

## Questions from CMHC/AMO webinar

### Questions for CMHC

1. In previous communication with CMHC, I was told this building permit data was collected via Statistics Canada report. I appreciate confirmation. **No, CMHC's Surveys team receives building permit reports directly from municipalities.**
2. Where permits are issued for large redevelopments with 1 large foundation that serves multiple towers, am I right in assuming that field staff will only count the units as a "start" after the entire foundation is finished? Foundation work on sites like this can take a significant amount of time. **In this case, which doesn't occur often, CMHC will start all towers at the same time when the foundation is completed. See answer to question 6 for the definition and picture example of an apartment start.**
3. Are we to understand that every unit in Canada has had CMHC eyes on and confirmed as a housing start? How is this reconciled with permits issued by municipalities? **New construction starts are tracked across the country in centres with a population of 10,000 or greater.**
4. Is the CMHC housing starts data (with details) available through Open Data portal, or an API? **CMHC housing starts data can be found on the [Ontario housing tracker](#) or on the CMHC website using the links provided in the presentation deck (slides 8 and 9). Screenshots provided in the presentation deck for easier navigation.**

### [CMHC Data Tables](#)

### [CMHC Housing Market Information Portal](#)

5. Are units in Demolition Permits subtracted from Starts? Distinct from a Conversion, if there is a prior Demolition on-site, are the demolished units subtracted from Starts in any of CMHC's reporting? **No, starts are tracked separately from demolitions. They are not a net figure after demolitions.**
6. Can you provide an example for foundation completions for High Rise buildings. **Our field enumerator makes the determination that the concrete has been poured for the whole of the footing around the structure, meaning that the structure has reached the start stage.**



7. Can you confirm if conversions are now part of the data included in the official starts survey published by CMHC? Conversion starts are published separately from new construction starts. See slides 8 and 9 in the presentation deck for links. Screenshots provided in the presentation deck for easier navigation.

[CMHC Data Tables](#)

[CMHC Housing Market Information Portal](#)

8. Can you please confirm if a multi unit apartment building with 40 units would be considered one housing start or 40 housing starts? 40 housing starts

9. Do you have a list of which specific projects in a municipality you have determined have started and which ones haven't? Yes, however that is not shared with clients. We do not publish any statistics from this survey that would directly or indirectly identify specific projects. We do not provide clients with an address by address breakdown of the data. We aggregate results at the lowest level of geography that will not identify specific projects. You may have the option to view new construction data within your municipality at the neighbourhood or census tract level on CMHC's Housing Market Information Portal (see slide 9 in presentation deck).

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11. Have these data collection started? **CMHC has been collecting housing starts data for over 50 years.**

12. Has there been consideration in aligning construction data inputs with BCA prescribed inspections? **This would allow us to have figures that would more closely align. The majority of our new starts are for large multi-residential projects which vary significantly in construction and timelines.**

13. If municipal residential permit data for 2023 does not align with the CMHC housing start data and there is a large discrepancy can we work with CMHC to update the 2023 data to ensure it is correct? **No, 2023 housing starts data will not be changed. As discussed in the presentation, permit data may not align with starts data. For many low-rise homes (single-detached, semi-detached, townhome) it takes 1-3 months for a building permit to translate into a start. For many apartments it takes 3-6 months, and in some cases much longer depending on the size of the structure. If you would like to confirm that we have all the pertinent building permit data kindly contact the person in our Surveys department that you currently send building permit reports to.**

14. CMHC has sufficient resources in the field to confirm the completion of foundations? **Yes we have field enumerators in all regions where we track construction activity.**

15. How is CMHC data more verifiable and Building Permit inspections? **Building permit inspections are one way of confirming set stages of construction have been reached. However, there is value in having an independent third party (CMHC) that applies a uniform method across the country to track home construction.**

16. How are data discrepancies be addressed if the CMHC housing start data (for 2023) is not accurate for the municipality? How will this be resolved if the data is being used to allocate the BFF funding? **No, 2023 housing starts data will not be changed. As discussed in the presentation, permit data may not align with starts data. For many low-rise homes (single-detached, semi-detached, townhome) it takes 1-3 months for a building permit to translate into a start. For many apartments it takes 3-6 months, and in some cases much longer depending on the size of the structure. If you would like to confirm that we have all the pertinent building permit data kindly contact the person in our Surveys department that you currently send building permit reports to.**

17. CMHC website defines a start as footing poured, not entire foundation. Please clarify. **A new construction start: 100% of foundation has been installed when our field enumerator makes the determination that concrete has been poured for the whole of the footing around the structure. This can take different forms depending on the type of foundation.**

18. Can you confirm that all housing types are being accounted for in the new starts data collection? I think I heard Anthony only mention SFD, SEMI's, ROW and MULTI UNITS and would just like to be sure. See slide 7 in presentation deck for exclusions. New construction starts include all dwelling types added to a new foundation, excluding dwellings without their own separate entrance, kitchen and bathroom (ex. Nursing homes, student residences), dwellings not permanently attached to a site (ex. Mobile homes) and dwellings that are unsuitable for year-round occupancy (ex. Summer cottages). Secondary units added in a new structure are included and classified as apartments, while laneway homes are classified as single-detached.

19. 500 unit apartment with one foundation permit = 1 unit? or 500 unit on the tracker 500 units

20. Data reports are typically created automatically and sent to various stakeholders that request this data. Many Building Departments automated this reporting years ago. Yes, a number of municipal building departments have automated this process with CMHC.

21. For towers that have the same foundation, but the condo tower will be built over multiple phases, how is that counted? Once that foundation is poured, does that count as all the towers? For example, there's 1 foundation for 3 towers, each 100 units, once that foundation is poured will that be entered as 300 starts/units for all 3 towers? If multiple towers share one foundation CMHC will start all towers at the same time (300 units in this example) when the enumerator determines that the foundation is completed. See answer to question 6 for the definition and picture example of an apartment start.