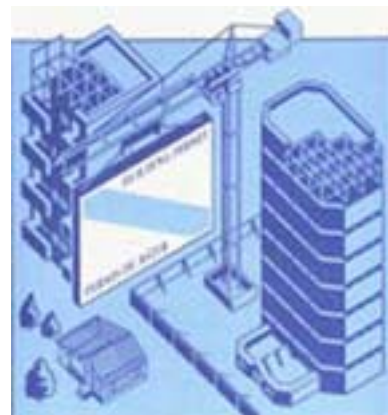


Catalogue no. 64-001-X

# Building Permits

September 2016



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

# Building Permits

September 2016

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## Symbols

The following standard symbols are used in Statistics Canada publications:

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

## Acknowledgements

This publication was prepared under the direction of:

- H. Mc Carrell, Director, Investment, Science and Technology Division
- D. Ogden, Chief, Building Construction and Property Value Section
- M. Bergeron, Analyst, Building Construction and Property Value Section

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Ottawa, Ontario K1A 0T6  
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## Highlights

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Municipalities issued \$6.9 billion worth of building permits in September, down 7.0% from August. The decrease was attributable to lower construction intentions for non-residential buildings, led by commercial structures. Conversely, in the residential sector, the value of permits increased for a second consecutive month.

## Analysis – September 2016

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Municipalities issued \$6.9 billion worth of building permits in September, down 7.0% from August. Quebec, British Columbia and Ontario recorded the largest declines. The overall decrease was attributable to lower construction intentions for non-residential buildings, led by commercial structures.

The value of non-residential building permits was down 22.3% to \$2.2 billion in September, following two consecutive monthly advances. All three non-residential components—commercial, institutional and industrial—posted decreases, with commercial buildings registering the largest drop. Declines were recorded in every province, except Newfoundland and Labrador. The most notable decreases occurred in Ontario and Quebec.

Conversely, in the residential sector, the value of permits delivered by municipalities increased for a second consecutive month, up 2.6% from August to \$4.6 billion in September. Higher construction intentions for multi-family dwellings led the advance. Gains in Ontario and Alberta more than offset declines in six other provinces.

### Non-residential sector: Commercial buildings post the largest decrease

The value of commercial building permits posted the largest decrease, falling 20.8% to \$1.2 billion in September, following three consecutive monthly increases. The decline was largely attributable to lower construction intentions for retail complexes and office buildings. The value of commercial building permits was down in every province, except Newfoundland and Labrador. The most notable decrease was recorded in Ontario, followed distantly by British Columbia and Alberta.

In the institutional component, the value of building permits was down 22.3% to \$636 million in September, as a result of lower construction intentions for universities and, to a lesser extent, retirement homes. Seven provinces posted decreases, led by Quebec, with British Columbia and Ontario a distant second and third. In contrast, Alberta recorded the largest increase.

The value of industrial permits fell 27.1% compared with August to \$361 million in September. The decline stemmed from lower construction intentions for utilities buildings, transportation terminals and maintenance-related buildings. The value of industrial building permits was down in eight provinces, with Ontario, Manitoba and Alberta recording the most significant declines. The largest advance occurred in British Columbia.

### Residential sector: Multi-family dwellings record the largest gain

The value of permits for multi-family dwellings recorded the largest gain, up 3.7% to \$2.0 billion in September. This was the third consecutive monthly increase. The advance was driven by higher construction intentions for rental-apartments and was moderated by a decline in apartment-condominiums. Gains in Ontario and Alberta more than offset decreases in six provinces, the largest of which occurred in British Columbia.

In the single-family dwelling component, municipalities issued \$2.6 billion worth of building permits in September, up 1.8% from August. Six provinces contributed to the gain, with Ontario recording the largest increase.

Municipalities approved the construction of 17,104 new dwellings in September, up 2.5% from the previous month. The rise was mainly attributable to multi-family dwellings, up 3.9% to 11,094 new units. Single-family dwellings edged up 0.2% to 6,010 new units.



## Provinces: Largest declines in Quebec, British Columbia and Ontario

The total value of building permits was down in eight provinces in September, with Quebec, British Columbia and Ontario leading the decline.

In Quebec, the value of building permits fell 14.7% to \$1.2 billion in September. Decreases were posted in every component, except single-family dwellings. The decline was largely attributable to lower construction intentions for institutional structures.

The value of permits in British Columbia decreased 13.3% to \$996 million in September, the third decline in four months. Lower construction intentions for multi-family dwellings and, to a lesser extent, institutional and commercial buildings were responsible for the decline.

In Ontario, the value of permits was down 4.3% to \$3.0 billion in September, following two consecutive monthly gains. Decreases were observed in all of the non-residential components, led by commercial buildings. Higher residential construction intentions, most notably for multi-family dwellings, partially offset the provincial decline.

Conversely, Alberta and Newfoundland and Labrador posted gains. In Alberta, the value of building permits increased 10.4% to \$1.1 billion in September. Higher construction intentions for multi-family dwellings and institutional structures more than offset declines in every other component. The value of building permits was up 39.6% in Newfoundland and Labrador, following three consecutive monthly declines. Although the advance was spread across all components, multi-family dwellings accounted for more than half of the rise.

## Census metropolitan areas: Montréal posts the largest decline

In September, the total value of building permits was down in 21 of the 34 census metropolitan areas. Montréal recorded the largest decline, followed by Toronto and Vancouver.

The value of building permits in Montréal fell 36.5% to \$545 million in September, following a 69.5% increase the previous month. Lower construction intentions were recorded in every component, led by institutional structures and multi-family dwellings.

In Toronto, the value of permits declined 11.2% to \$1.5 billion in September, following three consecutive monthly increases. Lower construction intentions for commercial buildings and, to a lesser extent, industrial buildings were responsible for the decline.

The value of building permits in Vancouver fell 20.0% to \$521 million in September, the third decline in four months. The decrease was the result of lower construction intentions for multi-family dwellings and commercial buildings.

In contrast, the value of permits in Hamilton rose to \$251 million in September, more than twice the value in August. This was the fourth increase in five months. Higher construction intentions for multi-family dwellings, led by apartment-condominiums, and for commercial buildings were responsible for the advance. In Calgary, the value of building permits increased 28.6%, largely as a result of higher construction intentions for rental apartments.

### Note to readers

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

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

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

The value of planned construction activities presented in this release excludes engineering projects (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.

Unless otherwise specified, the highlights refer to seasonally adjusted current dollars and are ranked in terms of dollar change rather than percentage change.

### Revision

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

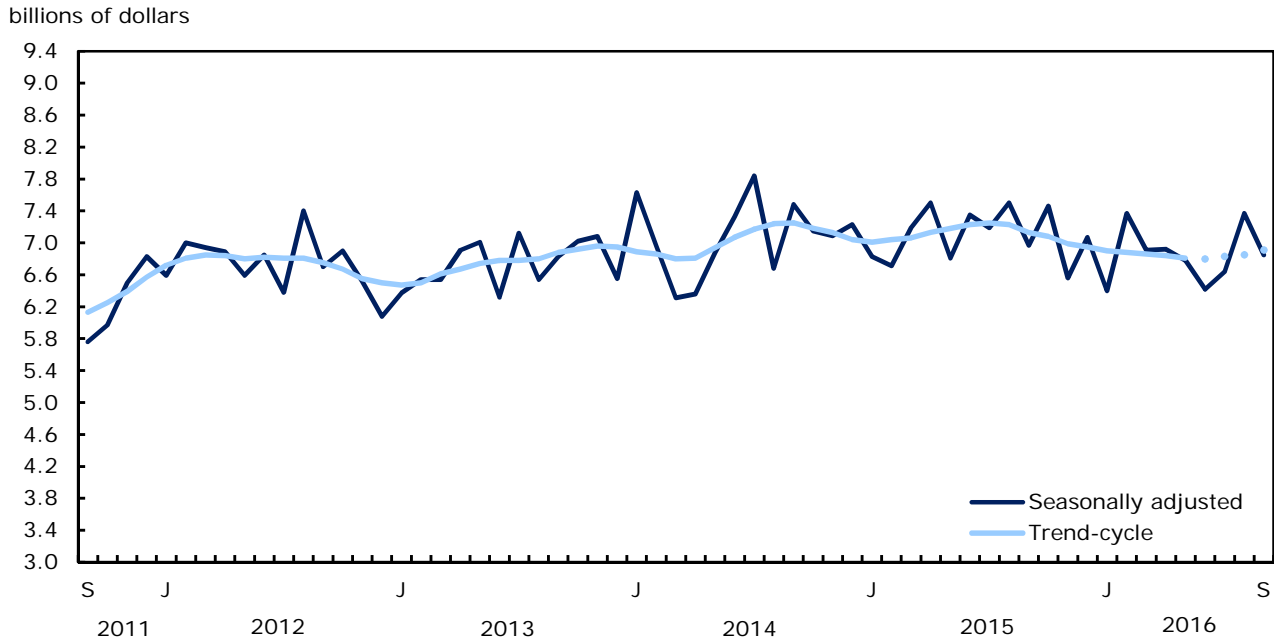
Trend-cycle estimates have been added to the charts as a complement to the seasonally adjusted series. Both the seasonally adjusted and the trend-cycle estimates are subject to revision as additional observations become available. These revisions could be large and even lead to a reversal of movement,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

For information on trend-cycle data, see the *StatCan Blog* and *Trend-cycle estimates – Frequently asked questions*.

### Next release

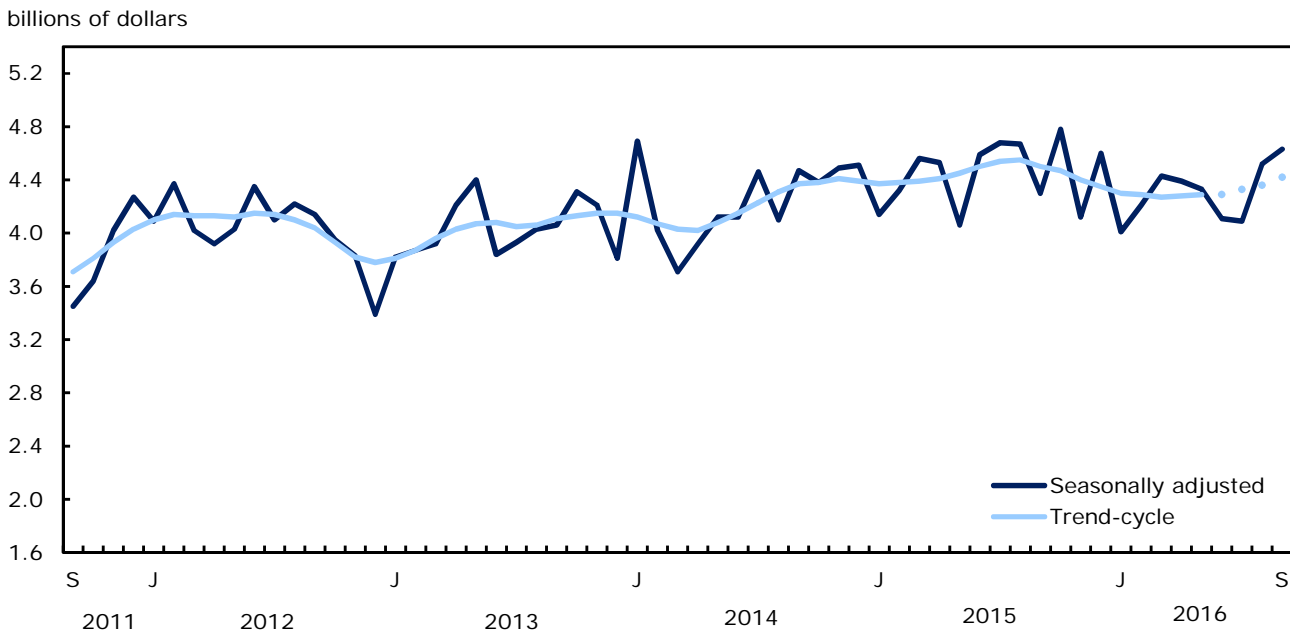
Data for October on building permits will be released on December 8.

**Chart 1**  
Total value of building permits



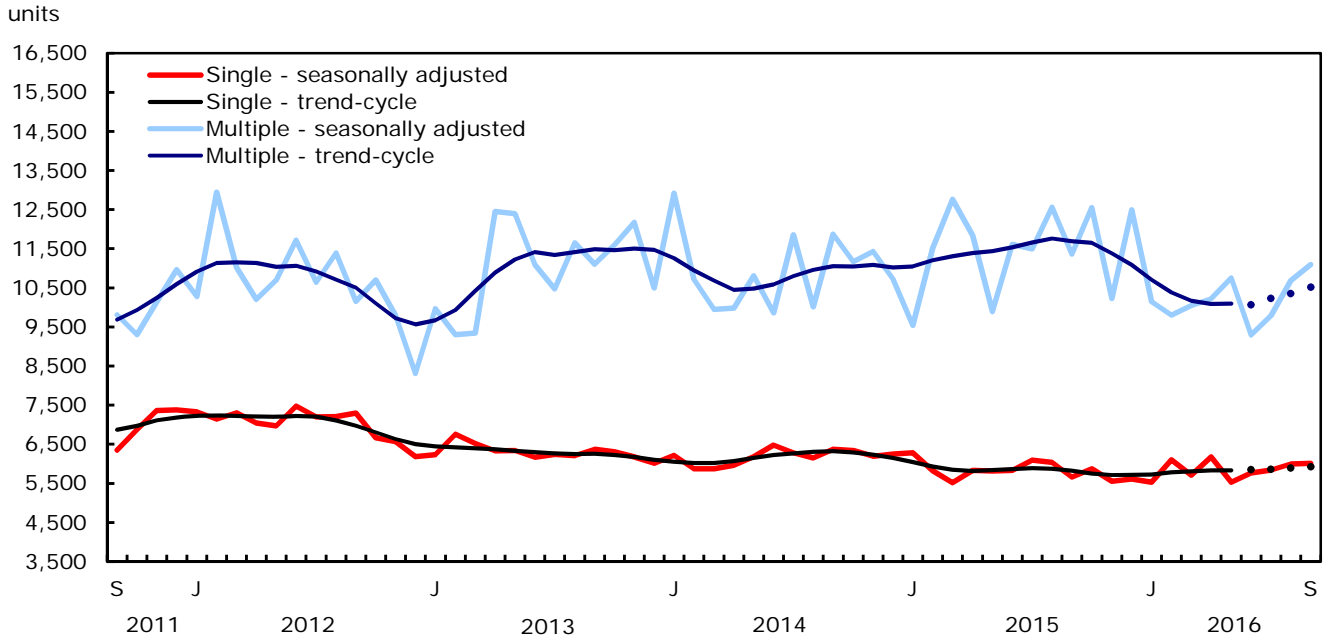
**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

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



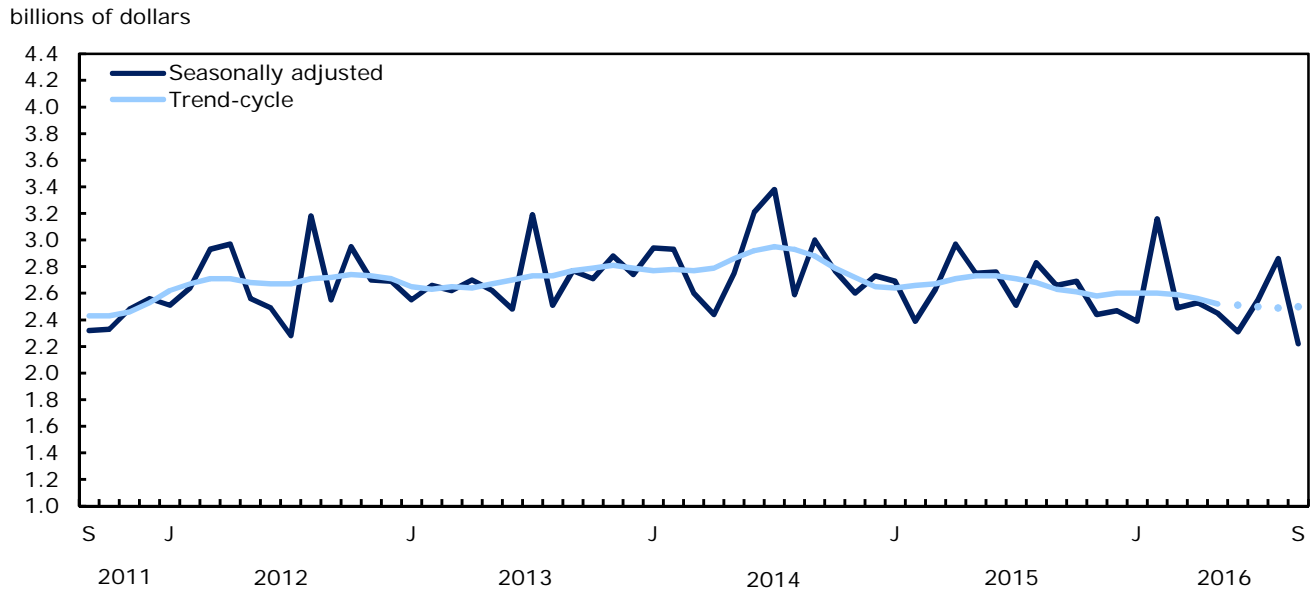
**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

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



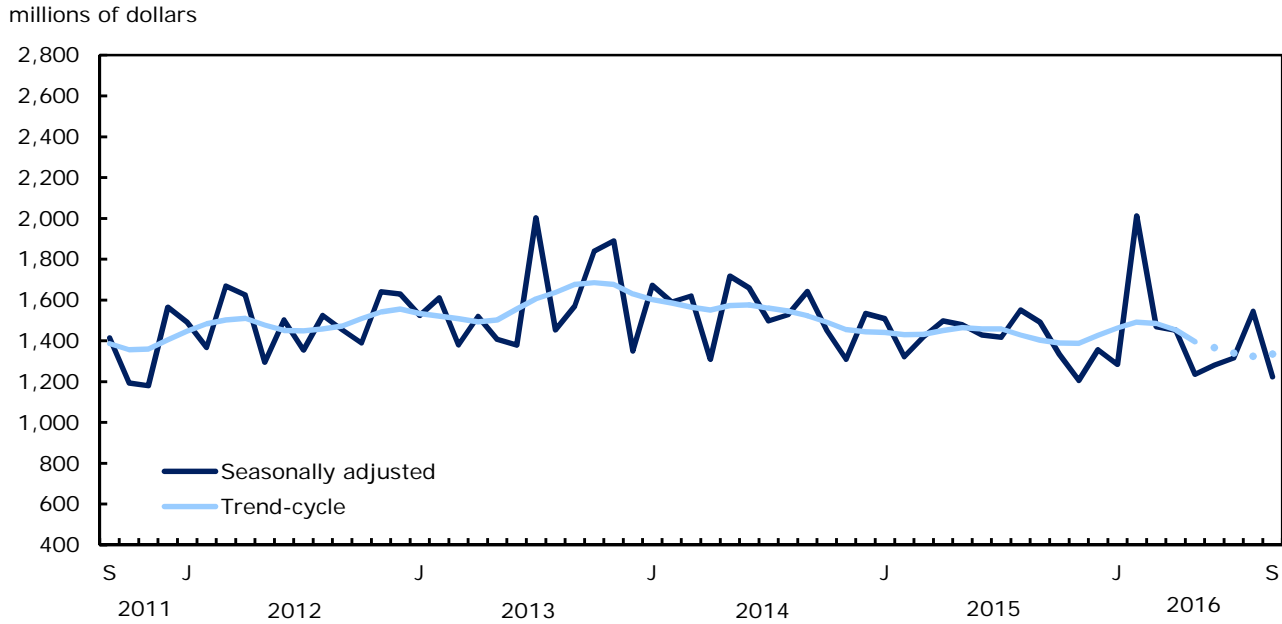
**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

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



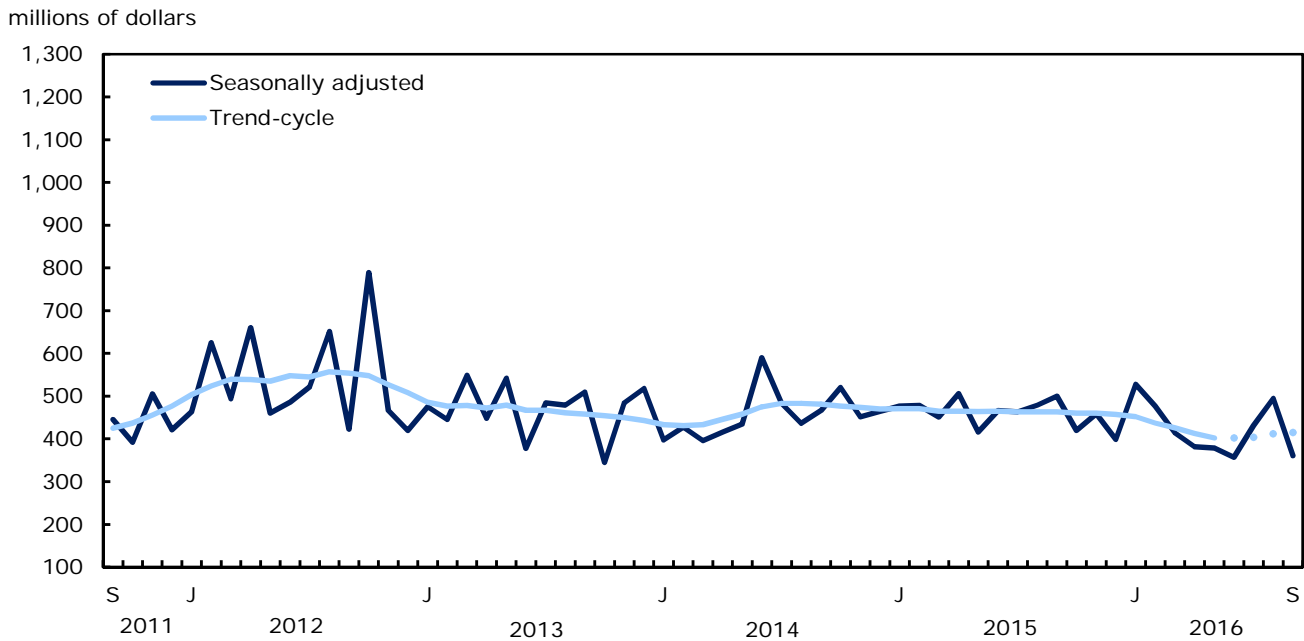
**Note(s):** The higher variability associated with the trend-cycle estimates is indicated with a dotted line on the graph for the current reference month and the three previous months. See Note to readers.

**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.

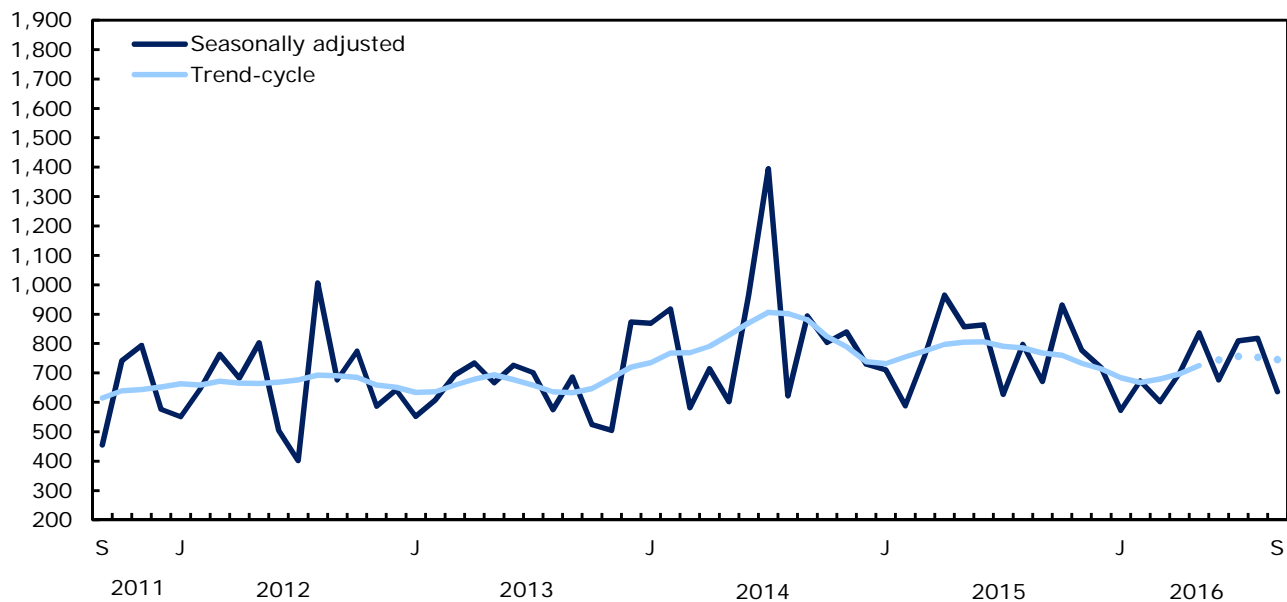
**Chart 6**  
Value of industrial building permits



**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

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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**

	2016 September <sup>p</sup>	2016 August <sup>r</sup>	September to August	August to July	July to June	June to May	May to April	April to March
	thousands of dollars		percentage change					
<b>Canada</b>	<b>6,854,064</b>	<b>7,372,708</b>	<b>-7.0</b>	<b>11.0</b>	<b>3.4</b>	<b>-5.3</b>	<b>-2.1</b>	<b>0.1</b>
Newfoundland and Labrador	42,829	30,683	39.6	-19.6	-8.9	-31.0	21.9	-19.8
Prince Edward Island	16,210	22,754	-28.8	3.9	-5.3	9.5	20.3	-25.2
Nova Scotia	83,840	112,172	-25.3	28.5	35.1	-43.3	71.2	-44.2
New Brunswick	66,515	91,972	-27.7	37.9	-36.2	75.9	-43.7	57.0
Quebec	1,173,363	1,376,121	-14.7	22.5	-7.7	3.0	1.9	-4.3
Ontario	2,990,800	3,125,627	-4.3	7.9	13.2	-8.2	2.4	-9.0
Manitoba	199,840	262,287	-23.8	10.8	21.0	-2.5	-32.0	21.0
Saskatchewan	143,129	150,181	-4.7	-7.5	-42.7	69.8	7.0	26.2
Alberta	1,119,970	1,014,291	10.4	1.9	12.3	-2.0	-23.5	26.9
British Columbia	995,782	1,148,928	-13.3	15.1	-3.1	-11.3	1.0	3.8
Yukon	8,878	25,272	-64.9	393.2	7.7	-60.4	44.5	-30.6
Northwest Territories	10,955	9,890	10.8	73.1	-45.1	-90.2	...	-69.7
Nunavut	1,953	2,530	-22.8	-33.2	...	...	-99.8	603.3

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

	2016 September <sup>p</sup>	2016 August <sup>r</sup>	September to August	August to July	July to June	June to May	May to April	April to March
	thousands of dollars		percentage change					
<b>Canada</b>	<b>2,219,252</b>	<b>2,856,502</b>	<b>-22.3</b>	<b>11.8</b>	<b>10.4</b>	<b>-5.6</b>	<b>-3.3</b>	<b>1.9</b>
Newfoundland and Labrador	8,788	5,737	53.2	-44.2	-17.6	-61.5	138.9	-2.5
Prince Edward Island	6,459	10,807	-40.2	0.5	-15.9	25.3	118.6	-33.2
Nova Scotia	27,256	31,902	-14.6	2.5	35.1	-42.3	150.5	-56.4
New Brunswick	30,343	42,520	-28.6	14.5	-46.2	113.1	-35.0	80.4
Quebec	466,885	639,318	-27.0	75.5	-19.4	-4.0	-7.1	1.4
Ontario	831,909	1,140,108	-27.0	-0.4	46.2	-10.5	3.4	-13.6
Manitoba	94,097	152,237	-38.2	43.2	28.0	-14.5	-47.0	56.1
Saskatchewan	55,003	69,741	-21.1	-1.8	-63.6	153.8	8.2	29.4
Alberta	447,933	451,075	-0.7	-2.6	24.1	-8.0	-28.6	18.4
British Columbia	238,005	286,533	-16.9	-7.6	3.2	-1.2	12.5	9.1
Yukon	3,231	18,782	-82.8	...	-32.9	-88.2	204.6	-69.0
Northwest Territories	9,342	5,242	78.2	-0.9	-36.4	-91.6	...	-91.1
Nunavut	1	2,500	-100.0	281.7	...	...	...	...

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

	2016 September <sup>p</sup>	2016 August <sup>r</sup>	September to August	August to July	July to June	June to May	May to April	April to March
	thousands of dollars		percentage change					
<b>Canada</b>	<b>4,634,812</b>	<b>4,516,206</b>	<b>2.6</b>	<b>10.5</b>	<b>-0.5</b>	<b>-5.1</b>	<b>-1.4</b>	<b>-0.9</b>
Newfoundland and Labrador	34,041	24,946	36.5	-10.6	-5.2	3.9	-21.9	-24.8
Prince Edward Island	9,751	11,947	-18.4	7.2	7.7	-5.3	-15.3	-21.8
Nova Scotia	56,584	80,270	-29.5	42.9	35.1	-43.8	46.3	-38.7
New Brunswick	36,172	49,452	-26.9	67.4	-16.9	31.4	-51.5	40.7
Quebec	706,478	736,803	-4.1	-3.0	-0.7	7.7	8.9	-8.3
Ontario	2,158,891	1,985,519	8.7	13.2	-1.3	-7.2	2.0	-6.8
Manitoba	105,743	110,050	-3.9	-15.6	15.9	8.7	-7.3	-11.6
Saskatchewan	88,126	80,440	9.6	-12.0	3.7	-1.9	5.9	23.6
Alberta	672,037	563,216	19.3	5.9	3.7	2.9	-18.7	35.9
British Columbia	757,777	862,395	-12.1	25.3	-5.7	-14.9	-2.5	2.2
Yukon	5,647	6,490	-13.0	45.8	18.5	6.4	-36.3	84.4
Northwest Territories	1,613	4,648	-65.3	996.2	-79.8	-74.1	122.5	34.1
Nunavut	1,952	30	...	-99.0	...	...	-99.8	603.3

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

	2016 September <sup>p</sup>	2016 August <sup>r</sup>	September to August	August to July	July to June	June to May	May to April	April to March
	units		percentage change					
<b>Canada</b>	<b>205,248</b>	<b>200,148</b>	<b>2.5</b>	<b>6.7</b>	<b>3.8</b>	<b>-7.5</b>	<b>-0.7</b>	<b>4.0</b>
Newfoundland and Labrador	1,932	1,104	75.0	-29.8	6.5	-6.8	-16.5	-16.8
Prince Edward Island	552	984	-43.9	3.8	58.0	-12.3	-13.6	-27.5
Nova Scotia	3,000	5,556	-46.0	67.1	54.7	-58.5	87.4	-37.7
New Brunswick	1,908	2,688	-29.0	47.4	-0.7	41.7	-56.8	20.2
Quebec	38,664	42,600	-9.2	-3.7	0.1	9.8	16.6	-12.5
Ontario	87,396	76,272	14.6	12.0	-1.6	-13.9	8.9	-2.4
Manitoba	4,920	6,324	-22.2	-28.9	40.3	8.4	23.9	-29.4
Saskatchewan	4,692	3,624	29.5	-30.4	6.6	16.3	-7.4	21.9
Alberta	26,940	21,396	25.9	-5.2	14.2	4.0	-28.1	41.4
British Columbia	34,572	38,268	-9.7	26.8	1.7	-17.4	-17.6	27.3
Yukon	552	1,092	-49.5	175.8	32.0	-19.4	-8.8	47.8
Northwest Territories	60	240	-75.0	...	-94.1	-69.6	409.1	175.0
Nunavut	60	0	...	-100.0	...	...	-100.0	400.0

**Table 5  
 Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2016**

	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>									
August <sup>r</sup>	5,998	10,681	16,679	4,516,206	494,812	1,543,634	818,056	2,856,502	7,372,708
September <sup>p</sup>	6,010	11,094	17,104	4,634,812	360,617	1,222,793	635,842	2,219,252	6,854,064
Cumulative Jan. to Sept. 2016	52,662	91,811	144,473	38,710,454	3,822,450	12,816,692	6,322,549	22,961,691	61,672,145
Cumulative Jan. to Sept. 2015	52,898	102,562	155,460	39,853,457	4,234,888	13,115,139	6,838,820	24,188,847	64,042,304
<b>Newfoundland and Labrador</b>									
August <sup>r</sup>	74	18	92	24,946	177	5,482	78	5,737	30,683
September <sup>p</sup>	75	86	161	34,041	445	7,771	572	8,788	42,829
Cumulative Jan. to Sept. 2016	748	447	1,195	301,609	6,058	95,406	20,206	121,670	423,279
Cumulative Jan. to Sept. 2015	930	402	1,332	343,449	42,017	116,056	23,954	182,027	525,476
<b>Prince Edward Island</b>									
August <sup>r</sup>	46	36	82	11,947	632	7,767	2,408	10,807	22,754
September <sup>p</sup>	38	8	46	9,751	358	3,884	2,217	6,459	16,210
Cumulative Jan. to Sept. 2016	322	226	548	102,872	15,813	36,954	12,546	65,313	168,185
Cumulative Jan. to Sept. 2015	277	213	490	89,121	12,637	31,969	14,026	58,632	147,753
<b>Nova Scotia</b>									
August <sup>r</sup>	147	316	463	80,270	4,212	25,981	1,709	31,902	112,172
September <sup>p</sup>	150	100	250	56,584	3,009	23,094	1,153	27,256	83,840
Cumulative Jan. to Sept. 2016	1,297	1,631	2,928	560,654	40,065	166,619	55,857	262,541	823,195
Cumulative Jan. to Sept. 2015	1,033	2,277	3,310	652,055	53,408	187,959	38,676	280,043	932,098
<b>New Brunswick</b>									
August <sup>r</sup>	98	126	224	49,452	9,243	30,550	2,727	42,520	91,972
September <sup>p</sup>	89	70	159	36,172	5,171	22,311	2,861	30,343	66,515
Cumulative Jan. to Sept. 2016	918	631	1,549	343,193	39,618	225,445	82,948	348,011	691,204
Cumulative Jan. to Sept. 2015	914	572	1,486	319,600	56,825	143,232	117,953	318,010	637,610
<b>Quebec</b>									
August <sup>r</sup>	829	2,721	3,550	736,803	95,902	244,995	298,421	639,318	1,376,121
September <sup>p</sup>	876	2,346	3,222	706,478	92,542	231,723	142,620	466,885	1,173,363
Cumulative Jan. to Sept. 2016	7,800	22,462	30,262	6,473,215	797,609	2,136,361	1,186,741	4,120,711	10,593,926
Cumulative Jan. to Sept. 2015	7,692	21,316	29,008	6,385,493	746,719	2,189,223	1,230,273	4,166,215	10,551,708
<b>Ontario</b>									
August <sup>r</sup>	2,578	3,778	6,356	1,985,519	214,595	691,858	233,655	1,140,108	3,125,627
September <sup>p</sup>	2,621	4,662	7,283	2,158,891	157,945	474,828	199,136	831,909	2,990,800
Cumulative Jan. to Sept. 2016	22,686	32,548	55,234	16,750,795	1,774,147	4,725,627	2,219,941	8,719,715	25,470,510
Cumulative Jan. to Sept. 2015	22,173	32,978	55,151	15,826,096	2,007,181	4,620,329	2,509,154	9,136,664	24,962,760
<b>Manitoba</b>									
August <sup>r</sup>	247	280	527	110,050	66,195	57,830	28,212	152,237	262,287
September <sup>p</sup>	266	144	410	105,743	9,941	56,696	27,460	94,097	199,840
Cumulative Jan. to Sept. 2016	2,227	2,433	4,660	1,030,827	207,530	551,288	236,050	994,868	2,025,695
Cumulative Jan. to Sept. 2015	1,977	2,520	4,497	1,021,031	111,370	379,499	228,329	719,198	1,740,229
<b>Saskatchewan</b>									
August <sup>r</sup>	202	100	302	80,440	6,442	44,116	19,183	69,741	150,181
September <sup>p</sup>	203	188	391	88,126	4,541	39,789	10,673	55,003	143,129
Cumulative Jan. to Sept. 2016	1,718	1,621	3,339	771,754	59,343	381,820	325,422	766,585	1,538,339
Cumulative Jan. to Sept. 2015	1,650	2,721	4,371	908,147	167,185	669,054	467,292	1,303,531	2,211,678
<b>Alberta</b>									
August <sup>r</sup>	993	790	1,783	563,216	69,108	258,934	123,033	451,075	1,014,291
September <sup>p</sup>	925	1,320	2,245	672,037	34,805	223,555	189,573	447,933	1,119,970
Cumulative Jan. to Sept. 2016	7,995	9,816	17,811	5,031,011	511,167	2,768,143	1,414,716	4,694,026	9,725,037
Cumulative Jan. to Sept. 2015	10,200	18,727	28,927	7,394,204	627,506	2,973,699	1,535,186	5,136,391	12,530,595

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, 2016

	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>									
August r	760	2,429	3,189	862,395	24,461	165,684	96,388	286,533	1,148,928
September p	749	2,132	2,881	757,777	51,158	129,070	57,777	238,005	995,782
Cumulative Jan. to Sept. 2016	6,756	19,721	26,477	7,267,684	360,563	1,693,911	593,363	2,647,837	9,915,521
Cumulative Jan. to Sept. 2015	5,905	20,649	26,554	6,845,910	392,904	1,760,627	647,861	2,801,392	9,647,302
<b>Yukon</b>									
August r	21	70	91	6,490	1,345	9,509	7,928	18,782	25,272
September p	13	33	46	5,647	69	2,892	270	3,231	8,878
Cumulative Jan. to Sept. 2016	143	165	308	36,480	1,442	16,473	49,571	67,486	103,966
Cumulative Jan. to Sept. 2015	96	68	164	26,783	9,470	21,461	24,068	54,999	81,782
<b>Northwest Territories</b>									
August r	3	17	20	4,648	0	928	4,314	5,242	9,890
September p	5	0	5	1,613	632	7,180	1,530	9,342	10,955
Cumulative Jan. to Sept. 2016	50	71	121	29,185	6,346	18,205	125,163	149,714	178,899
Cumulative Jan. to Sept. 2015	47	60	107	27,883	7,534	20,034	2,048	29,616	57,499
<b>Nunavut</b>									
August r	0	0	0	30	2,500	0	0	2,500	2,530
September p	0	5	5	1,952	1	0	0	1	1,953
Cumulative Jan. to Sept. 2016	2	39	41	11,175	2,749	440	25	3,214	14,389
Cumulative Jan. to Sept. 2015	4	59	63	13,685	132	1,997	0	2,129	15,814

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, 2016**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Abbotsford-Mission, British Columbia</b>									
August <sup>r</sup>	25	145	170	37,667	1,750	103	0	1,853	39,520
September <sup>p</sup>	35	69	104	23,242	2,379	2,957	403	5,739	28,981
Cumulative Jan. to Sept. 2016	254	511	765	147,433	19,426	27,739	822	47,987	195,420
Cumulative Jan. to Sept. 2015	263	398	661	110,355	16,336	39,344	18,105	73,785	184,140
<b>Barrie, Ontario</b>									
August <sup>r</sup>	80	41	121	39,863	219	9,216	456	9,891	49,754
September <sup>p</sup>	31	36	67	22,356	346	3,790	543	4,679	27,035
Cumulative Jan. to Sept. 2016	465	339	804	244,965	32,493	56,181	12,162	100,836	345,801
Cumulative Jan. to Sept. 2015	366	156	522	153,647	11,561	122,463	24,823	158,847	312,494
<b>Brantford, Ontario</b>									
August <sup>r</sup>	9	1	10	4,078	3,927	2,492	272	6,691	10,769
September <sup>p</sup>	11	17	28	6,841	518	1,019	202	1,739	8,580
Cumulative Jan. to Sept. 2016	211	121	332	90,677	48,163	18,360	2,818	69,341	160,018
Cumulative Jan. to Sept. 2015	265	384	649	142,876	35,723	13,577	9,239	58,539	201,415
<b>Calgary, Alberta</b>									
August <sup>r</sup>	318	244	562	200,031	31,955	102,376	43,739	178,070	378,101
September <sup>p</sup>	329	563	892	312,877	6,182	109,154	58,043	173,379	486,256
Cumulative Jan. to Sept. 2016	2,612	3,104	5,716	1,882,301	77,311	937,103	384,794	1,399,208	3,281,509
Cumulative Jan. to Sept. 2015	2,881	7,389	10,270	2,943,720	137,085	1,091,006	746,855	1,974,946	4,918,666
<b>Edmonton, Alberta</b>									
August <sup>r</sup>	428	422	850	248,109	13,858	78,279	31,985	124,122	372,231
September <sup>p</sup>	342	575	917	231,918	15,524	70,642	47,500	133,666	365,584
Cumulative Jan. to Sept. 2016	3,044	5,502	8,546	2,189,200	198,099	1,340,649	391,100	1,929,848	4,119,048
Cumulative Jan. to Sept. 2015	4,274	9,482	13,756	3,178,153	167,452	1,186,771	323,693	1,677,916	4,856,069
<b>Greater Sudbury, Ontario</b>									
August <sup>r</sup>	18	13	31	9,500	1,155	1,274	1,267	3,696	13,196
September <sup>p</sup>	14	12	26	8,448	880	4,534	2,340	7,754	16,202
Cumulative Jan. to Sept. 2016	119	133	252	78,938	5,078	59,810	12,668	77,556	156,494
Cumulative Jan. to Sept. 2015	113	100	213	63,754	27,368	33,670	27,565	88,603	152,357
<b>Guelph, Ontario</b>									
August <sup>r</sup>	31	57	88	26,649	749	2,626	56	3,431	30,080
September <sup>p</sup>	14	182	196	35,772	5,243	18,831	181	24,255	60,027
Cumulative Jan. to Sept. 2016	189	843	1,032	205,754	20,708	70,775	15,085	106,568	312,322
Cumulative Jan. to Sept. 2015	294	839	1,133	262,180	48,203	50,651	9,672	108,526	370,706
<b>Halifax, Nova Scotia</b>									
August <sup>r</sup>	42	278	320	48,482	325	12,562	243	13,130	61,612
September <sup>p</sup>	49	64	113	25,320	1,043	9,240	456	10,739	36,059
Cumulative Jan. to Sept. 2016	470	1,127	1,597	266,591	3,532	91,406	26,090	121,028	387,619
Cumulative Jan. to Sept. 2015	310	1,987	2,297	402,760	8,779	127,856	21,218	157,853	560,613
<b>Hamilton, Ontario</b>									
August <sup>r</sup>	77	223	300	90,313	2,069	9,221	23,138	34,428	124,741
September <sup>p</sup>	123	582	705	203,793	1,016	42,260	4,229	47,505	251,298
Cumulative Jan. to Sept. 2016	734	2,195	2,929	891,625	16,591	175,388	130,858	322,837	1,214,462
Cumulative Jan. to Sept. 2015	1,035	1,330	2,365	752,388	97,376	161,317	315,340	574,033	1,326,421
<b>Kelowna, British Columbia</b>									
August <sup>r</sup>	50	71	121	42,133	846	19,138	43	20,027	62,160
September <sup>p</sup>	74	450	524	84,922	2,541	13,746	1,000	17,287	102,209
Cumulative Jan. to Sept. 2016	452	1,432	1,884	468,133	20,766	111,747	40,617	173,130	641,263
Cumulative Jan. to Sept. 2015	353	536	889	267,891	12,691	102,817	53,890	169,398	437,289

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, 2016**

	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>									
August <sup>r</sup>	34	9	43	10,737	552	1,113	1,739	3,404	14,141
September <sup>p</sup>	23	133	156	24,109	476	3,042	21,433	24,951	49,060
Cumulative Jan. to Sept. 2016	242	220	462	96,946	14,666	26,727	46,500	87,893	184,839
Cumulative Jan. to Sept. 2015	213	504	717	124,061	4,624	27,223	36,675	68,522	192,583
<b>Kitchener-Cambridge-Waterloo, Ontario</b>									
August <sup>r</sup>	134	79	213	66,984	7,821	24,022	18,904	50,747	117,731
September <sup>p</sup>	128	94	222	68,729	5,648	14,096	10,964	30,708	99,437
Cumulative Jan. to Sept. 2016	1,111	2,328	3,439	786,834	64,602	192,190	181,334	438,126	1,224,960
Cumulative Jan. to Sept. 2015	759	2,432	3,191	636,993	117,730	179,272	109,592	406,594	1,043,587
<b>London, Ontario</b>									
August <sup>r</sup>	114	206	320	107,247	15,511	39,086	27,636	82,233	189,480
September <sup>p</sup>	107	73	180	59,281	11,808	10,726	16,548	39,082	98,363
Cumulative Jan. to Sept. 2016	992	1,581	2,573	739,610	55,643	161,721	204,962	422,326	1,161,936
Cumulative Jan. to Sept. 2015	802	559	1,361	433,295	49,434	120,002	168,099	337,535	770,830
<b>Moncton, New Brunswick</b>									
August <sup>r</sup>	25	83	108	23,835	3,373	4,929	1,609	9,911	33,746
September <sup>p</sup>	21	9	30	8,752	630	9,238	755	10,623	19,375
Cumulative Jan. to Sept. 2016	224	199	423	104,282	15,774	113,813	21,910	151,497	255,779
Cumulative Jan. to Sept. 2015	217	221	438	81,598	16,194	48,650	46,161	111,005	192,603
<b>Montréal, Quebec</b>									
August <sup>r</sup>	248	1,785	2,033	391,953	44,577	159,919	261,045	465,541	857,494
September <sup>p</sup>	224	1,051	1,275	314,702	33,601	127,599	68,919	230,119	544,821
Cumulative Jan. to Sept. 2016	2,117	12,083	14,200	3,057,921	273,332	1,305,646	752,490	2,331,468	5,389,389
Cumulative Jan. to Sept. 2015	2,036	11,825	13,861	3,070,426	323,035	1,331,801	726,200	2,381,036	5,451,462
<b>Oshawa, Ontario</b>									
August <sup>r</sup>	51	28	79	34,185	1,252	9,096	30,225	40,573	74,758
September <sup>p</sup>	32	61	93	28,894	1,368	8,343	903	10,614	39,508
Cumulative Jan. to Sept. 2016	804	1,025	1,829	544,697	23,873	69,583	86,917	180,373	725,070
Cumulative Jan. to Sept. 2015	1,072	1,088	2,160	664,522	48,005	58,435	31,910	138,350	802,872
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
August <sup>r</sup>	134	626	760	165,526	10,147	74,938	7,920	93,005	258,531
September <sup>p</sup>	166	383	549	140,550	2,465	33,698	15,370	51,533	192,083
Cumulative Jan. to Sept. 2016	1,460	3,929	5,389	1,259,572	119,482	568,885	176,465	864,832	2,124,404
Cumulative Jan. to Sept. 2015	1,277	2,197	3,474	936,885	30,530	473,681	252,379	756,590	1,693,475
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
August <sup>r</sup>	31	37	68	17,180	2	8,233	1,948	10,183	27,363
September <sup>p</sup>	45	201	246	41,710	6,561	20,095	19,426	46,082	87,792
Cumulative Jan. to Sept. 2016	289	1,311	1,600	262,802	11,224	63,844	54,152	129,220	392,022
Cumulative Jan. to Sept. 2015	375	1,127	1,502	272,117	28,047	72,292	10,525	110,864	382,981
<b>Peterborough, Ontario</b>									
August <sup>r</sup>	42	24	66	17,358	922	854	112	1,888	19,246
September <sup>p</sup>	22	26	48	13,757	85	4,092	25	4,202	17,959
Cumulative Jan. to Sept. 2016	230	162	392	98,017	3,477	14,470	6,127	24,074	122,091
Cumulative Jan. to Sept. 2015	207	126	333	96,695	11,307	13,874	26,140	51,321	148,016
<b>Québec, Quebec</b>									
August <sup>r</sup>	62	322	384	71,057	405	19,737	11,343	31,485	102,542
September <sup>p</sup>	77	379	456	77,817	2,930	21,355	7,189	31,474	109,291
Cumulative Jan. to Sept. 2016	641	3,419	4,060	739,724	43,439	205,683	88,870	337,992	1,077,716
Cumulative Jan. to Sept. 2015	659	3,450	4,109	704,617	39,683	201,511	92,964	334,158	1,038,775

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, 2016**

	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>									
August r	55	42	97	23,238	2,996	3,295	16,291	22,582	45,820
September p	67	102	169	31,535	1,886	8,152	6,395	16,433	47,968
Cumulative Jan. to Sept. 2016	532	769	1,301	248,815	16,997	101,308	172,233	290,538	539,353
Cumulative Jan. to Sept. 2015	398	878	1,276	219,443	74,120	235,459	129,759	439,338	658,781
<b>Saguenay, Quebec</b>									
August r	29	13	42	14,140	52	4,039	850	4,941	19,081
September p	27	13	40	12,114	923	11,472	0	12,395	24,509
Cumulative Jan. to Sept. 2016	214	262	476	108,663	14,857	49,456	20,770	85,083	193,746
Cumulative Jan. to Sept. 2015	241	185	426	110,804	21,577	39,220	43,748	104,545	215,349
<b>Saint John, New Brunswick</b>									
August r	14	1	15	4,149	2,836	17,373	8	20,217	24,366
September p	13	3	16	4,668	103	3,383	1,136	4,622	9,290
Cumulative Jan. to Sept. 2016	136	87	223	55,709	5,766	41,982	17,038	64,786	120,495
Cumulative Jan. to Sept. 2015	146	36	182	58,536	7,741	20,929	5,739	34,409	92,945
<b>Saskatoon, Saskatchewan</b>									
August r	106	48	154	40,852	1,770	26,657	2,892	31,319	72,171
September p	96	79	175	40,493	622	18,992	4,278	23,892	64,385
Cumulative Jan. to Sept. 2016	786	672	1,458	347,015	24,197	173,403	109,572	307,172	654,187
Cumulative Jan. to Sept. 2015	765	1,502	2,267	459,659	43,505	281,473	101,401	426,379	886,038
<b>Sherbrooke, Quebec</b>									
August r	33	66	99	18,938	8,375	4,879	2,922	16,176	35,114
September p	38	115	153	22,475	2,727	4,481	3,633	10,841	33,316
Cumulative Jan. to Sept. 2016	296	597	893	176,912	35,262	54,746	24,365	114,373	291,285
Cumulative Jan. to Sept. 2015	335	669	1,004	204,338	14,494	47,672	52,569	114,735	319,073
<b>St. Catharines-Niagara, Ontario</b>									
August r	89	58	147	43,745	2,736	5,373	7,654	15,763	59,508
September p	118	118	236	65,698	3,405	6,251	17,735	27,391	93,089
Cumulative Jan. to Sept. 2016	951	639	1,590	458,764	22,044	60,994	46,995	130,033	588,797
Cumulative Jan. to Sept. 2015	870	562	1,432	390,137	25,109	67,069	47,960	140,138	530,275
<b>St. John's, Newfoundland and Labrador</b>									
August r	35	11	46	12,663	110	3,465	46	3,621	16,284
September p	40	25	65	15,542	179	6,078	280	6,537	22,079
Cumulative Jan. to Sept. 2016	362	280	642	164,901	2,538	64,447	16,175	83,160	248,061
Cumulative Jan. to Sept. 2015	465	210	675	187,276	38,242	100,318	22,349	160,909	348,185
<b>Thunder Bay, Ontario</b>									
August r	20	6	26	6,683	112	680	648	1,440	8,123
September p	14	1	15	4,849	1,424	5,502	8,100	15,026	19,875
Cumulative Jan. to Sept. 2016	115	60	175	40,400	4,676	20,419	14,483	39,578	79,978
Cumulative Jan. to Sept. 2015	145	83	228	53,040	900	36,140	36,251	73,291	126,331
<b>Toronto, Ontario</b>									
August r	1,004	2,110	3,114	1,039,652	93,735	461,882	64,847	620,464	1,660,116
September p	910	2,665	3,575	1,117,784	40,026	233,329	82,951	356,306	1,474,090
Cumulative Jan. to Sept. 2016	8,038	16,478	24,516	8,255,096	654,731	2,665,580	971,934	4,292,245	12,547,341
Cumulative Jan. to Sept. 2015	9,062	20,006	29,068	8,650,844	882,744	2,892,934	1,108,933	4,884,611	13,535,455
<b>Trois-Rivières, Quebec</b>									
August r	9	26	35	13,190	2,037	10,872	1,776	14,685	27,875
September p	22	68	90	18,572	137	5,408	2,031	7,576	26,148
Cumulative Jan. to Sept. 2016	150	356	506	130,768	14,899	47,242	13,615	75,756	206,524
Cumulative Jan. to Sept. 2015	145	280	425	117,657	18,034	35,733	18,026	71,793	189,450

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, 2016**

	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>Vancouver, British Columbia</b>									
August <sup>r</sup>	242	1,659	1,901	521,481	8,203	102,772	19,115	130,090	651,571
September <sup>p</sup>	222	1,045	1,267	390,817	33,107	75,064	22,166	130,337	521,154
Cumulative Jan. to Sept. 2016	2,515	13,152	15,667	4,473,754	131,781	1,133,598	307,362	1,572,741	6,046,495
Cumulative Jan. to Sept. 2015	2,285	15,970	18,255	4,667,640	147,512	1,244,788	404,600	1,796,900	6,464,540
<b>Victoria, British Columbia</b>									
August <sup>r</sup>	77	153	230	67,407	736	6,954	25,937	33,627	101,034
September <sup>p</sup>	56	163	219	64,251	1,503	8,698	17,910	28,111	92,362
Cumulative Jan. to Sept. 2016	559	1,720	2,279	612,301	34,521	128,183	84,879	247,583	859,884
Cumulative Jan. to Sept. 2015	483	1,379	1,862	437,826	16,108	93,979	51,939	162,026	599,852
<b>Windsor, Ontario</b>									
August <sup>r</sup>	65	27	92	34,022	1,184	2,587	16,414	20,185	54,207
September <sup>p</sup>	57	21	78	28,268	2,232	6,863	3,297	12,392	40,660
Cumulative Jan. to Sept. 2016	658	326	984	325,458	40,211	35,490	36,309	112,010	437,468
Cumulative Jan. to Sept. 2015	548	302	850	257,337	46,170	52,532	58,071	156,773	414,110
<b>Winnipeg, Manitoba</b>									
August <sup>r</sup>	148	239	387	77,848	58,602	44,651	24,154	127,407	205,255
September <sup>p</sup>	170	126	296	74,577	5,751	42,219	18,846	66,816	141,393
Cumulative Jan. to Sept. 2016	1,387	2,063	3,450	736,106	163,410	472,791	167,823	804,024	1,540,130
Cumulative Jan. to Sept. 2015	1,185	2,036	3,221	724,503	32,151	263,935	143,789	439,875	1,164,378

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, 2016**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
<b>Canada</b>							
August <sup>r</sup>	6,797	58	614	2,130	8,178	669	18,446
September <sup>p</sup>	6,995	50	770	2,237	8,752	809	19,613
Cumulative Jan. to Sept. 2016	54,726	329	6,411	17,279	61,289	6,897	146,931
Cumulative Jan. to Sept. 2015	54,596	278	7,345	16,696	69,716	7,492	156,123
<b>Newfoundland and Labrador</b>							
August <sup>r</sup>	100	0	0	0	12	6	118
September <sup>p</sup>	94	0	2	4	72	8	180
Cumulative Jan. to Sept. 2016	772	3	28	12	363	45	1,223
Cumulative Jan. to Sept. 2015	988	5	5	17	348	32	1,395
<b>Prince Edward Island</b>							
August <sup>r</sup>	55	2	4	4	24	4	93
September <sup>p</sup>	46	5	2	4	2	0	59
Cumulative Jan. to Sept. 2016	329	20	22	75	121	8	575
Cumulative Jan. to Sept. 2015	279	18	26	22	151	15	511
<b>Nova Scotia</b>							
August <sup>r</sup>	181	12	4	0	389	2	588
September <sup>p</sup>	172	4	4	0	35	2	217
Cumulative Jan. to Sept. 2016	1,336	49	76	28	1,647	128	3,264
Cumulative Jan. to Sept. 2015	1,067	35	48	69	2,232	106	3,557
<b>New Brunswick</b>							
August <sup>r</sup>	152	4	6	9	200	8	379
September <sup>p</sup>	114	3	11	33	62	4	227
Cumulative Jan. to Sept. 2016	1,007	22	79	107	448	116	1,779
Cumulative Jan. to Sept. 2015	998	12	66	96	414	42	1,628
<b>Quebec</b>							
August <sup>r</sup>	789	19	157	77	1,965	136	3,143
September <sup>p</sup>	978	12	255	112	2,162	195	3,714
Cumulative Jan. to Sept. 2016	8,370	76	1,759	1,004	16,878	2,179	30,266
Cumulative Jan. to Sept. 2015	8,109	109	1,644	1,030	14,394	3,355	28,641
<b>Ontario</b>							
August <sup>r</sup>	2,866	19	143	1,061	2,914	282	7,285
September <sup>p</sup>	3,099	23	165	1,233	3,550	311	8,381
Cumulative Jan. to Sept. 2016	23,296	136	1,821	9,540	19,569	2,236	56,598
Cumulative Jan. to Sept. 2015	22,641	80	1,857	8,410	20,560	1,937	55,485
<b>Manitoba</b>							
August <sup>r</sup>	277	2	14	5	270	7	575
September <sup>p</sup>	306	2	6	9	120	12	455
Cumulative Jan. to Sept. 2016	2,338	9	127	419	1,620	107	4,620
Cumulative Jan. to Sept. 2015	2,101	9	241	236	1,864	28	4,479
<b>Saskatchewan</b>							
August <sup>r</sup>	242	0	20	43	33	34	372
September <sup>p</sup>	232	0	22	39	59	39	391
Cumulative Jan. to Sept. 2016	1,835	2	177	221	1,047	292	3,574
Cumulative Jan. to Sept. 2015	1,770	3	125	262	2,073	388	4,621
<b>Alberta</b>							
August <sup>r</sup>	1,195	0	231	273	187	61	1,947
September <sup>p</sup>	1,134	0	277	427	960	115	2,913
Cumulative Jan. to Sept. 2016	8,233	6	1,896	2,017	5,081	583	17,816
Cumulative Jan. to Sept. 2015	10,442	2	2,534	3,511	11,113	697	28,299
<b>British Columbia</b>							
August <sup>r</sup>	908	0	26	658	2,113	122	3,827
September <sup>p</sup>	797	1	26	364	1,709	118	3,015
Cumulative Jan. to Sept. 2016	6,997	6	415	3,834	14,319	1,157	26,728
Cumulative Jan. to Sept. 2015	6,044	4	797	3,007	16,430	879	27,161

Table 7 – continued

**Dwelling units, provinces and territories, unadjusted, 2016**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
<b>Yukon</b>							
August r	29	0	9	0	54	7	99
September p	18	0	0	12	16	5	51
Cumulative Jan. to Sept. 2016	161	0	11	22	97	35	326
Cumulative Jan. to Sept. 2015	107	1	2	18	37	11	176
<b>Northwest Territories</b>							
August r	3	0	0	0	17	0	20
September p	5	0	0	0	0	0	5
Cumulative Jan. to Sept. 2016	50	0	0	0	71	0	121
Cumulative Jan. to Sept. 2015	46	0	0	0	59	2	107
<b>Nunavut</b>							
August r	0	0	0	0	0	0	0
September p	0	0	0	0	5	0	5
Cumulative Jan. to Sept. 2016	2	0	0	0	28	11	41
Cumulative Jan. to Sept. 2015	4	0	0	18	41	0	63

**Table 8**  
**Dwelling units, census metropolitan areas, unadjusted, September 2016**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	35	0	0	2	64	2	103
Barrie, Ontario	37	0	0	24	0	16	77
Brantford, Ontario	12	0	4	12	0	4	32
Calgary, Alberta	372	0	75	220	475	0	1,142
Edmonton, Alberta	387	0	185	149	355	98	1,174
Greater Sudbury, Ontario	17	0	0	0	12	1	30
Guelph, Ontario	17	0	8	60	130	6	221
Halifax, Nova Scotia	51	0	0	0	14	0	65
Hamilton, Ontario	146	0	0	62	581	10	799
Kelowna, British Columbia	75	0	0	4	427	14	520
Kingston, Ontario	27	0	0	11	137	1	176
Kitchener-Cambridge-Waterloo, Ontario	150	0	2	64	6	35	257
London, Ontario	127	0	8	39	35	0	209
Moncton, New Brunswick	23	0	7	2	0	0	32
Montréal, Quebec	251	0	61	49	1,056	59	1,476
Oshawa, Ontario	38	0	0	48	2	18	106
Ottawa-Gatineau, Ontario/Quebec	246	0	64	234	347	20	911
Ottawa-Gatineau, Ontario part, Ontario/Quebec	196	0	24	208	186	13	627
Ottawa-Gatineau, Quebec part, Ontario/Quebec	50	0	40	26	161	7	284
Peterborough, Ontario	26	0	0	21	8	0	55
Québec, Quebec	84	1	35	15	365	28	528
Regina, Saskatchewan	74	0	12	7	59	8	160
Saguenay, Quebec	29	1	1	0	8	6	45
Saint John, New Brunswick	15	0	0	0	2	1	18
Saskatoon, Saskatchewan	107	0	8	32	0	26	173
Sherbrooke, Quebec	43	0	28	7	97	2	177
St. Catharines-Niagara, Ontario	140	0	20	28	56	29	273
St. John's, Newfoundland and Labrador	47	0	2	0	21	2	72
Thunder Bay, Ontario	16	0	0	0	0	1	17
Toronto, Ontario	1,077	0	56	578	2,283	75	4,069
Trois-Rivières, Quebec	25	0	9	0	59	11	104
Vancouver, British Columbia	224	0	6	277	693	58	1,258
Victoria, British Columbia	57	0	4	16	123	18	218
Windsor, Ontario	68	0	8	12	4	0	92
Winnipeg, Manitoba	179	0	6	9	112	1	307

**Table 9**  
**Dwelling units, census metropolitan areas, unadjusted, cumulative, January to September 2016**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	261	0	1	224	277	12	775
Barrie, Ontario	498	0	12	164	33	128	835
Brantford, Ontario	176	0	14	90	12	14	306
Calgary, Alberta	2,691	0	476	824	1,902	12	5,905
Edmonton, Alberta	3,082	0	1,338	951	2,367	452	8,190
Greater Sudbury, Ontario	139	0	12	0	115	10	276
Guelph, Ontario	192	0	26	252	472	126	1,068
Halifax, Nova Scotia	490	1	2	28	1,252	95	1,868
Hamilton, Ontario	735	0	79	910	1,108	97	2,929
Kelowna, British Columbia	466	0	42	199	1,102	70	1,879
Kingston, Ontario	256	3	5	44	155	29	492
Kitchener-Cambridge-Waterloo, Ontario	1,154	0	55	581	1,549	173	3,512
London, Ontario	1,018	0	22	321	1,270	25	2,656
Moncton, New Brunswick	238	0	65	40	174	73	590
Montréal, Quebec	2,263	1	502	659	9,368	1,150	13,943
Oshawa, Ontario	772	0	34	523	256	168	1,753
Ottawa-Gatineau, Ontario/Quebec	1,795	1	362	1,527	3,310	206	7,201
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,491	0	184	1,456	2,262	158	5,551
Ottawa-Gatineau, Quebec part, Ontario/Quebec	304	1	178	71	1,048	48	1,650
Peterborough, Ontario	255	1	0	42	109	12	419
Québec, Quebec	681	2	246	68	2,785	235	4,017
Regina, Saskatchewan	536	0	102	92	640	48	1,418
Saguenay, Quebec	240	1	17	0	134	82	474
Saint John, New Brunswick	142	2	6	3	5	19	177
Saskatoon, Saskatchewan	845	0	53	119	280	223	1,520
Sherbrooke, Quebec	305	0	145	56	363	32	901
St. Catharines-Niagara, Ontario	986	1	120	214	248	62	1,631
St. John's, Newfoundland and Labrador	358	0	28	4	222	26	638
Thunder Bay, Ontario	129	0	2	3	38	24	196
Toronto, Ontario	8,275	0	711	4,116	11,340	757	25,199
Trois-Rivières, Quebec	178	0	58	1	250	38	525
Vancouver, British Columbia	2,560	0	172	2,859	9,341	551	15,483
Victoria, British Columbia	571	0	46	142	1,338	127	2,224
Windsor, Ontario	680	0	154	150	10	13	1,007
Winnipeg, Manitoba	1,432	1	121	414	1,266	71	3,305

**Table 10**  
**Value of residential and non-residential building permits, provinces and territories, unadjusted, 2016**

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Canada</b>					
August r	4,980,934	613,521	2,003,050	890,937	8,488,442
September p	5,236,582	401,986	1,286,794	554,444	7,479,806
Cumulative Jan. to Sept. 2016	39,627,505	3,895,543	13,091,986	6,737,539	63,352,573
Cumulative Jan. to Sept. 2015	40,421,005	4,239,059	13,252,912	6,924,155	64,837,131
<b>Newfoundland and Labrador</b>					
August r	33,230	177	6,186	78	39,671
September p	41,234	445	8,035	572	50,286
Cumulative Jan. to Sept. 2016	308,448	6,058	94,864	20,206	429,576
Cumulative Jan. to Sept. 2015	364,963	42,017	115,846	23,954	546,780
<b>Prince Edward Island</b>					
August r	16,780	632	7,767	2,408	27,587
September p	13,496	358	3,884	2,217	19,955
Cumulative Jan. to Sept. 2016	109,369	15,813	36,954	12,546	174,682
Cumulative Jan. to Sept. 2015	93,585	12,637	31,969	14,026	152,217
<b>Nova Scotia</b>					
August r	101,752	8,102	35,482	1,709	147,045
September p	56,095	2,580	36,591	1,153	96,419
Cumulative Jan. to Sept. 2016	641,143	42,243	183,686	55,857	922,929
Cumulative Jan. to Sept. 2015	693,556	55,223	195,060	38,676	982,515
<b>New Brunswick</b>					
August r	74,703	19,597	28,856	3,651	126,807
September p	53,181	4,731	17,412	4,345	79,669
Cumulative Jan. to Sept. 2016	378,010	49,796	261,870	88,445	778,121
Cumulative Jan. to Sept. 2015	348,791	59,061	138,403	129,815	676,070
<b>Quebec</b>					
August r	713,669	101,210	232,543	399,173	1,446,595
September p	812,851	115,001	251,743	95,887	1,275,482
Cumulative Jan. to Sept. 2016	6,730,620	833,233	2,172,020	1,336,519	11,072,392
Cumulative Jan. to Sept. 2015	6,556,510	771,405	2,172,756	1,149,535	10,650,206
<b>Ontario</b>					
August r	2,174,287	282,092	1,097,613	178,627	3,732,619
September p	2,407,893	171,437	505,878	195,350	3,280,558
Cumulative Jan. to Sept. 2016	17,063,257	1,771,794	5,071,276	2,304,607	26,210,934
Cumulative Jan. to Sept. 2015	16,034,862	1,977,061	4,742,227	2,721,920	25,476,070
<b>Manitoba</b>					
August r	117,706	70,315	56,680	31,481	276,182
September p	122,261	10,291	45,228	23,235	201,015
Cumulative Jan. to Sept. 2016	1,058,043	211,408	550,569	273,717	2,093,737
Cumulative Jan. to Sept. 2015	1,050,360	116,654	346,594	234,264	1,747,872
<b>Saskatchewan</b>					
August r	97,928	12,108	44,841	16,131	171,008
September p	93,741	7,360	46,444	10,316	157,861
Cumulative Jan. to Sept. 2016	817,961	63,266	366,712	330,059	1,577,998
Cumulative Jan. to Sept. 2015	959,693	174,950	696,431	439,729	2,270,803
<b>Alberta</b>					
August r	616,370	92,212	321,359	106,397	1,136,338
September p	867,572	25,717	256,030	181,321	1,330,640
Cumulative Jan. to Sept. 2016	5,120,526	528,828	2,661,689	1,481,968	9,793,011
Cumulative Jan. to Sept. 2015	7,255,675	617,798	3,012,846	1,513,817	12,400,136
<b>British Columbia</b>					
August r	1,021,527	23,231	161,286	139,040	1,345,084
September p	757,731	63,364	105,477	38,248	964,820
Cumulative Jan. to Sept. 2016	7,319,041	362,567	1,657,228	658,856	9,997,692
Cumulative Jan. to Sept. 2015	6,990,925	395,117	1,757,288	632,303	9,775,633

Table 10 – continued

## Value of residential and non-residential building permits, provinces and territories, unadjusted, 2016

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
<b>Yukon</b>					
August r	7,710	1,345	9,509	7,928	26,492
September P	6,330	69	2,892	270	9,561
Cumulative Jan. to Sept. 2016	39,348	1,442	16,473	49,571	106,834
Cumulative Jan. to Sept. 2015	28,533	9,470	21,461	24,068	83,532
<b>Northwest Territories</b>					
August r	5,242	0	928	4,314	10,484
September P	2,245	632	7,180	1,530	11,587
Cumulative Jan. to Sept. 2016	30,564	6,346	18,205	125,163	180,278
Cumulative Jan. to Sept. 2015	29,867	7,534	20,034	2,048	59,483
<b>Nunavut</b>					
August r	30	2,500	0	0	2,530
September P	1,952	1	0	0	1,953
Cumulative Jan. to Sept. 2016	11,175	2,749	440	25	14,389
Cumulative Jan. to Sept. 2015	13,685	132	1,997	0	15,814

Table 11

## Value of residential and non-residential building permits, census metropolitan areas, unadjusted, September 2016

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	22,077	2,808	2,118	233	27,236
Barrie, Ontario	24,815	365	3,662	537	29,379
Brantford, Ontario	7,548	546	985	200	9,279
Calgary, Alberta	415,753	3,923	132,616	62,847	615,139
Edmonton, Alberta	294,873	9,852	85,827	51,432	441,984
Greater Sudbury, Ontario	9,379	927	4,381	2,316	17,003
Guelph, Ontario	38,140	5,525	18,197	179	62,041
Halifax, Nova Scotia	19,140	1,043	11,094	456	31,733
Hamilton, Ontario	218,245	1,071	40,837	4,186	264,339
Kelowna, British Columbia	81,236	2,999	9,844	578	94,657
Kingston, Ontario	25,868	502	2,940	21,215	50,525
Kitchener-Cambridge-Waterloo, Ontario	77,012	5,951	13,621	10,852	107,436
London, Ontario	65,975	12,442	10,365	16,379	105,161
Moncton, New Brunswick	12,068	233	5,652	755	18,708
Montréal, Quebec	355,034	43,504	129,681	48,833	577,052
Oshawa, Ontario	31,903	1,442	8,062	894	42,301
Ottawa-Gatineau, Ontario/Quebec	200,390	11,092	52,987	28,977	293,446
Ottawa-Gatineau, Ontario part, Ontario/Quebec	153,229	2,597	32,564	15,213	203,603
Ottawa-Gatineau, Quebec part, Ontario/Quebec	47,161	8,495	20,423	13,764	89,843
Peterborough, Ontario	15,118	90	3,954	25	19,187
Québec, Quebec	87,946	3,793	21,703	5,094	118,536
Regina, Saskatchewan	32,274	2,685	9,578	3,080	47,617
Saguenay, Quebec	14,072	1,195	11,659	0	26,926
Saint John, New Brunswick	6,266	38	2,070	1,136	9,510
Saskatoon, Saskatchewan	43,575	885	22,315	2,060	68,835
Sherbrooke, Quebec	25,730	3,531	4,554	2,574	36,389
St. Catharines-Niagara, Ontario	72,881	3,588	6,041	17,554	100,064
St. John's, Newfoundland and Labrador	18,712	179	6,078	280	25,249
Thunder Bay, Ontario	5,475	1,500	5,317	8,017	20,309
Toronto, Ontario	1,225,311	42,176	225,474	82,106	1,575,067
Trois-Rivières, Quebec	21,108	178	5,496	1,439	28,221
Vancouver, British Columbia	370,964	39,082	53,757	12,814	476,617
Victoria, British Columbia	61,226	1,774	6,229	10,354	79,583
Windsor, Ontario	31,864	2,352	6,632	3,263	44,111
Winnipeg, Manitoba	79,996	5,751	30,751	14,621	131,119



**Table 12**  
**Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to September 2016**

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford-Mission, British Columbia	148,715	17,181	27,880	570	194,346
Barrie, Ontario	251,576	30,691	62,378	17,591	362,236
Brantford, Ontario	84,222	37,659	18,312	3,524	143,717
Calgary, Alberta	1,979,640	72,259	952,369	410,133	3,414,401
Edmonton, Alberta	2,125,327	243,072	1,203,221	362,076	3,933,696
Greater Sudbury, Ontario	82,317	5,558	56,592	14,180	158,647
Guelph, Ontario	208,203	18,843	69,585	20,254	316,885
Halifax, Nova Scotia	330,453	3,532	95,730	26,090	455,805
Hamilton, Ontario	877,915	15,016	177,330	120,765	1,191,026
Kelowna, British Columbia	472,352	21,201	95,582	32,187	621,322
Kingston, Ontario	101,181	16,892	26,070	42,774	186,917
Kitchener-Cambridge-Waterloo, Ontario	793,792	61,307	199,600	165,649	1,220,348
London, Ontario	758,680	58,538	183,781	190,688	1,191,687
Moncton, New Brunswick	124,673	20,650	151,341	21,910	318,574
Montréal, Quebec	3,123,682	284,007	1,309,393	894,004	5,611,086
Oshawa, Ontario	524,480	25,380	76,582	62,173	688,615
Ottawa-Gatineau, Ontario/Quebec	1,563,544	108,706	674,706	218,358	2,565,314
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,288,926	96,903	608,820	162,784	2,157,433
Ottawa-Gatineau, Quebec part, Ontario/Quebec	274,618	11,803	65,886	55,574	407,881
Peterborough, Ontario	105,164	3,218	14,988	7,722	131,092
Québec, Quebec	755,298	42,583	211,060	109,508	1,118,449
Regina, Saskatchewan	255,878	21,763	95,864	169,575	543,080
Saguenay, Quebec	116,989	18,221	52,820	22,590	210,620
Saint John, New Brunswick	48,438	7,755	40,879	17,038	114,110
Saskatoon, Saskatchewan	369,731	22,364	163,497	126,461	682,053
Sherbrooke, Quebec	184,462	34,191	49,000	26,854	294,507
St. Catharines-Niagara, Ontario	469,168	22,494	62,592	46,839	601,093
St. John's, Newfoundland and Labrador	161,700	2,538	64,447	16,175	244,860
Thunder Bay, Ontario	44,243	4,548	20,800	16,371	85,962
Toronto, Ontario	8,403,723	636,952	2,868,511	1,090,917	13,000,103
Trois-Rivières, Quebec	141,915	18,238	47,378	15,161	222,692
Vancouver, British Columbia	4,423,124	133,027	1,079,906	312,918	5,948,975
Victoria, British Columbia	603,229	40,030	130,002	81,240	854,501
Windsor, Ontario	332,310	32,721	36,018	36,283	437,332
Winnipeg, Manitoba	737,066	163,410	472,072	205,490	1,578,038

**Table 13**  
**Value of non-residential building permits, by type of building, provinces and territories, unadjusted, September 2016**

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
	thousands of dollars						
<b>Total non-residential</b>	<b>2,243,224</b>	<b>9,052</b>	<b>6,459</b>	<b>40,324</b>	<b>26,488</b>	<b>462,631</b>	<b>872,665</b>
<b>Industrial</b>	<b>401,986</b>	<b>445</b>	<b>358</b>	<b>2,580</b>	<b>4,731</b>	<b>115,001</b>	<b>171,437</b>
Factories, plants	139,093	0	0	0	0	36,268	53,926
Transportation, utilities	106,886	250	0	0	0	43,193	34,222
Mining and agriculture	80,988	0	0	936	3,999	19,839	48,237
Minor industrial projects, new and improvements <sup>1</sup>	75,019	195	358	1,644	732	15,701	35,052
<b>Commercial</b>	<b>1,286,794</b>	<b>8,035</b>	<b>3,884</b>	<b>36,591</b>	<b>17,412</b>	<b>251,743</b>	<b>505,878</b>
Trade and services	290,372	400	1,300	8,944	6,362	93,528	82,884
Warehouses	168,804	0	250	13,690	1,192	24,342	48,597
Service stations	60,820	500	0	1,910	628	16,421	10,153
Office buildings	264,887	2,800	500	1,907	290	45,529	107,085
Recreation	145,542	918	0	1,693	1,815	26,095	77,499
Hotels, restaurants	151,809	564	1,000	3,519	2,124	9,601	95,071
Laboratories	21,600	0	0	0	0	0	16,000
Minor commercial projects, new and improvements <sup>1</sup>	182,960	2,853	834	4,928	5,001	36,227	68,589
<b>Institutional and governmental</b>	<b>554,444</b>	<b>572</b>	<b>2,217</b>	<b>1,153</b>	<b>4,345</b>	<b>95,887</b>	<b>195,350</b>
Schools, education	263,495	0	796	0	0	43,593	123,050
Hospitals, medical	67,450	0	300	0	2,663	10,861	9,826
Welfare, home	99,398	0	0	0	0	9,089	20,757
Churches, religion	35,476	0	400	0	0	7,754	11,563
Government buildings	55,832	0	370	275	770	19,486	15,233
Minor institutional and governmental projects, new and improvements <sup>1</sup>	32,793	572	351	878	912	5,104	14,921
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
	thousands of dollars						
<b>Total non-residential</b>	<b>78,754</b>	<b>64,120</b>	<b>463,068</b>	<b>207,089</b>	<b>3,231</b>	<b>9,342</b>	<b>1</b>
<b>Industrial</b>	<b>10,291</b>	<b>7,360</b>	<b>25,717</b>	<b>63,364</b>	<b>69</b>	<b>632</b>	<b>1</b>
Factories, plants	5,846	2,264	9,849	30,940	0	0	0
Transportation, utilities	760	2,008	7,852	18,176	0	425	0
Mining and agriculture	0	750	505	6,722	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	3,685	2,338	7,511	7,526	69	207	1
<b>Commercial</b>	<b>45,228</b>	<b>46,444</b>	<b>256,030</b>	<b>105,477</b>	<b>2,892</b>	<b>7,180</b>	<b>0</b>
Trade and services	12,920	10,995	47,916	24,633	490	0	0
Warehouses	2,674	15,126	45,679	17,254	0	0	0
Service stations	850	4,713	17,317	8,328	0	0	0
Office buildings	10,481	10,131	65,439	16,175	0	4,550	0
Recreation	5,878	402	22,706	7,137	1,399	0	0
Hotels, restaurants	4,907	981	22,387	8,887	350	2,418	0
Laboratories	0	0	5,600	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	7,518	4,096	28,986	23,063	653	212	0
<b>Institutional and governmental</b>	<b>23,235</b>	<b>10,316</b>	<b>181,321</b>	<b>38,248</b>	<b>270</b>	<b>1,530</b>	<b>0</b>
Schools, education	4,181	4,606	79,999	7,270	0	0	0
Hospitals, medical	0	0	30,025	12,375	0	1,400	0
Welfare, home	1,648	4,367	49,236	14,301	0	0	0
Churches, religion	14,909	0	600	250	0	0	0
Government buildings	1,080	429	16,914	1,275	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	1,417	914	4,547	2,777	270	130	0

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

## Description – Monthly survey of building permits

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

## Data source and methodology

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

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

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

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

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

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

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

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

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

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

### Revisions due to the correction of coding errors

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

### Revisions due to the addition of late reports

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

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

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

For more information on seasonal adjustment, see *Seasonally adjusted data – Frequently asked questions*.

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

Starting with the release of January 2016 data, the Monthly survey of building permits trend-cycle is estimated using a standard method employed by several monthly economic indicators at Statistics Canada. For more information on this method, see the *StatCan Blog* and *Trend-cycle estimates – Frequently asked questions*.

## Concepts and variables measured

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

The classification used in this publication deals strictly with structures for which a building permit was issued. Permits are generally issued for the following: construction of new buildings, alterations, additions, renovations, etc. Minor repair jobs such as painting, tiling, roofing, etc., for which no permit is required, and engineering work (such as dams, roads, pipelines, etc.), which, by definition, is not a building, are not included in the building permit series. Estimates of such work may be obtained on Cansim, tables 029-0045 and 029-0050 from the *Annual Capital and Repair Expenditures Survey: Actual, Preliminary Actual and Intentions (CAPEX) SDDS=2803*.

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

## Building categories

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

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

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

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

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

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

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

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

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

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

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

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

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

## Geographic classification

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

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

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

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

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

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

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

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

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

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

### Territorial revisions

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



## Data accuracy

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

In the last years, an average of 98.0% of the municipalities covered by the survey filed their monthly reports for the Building Permits Survey. The average monthly revision rate over the last few years has been 0.5%.

## Comparability of data and related sources

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

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

# Appendix I

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## Geographical abbreviations

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

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

Source: Statistics Canada, 2011 Census of Population.

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