	2	55
Hamilton, Ontario	43	0	22	112	0	9	186
Kelowna, British Columbia	27	0	0	12	20	4	63
Kingston, Ontario	20	0	0	10	0	15	45
Kitchener-Cambridge-Waterloo, Ontario	90	0	0	65	210	4	369
London, Ontario	70	0	0	34	31	0	135
Moncton, New Brunswick	6	1	0	0	0	0	7
Montréal, Quebec	135	0	27	105	1,313	138	1,718
Oshawa, Ontario	60	0	6	33	0	12	111
Ottawa-Gatineau, Ontario/Quebec	100	0	21	8	241	23	393
Ottawa-Gatineau, Ontario part, Ontario/Quebec	91	0	4	8	186	20	309
Ottawa-Gatineau, Quebec part, Ontario/Quebec	9	0	17	0	55	3	84
Peterborough, Ontario	17	0	0	0	0	1	18
Québec, Quebec	63	0	72	0	116	120	371
Regina, Saskatchewan	37	0	8	0	18	6	69
Saguenay, Quebec	5	0	0	0	9	3	17
Saint John, New Brunswick	10	0	0	0	0	0	10
Saskatoon, Saskatchewan	52	0	9	0	42	19	122
Sherbrooke, Quebec	10	0	13	8	232	0	263
St. Catharines-Niagara, Ontario	32	0	2	32	2	3	71
St. John's, Newfoundland and Labrador	46	0	2	0	12	0	60
Thunder Bay, Ontario	3	0	0	0	0	12	15
Toronto, Ontario	745	0	42	917	1,472	834	4,010
Trois-Rivières, Quebec	7	0	0	4	22	2	35
Vancouver, British Columbia	228	0	8	347	1,392	61	2,036
Victoria, British Columbia	35	0	0	2	440	8	485
Windsor, Ontario	32	0	12	0	0	39	83
Winnipeg, Manitoba	139	0	14	15	308	0	476

Table 9
Dwelling units, census metropolitan areas, unadjusted, cumulative, January to December 2015

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	380	1	2	231	525	6	1,145
Barrie, Ontario	586	0	6	59	75	48	774
Brantford, Ontario	265	0	18	195	328	19	825
Calgary, Alberta	3,849	0	725	2,201	8,596	38	15,409
Edmonton, Alberta	5,338	0	2,401	2,244	6,532	594	17,109
Greater Sudbury, Ontario	163	0	22	0	79	34	298
Guelph, Ontario	364	0	22	372	564	157	1,479
Halifax, Nova Scotia	426	2	8	80	2,131	76	2,723
Hamilton, Ontario	1,137	0	48	636	1,094	314	3,229
Kelowna, British Columbia	482	0	12	140	500	62	1,196
Kingston, Ontario	304	0	12	35	312	136	799
Kitchener-Cambridge-Waterloo, Ontario	1,034	0	32	680	1,717	115	3,578
London, Ontario	1,043	0	16	384	408	14	1,865
Moncton, New Brunswick	292	1	60	47	118	30	548
Montréal, Quebec	2,633	1	506	888	11,923	2,560	18,511
Oshawa, Ontario	1,347	0	105	378	795	104	2,729
Ottawa-Gatineau, Ontario/Quebec	2,186	2	525	1,293	2,127	314	6,447
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,733	0	187	1,134	1,382	243	4,679
Ottawa-Gatineau, Quebec part, Ontario/Quebec	453	2	338	159	745	71	1,768
Peterborough, Ontario	285	5	0	49	66	26	431
Québec, Quebec	845	4	332	76	3,744	412	5,413
Regina, Saskatchewan	520	0	74	106	851	44	1,595
Saguenay, Quebec	289	5	7	0	142	83	526
Saint John, New Brunswick	203	5	5	6	46	4	269
Saskatoon, Saskatchewan	1,077	0	83	212	1,046	396	2,814
Sherbrooke, Quebec	421	1	144	84	760	69	1,479
St. Catharines-Niagara, Ontario	1,137	1	78	422	212	36	1,886
St. John's, Newfoundland and Labrador	651	0	8	8	256	13	936
Thunder Bay, Ontario	194	1	19	6	52	23	295
Toronto, Ontario	11,878	0	1,173	6,294	18,029	1,572	38,946
Trois-Rivières, Quebec	196	0	75	12	252	48	583
Vancouver, British Columbia	3,073	1	573	3,193	17,593	647	25,080
Victoria, British Columbia	615	0	36	100	1,747	174	2,672
Windsor, Ontario	745	0	107	139	122	46	1,159
Winnipeg, Manitoba	1,661	0	284	296	1,949	13	4,203

Table 10
Value of residential and non-residential building permits, provinces and territories, unadjusted, 2015

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
November ^r	3,739,212	415,300	1,078,028	698,594	5,931,134
December ^p	3,692,497	349,389	1,189,828	575,687	5,807,401
Cumulative Jan. to Dec. 2015	53,260,863	5,457,555	16,922,463	9,201,160	84,842,041
Cumulative Jan. to Dec. 2014	50,991,603	5,478,893	18,528,288	9,933,294	84,932,078
Newfoundland and Labrador					
November ^r	28,252	217	7,539	4,687	40,695
December ^p	19,990	312	4,832	763	25,897
Cumulative Jan. to Dec. 2015	449,943	42,700	131,159	33,494	657,296
Cumulative Jan. to Dec. 2014	531,985	65,118	301,243	37,625	935,971
Prince Edward Island					
November ^r	4,714	1,304	3,022	1,035	10,075
December ^p	4,523	730	1,005	576	6,834
Cumulative Jan. to Dec. 2015	114,837	15,463	39,308	25,963	195,571
Cumulative Jan. to Dec. 2014	118,110	13,334	52,086	12,823	196,353
Nova Scotia					
November ^r	44,538	5,212	10,547	4,781	65,078
December ^p	32,130	2,263	19,499	620	54,512
Cumulative Jan. to Dec. 2015	815,698	71,917	249,615	55,920	1,193,150
Cumulative Jan. to Dec. 2014	760,417	90,232	257,160	68,446	1,176,255
New Brunswick					
November ^r	18,313	1,795	8,626	6,471	35,205
December ^p	12,112	2,590	6,639	13,490	34,831
Cumulative Jan. to Dec. 2015	418,117	64,081	177,402	148,193	807,793
Cumulative Jan. to Dec. 2014	456,471	54,941	195,706	123,822	830,940
Quebec					
November ^r	542,896	80,237	204,377	230,343	1,057,853
December ^p	544,845	80,027	135,741	84,090	844,703
Cumulative Jan. to Dec. 2015	8,439,270	1,000,652	2,782,505	1,624,951	13,847,378
Cumulative Jan. to Dec. 2014	8,743,984	1,113,199	2,751,448	3,422,268	16,030,899
Ontario					
November ^r	1,648,689	212,838	367,188	252,464	2,481,179
December ^p	1,567,790	126,050	462,265	196,017	2,352,122
Cumulative Jan. to Dec. 2015	21,146,635	2,549,607	5,902,675	3,418,267	33,017,184
Cumulative Jan. to Dec. 2014	18,986,287	2,285,089	6,397,591	3,053,396	30,722,363
Manitoba					
November ^r	85,321	6,314	37,788	17,336	146,759
December ^p	115,798	17,909	66,038	5,274	205,019
Cumulative Jan. to Dec. 2015	1,344,857	141,550	521,857	267,084	2,275,348
Cumulative Jan. to Dec. 2014	1,537,720	135,455	737,440	404,617	2,815,232
Saskatchewan					
November ^r	66,083	5,893	38,105	18,094	128,175
December ^p	46,946	3,145	48,813	37,176	136,080
Cumulative Jan. to Dec. 2015	1,171,177	189,179	828,064	674,815	2,863,235
Cumulative Jan. to Dec. 2014	1,574,469	139,785	736,851	218,115	2,669,220
Alberta					
November ^r	519,167	41,544	236,056	81,631	878,398
December ^p	509,376	93,122	208,338	204,242	1,015,078
Cumulative Jan. to Dec. 2015	9,871,956	804,997	3,929,740	2,124,964	16,731,657
Cumulative Jan. to Dec. 2014	10,830,604	1,205,795	4,849,859	1,369,993	18,256,251
British Columbia					
November ^r	777,995	59,202	160,493	77,360	1,075,050
December ^p	836,734	23,241	235,110	33,387	1,128,472
Cumulative Jan. to Dec. 2015	9,408,631	559,579	2,306,621	793,937	13,068,768
Cumulative Jan. to Dec. 2014	7,347,640	354,651	2,213,014	1,161,410	11,076,715

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2015

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Yukon					
November ^r	1,467	252	4,024	4,329	10,072
December ^p	775	0	1,448	52	2,275
Cumulative Jan. to Dec. 2015	36,234	10,142	29,988	31,361	107,725
Cumulative Jan. to Dec. 2014	47,018	13,238	18,872	46,841	125,969
Northwest Territories					
November ^r	1,752	492	112	53	2,409
December ^p	1,478	0	0	0	1,478
Cumulative Jan. to Dec. 2015	34,247	7,556	20,585	2,201	64,589
Cumulative Jan. to Dec. 2014	28,983	4,051	12,558	13,588	59,180
Nunavut					
November ^r	25	0	151	10	186
December ^p	0	0	100	0	100
Cumulative Jan. to Dec. 2015	9,261	132	2,944	10	12,347
Cumulative Jan. to Dec. 2014	27,915	4,005	4,460	350	36,730

Table 11
Value of residential and non-residential building permits, census metropolitan areas, unadjusted, December 2015

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	52,609	6,638	1,628	7,818	68,693
Barrie, Ontario	22,379	4,885	31,710	3,245	62,219
Brantford, Ontario	4,867	855	507	353	6,582
Calgary, Alberta	238,643	47,809	90,917	24,564	401,933
Edmonton, Alberta	203,410	10,268	75,289	118,884	407,851
Greater Sudbury, Ontario	2,394	546	1,089	514	4,543
Guelph, Ontario	18,309	655	1,016	34,110	54,090
Halifax, Nova Scotia	15,441	190	13,181	486	29,298
Hamilton, Ontario	59,409	4,053	16,518	11,710	91,690
Kelowna, British Columbia	19,936	1,182	3,959	435	25,512
Kingston, Ontario	7,966	835	1,305	412	10,518
Kitchener-Cambridge-Waterloo, Ontario	75,614	9,977	20,142	5,230	110,963
London, Ontario	36,405	1,332	12,318	15,222	65,277
Moncton, New Brunswick	1,845	1,129	2,432	3,541	8,947
Montréal, Quebec	337,828	24,302	68,809	25,462	456,401
Oshawa, Ontario	36,785	199	3,627	511	41,122
Ottawa-Gatineau, Ontario/Quebec	114,906	741	45,122	16,835	177,604
Ottawa-Gatineau, Ontario part, Ontario/Quebec	100,532	695	43,710	10,050	154,987
Ottawa-Gatineau, Quebec part, Ontario/Quebec	14,374	46	1,412	6,785	22,617
Peterborough, Ontario	6,141	127	791	0	7,059
Québec, Quebec	61,774	3,814	36,194	7,581	109,363
Regina, Saskatchewan	11,989	1,918	26,350	27,599	67,856
Saguenay, Quebec	2,907	532	2,669	250	6,358
Saint John, New Brunswick	3,433	172	1,311	130	5,046
Saskatoon, Saskatchewan	28,034	1,122	16,463	9,562	55,181
Sherbrooke, Quebec	29,493	2,478	2,996	0	34,967
St. Catharines-Niagara, Ontario	17,992	12,489	7,037	60	37,578
St. John's, Newfoundland and Labrador	16,294	308	4,061	504	21,167
Thunder Bay, Ontario	1,162	0	5,708	0	6,870
Toronto, Ontario	1,009,340	64,582	277,325	91,434	1,442,681
Trois-Rivières, Quebec	6,334	3,966	1,232	513	12,045
Vancouver, British Columbia	587,890	6,719	184,282	18,458	797,349
Victoria, British Columbia	74,218	703	10,885	4,038	89,844
Windsor, Ontario	17,519	474	3,166	91	21,250
Winnipeg, Manitoba	107,194	12,614	62,081	2,302	184,191

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to December 2015

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	201,104	27,161	40,154	24,164	292,583
Barrie, Ontario	232,558	27,701	122,581	23,071	405,911
Brantford, Ontario	170,569	40,092	15,903	7,297	233,861
Calgary, Alberta	4,390,231	230,333	1,599,618	944,896	7,165,078
Edmonton, Alberta	3,857,332	182,927	1,458,697	497,827	5,996,783
Greater Sudbury, Ontario	89,047	36,433	56,596	29,787	211,863
Guelph, Ontario	330,969	48,453	65,911	54,659	499,992
Halifax, Nova Scotia	486,744	16,474	167,351	24,449	695,018
Hamilton, Ontario	1,006,442	86,843	199,632	357,998	1,650,915
Kelowna, British Columbia	367,537	15,129	128,135	88,302	599,103
Kingston, Ontario	144,791	6,508	33,112	30,558	214,969
Kitchener-Cambridge-Waterloo, Ontario	772,125	146,030	237,340	121,151	1,276,646
London, Ontario	585,129	56,437	153,077	203,114	997,757
Moncton, New Brunswick	109,956	24,973	72,727	50,936	258,592
Montréal, Quebec	4,053,710	387,795	1,661,570	853,061	6,956,136
Oshawa, Ontario	837,622	94,616	76,116	34,885	1,043,239
Ottawa-Gatineau, Ontario/Quebec	1,610,171	104,458	745,993	250,474	2,711,096
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,275,358	46,218	643,436	218,891	2,183,903
Ottawa-Gatineau, Quebec part, Ontario/Quebec	334,813	58,240	102,557	31,583	527,193
Peterborough, Ontario	128,505	10,241	16,949	18,399	174,094
Québec, Quebec	935,580	62,088	267,910	126,565	1,392,143
Regina, Saskatchewan	279,960	81,397	309,908	119,483	790,748
Saguenay, Quebec	138,025	27,529	48,836	52,267	266,657
Saint John, New Brunswick	72,762	5,870	26,439	5,889	110,960
Saskatoon, Saskatchewan	592,105	50,158	324,559	276,665	1,243,487
Sherbrooke, Quebec	271,172	26,761	60,583	50,280	408,796
St. Catharines-Niagara, Ontario	507,621	45,094	107,783	47,241	707,739
St. John's, Newfoundland and Labrador	254,960	38,559	108,986	24,564	427,069
Thunder Bay, Ontario	65,200	1,919	46,141	65,141	178,401
Toronto, Ontario	11,647,187	1,108,874	3,631,337	1,817,180	18,204,578
Trois-Rivières, Quebec	159,924	20,663	40,947	67,553	289,087
Vancouver, British Columbia	6,433,570	238,753	1,631,715	476,604	8,780,642
Victoria, British Columbia	595,543	13,948	119,745	56,553	785,789
Windsor, Ontario	339,591	40,808	63,992	80,911	525,302
Winnipeg, Manitoba	969,451	50,838	385,329	180,773	1,586,391

Table 13
Value of non-residential building permits, by type of building, provinces and territories, unadjusted, December 2015

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
	thousands of dollars						
Total non-residential	2,114,904	5,907	2,311	22,382	22,719	299,858	784,332
Industrial	349,389	312	730	2,263	2,590	80,027	126,050
Factories, plants	108,882	0	0	518	854	29,541	57,490
Transportation, utilities	132,218	300	0	0	0	26,573	11,632
Mining and agriculture	67,298	0	500	864	0	17,801	37,645
Minor industrial projects, new and improvements ¹	40,991	12	230	881	1,736	6,112	19,283
Commercial	1,189,828	4,832	1,005	19,499	6,639	135,741	462,265
Trade and services	504,293	320	0	9,619	0	50,250	171,252
Warehouses	133,952	250	0	287	1,480	8,157	40,768
Service stations	10,425	750	0	0	0	3,798	1,997
Office buildings	210,407	1,500	250	3,022	964	11,626	111,874
Recreation	94,391	460	385	1,298	0	9,783	48,083
Hotels, restaurants	76,657	0	0	1,750	2,001	29,567	26,863
Laboratories	29,414	0	0	0	0	438	12,335
Minor commercial projects, new and improvements ¹	130,289	1,552	370	3,523	2,194	22,122	49,093
Institutional and governmental	575,687	763	576	620	13,490	84,090	196,017
Schools, education	284,444	0	0	0	6,624	23,032	37,827
Hospitals, medical	64,711	0	0	0	2,570	8,784	17,935
Welfare, home	122,262	500	425	0	3,309	42,719	69,937
Churches, religion	22,461	259	0	0	0	389	14,913
Government buildings	61,512	0	0	283	0	5,365	47,764
Minor institutional and governmental projects, new and improvements ¹	20,297	4	151	337	987	3,801	7,641
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
	thousands of dollars						
Total non-residential	89,221	89,134	505,702	291,738	1,500	0	100
Industrial	17,909	3,145	93,122	23,241	0	0	0
Factories, plants	3,453	1,425	8,953	6,648	0	0	0
Transportation, utilities	12,320	0	80,280	1,113	0	0	0
Mining and agriculture	1,300	294	0	8,894	0	0	0
Minor industrial projects, new and improvements ¹	836	1,426	3,889	6,586	0	0	0
Commercial	66,038	48,813	208,338	235,110	1,448	0	100
Trade and services	37,148	10,475	75,473	149,756	0	0	0
Warehouses	3,365	14,161	46,837	18,647	0	0	0
Service stations	285	1,600	638	1,357	0	0	0
Office buildings	4,213	6,717	35,560	34,681	0	0	0
Recreation	13,388	12,669	7,729	596	0	0	0
Hotels, restaurants	2,144	400	5,907	7,375	650	0	0
Laboratories	0	0	14,891	1,750	0	0	0
Minor commercial projects, new and improvements ¹	5,495	2,791	21,303	20,948	798	0	100
Institutional and governmental	5,274	37,176	204,242	33,387	52	0	0
Schools, education	1,142	36,638	177,033	2,148	0	0	0
Hospitals, medical	3,700	0	21,795	9,927	0	0	0
Welfare, home	267	0	1,120	3,985	0	0	0
Churches, religion	0	0	0	6,900	0	0	0
Government buildings	0	0	0	8,100	0	0	0
Minor institutional and governmental projects, new and improvements ¹	165	538	4,294	2,327	52	0	0

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

Description – Monthly survey of building permits

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

Data source and methodology

The purpose of the **Monthly Survey of Building Permits** issued by Canadian municipalities is to collect data on construction intentions. The results of this survey are used by 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 2014, 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>