Association of Municipalities of Ontario

CMHC Housing Starts Data
This Presentation will Answer Three Questions

- How does CMHC collect housing starts data?

- How does CMHC define a new construction start versus a conversion start?

- Does CMHC track all dwelling types that count towards municipal housing targets?
Four Main Steps in Collecting and Releasing Starts Data

1. Monthly building permit reports collected from municipalities

2. Permits for new residential construction, conversions and demolitions reviewed and entered into our database for tracking

3. Field enumerators receive permits to track and visit construction sites, recording starts (new construction only), completions & absorption information

4. Monthly data released on the 11th working day of the next month
Conversion = Net Gain or Loss of Homes on an Existing Foundation

1. Non-residential structure converted to residential structure

2. Existing residential structure has units added using only existing foundation (secondary unit*)

3. New house built on an existing foundation.

4. Existing residential structure has units reconstructed resulting in fewer units, on an existing foundation.

5. Residential structure converted to non-residential structure.

6. Existing residential unit(s) within an existing mixed-structure removed or converted to non-residential space.

Source: CMHC
New Construction Start = New Foundation 100% Complete

Source: CMHC
**Conversion Start = Building Permit Issued**

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Issued</th>
<th>Type of Building</th>
<th>Type of Work</th>
<th>Estimated Value</th>
<th>Units Created</th>
<th>Area</th>
<th>City Block</th>
</tr>
</thead>
<tbody>
<tr>
<td>23 119729 000 00-SS</td>
<td>11/07/2023</td>
<td>Single Detached Dwelling</td>
<td>New</td>
<td>$94,392.00</td>
<td>1</td>
<td>0.00</td>
<td>37</td>
</tr>
</tbody>
</table>

**Owner:** [Redacted]

**Project Address/Legal Description:** [Redacted]

**Project Description:** Second unit in the basement

**Location**

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>UNIT NO</th>
<th>LEGAL DESCRIPTION</th>
<th>BUILDING TYPE</th>
<th>TYPE OF WORK</th>
<th>VALUE(000s)</th>
<th>DWELLING</th>
<th>AREA(m2)</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>PLAN 553 LOT 2</td>
<td>DETACHED DWELLING</td>
<td>NEW BUILDING</td>
<td>4,227</td>
<td>1</td>
<td>478</td>
<td>NEW (2) STOREY DETACHED DWELLING WITH UNFINISHED BASEMENT &amp; BELOW GRADE STAIRWELL IN REAR YARD</td>
</tr>
<tr>
<td></td>
<td></td>
<td>PLAN 548 LOT 138</td>
<td>DETACHED DWELLING</td>
<td>ALTERATION TO EXISTING BLDG</td>
<td>127</td>
<td>1</td>
<td>87</td>
<td>RESIDENTIAL SECOND UNIT BASEMENT, BELOW GRADE STAIRWELL IN SIDE YARD, INTERIOR ALTERATIONS ON MAIN FLOOR</td>
</tr>
</tbody>
</table>

Source: City of Vaughan, City of Mississauga
Some Dwellings Types Are Not Tracked by CMHC

- Dwellings without their own entrance, kitchen and bathroom (*nursing homes*, *student housing*, hostels)

- Dwellings not permanently attached to a site (mobile homes)

- Dwellings unsuitable for year-round occupancy (summer cottages)
Multiple Ways to View CMHC Housing Starts Data

CMHC Data Tables

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION

These tables are tracking new home construction activity such as housing starts, number of units under construction, and completions. The data is organized by region, province, Census Metropolitan Area (CMA) and dwelling type.

Monthly/Quarterly

- Monthly Housing Starts and Other Construction Data Tables
- Seasonally-adjusted Starts (Canada and Provinces)
- Starts, Completions, and Units Under Construction by Geography
  - Starts, Completions and Under Construction (Census Subdivisions)
- Starts and Completions by Intended Market (CMA and Large CAs)
- Starts and Completions by Intended Market by Canada and provinces
- Apartment Starts and Completions by Canada, Provinces, Large Cities
- Residential Conversions and demolitions (Census Subdivisions)
- Housing Market Tables: Selected South Central Ontario
- Prairies Residential Construction Digest
- Quarterly Starts, Completions, Units Under Construction by (Canada, Provinces)
Multiple Ways to View CMHC Housing Starts Data

CMHC Housing Market Information Portal

New construction starts
Thank you!

Anthony Passarelli
Lead Economist (Southern Ontario)

apassare@cmhc-schl.gc.ca

416-250-3234