

# 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 11<sup>th</sup> 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.

# New Construction Start = New Foundation 100% Complete



# Conversion Start = Building Permit Issued

<u>Permit Number</u>	<u>Issued</u>	<u>Type of Building</u>	<u>Type of Work</u>	<u>Estimated Value</u>	<u>Units Created</u>	<u>Area</u>	<u>City Block</u>
23 119729 000 00-SS	11/07/2023	Single Detached Dwelling	New	\$94,392.00	1	0.00	37
<b>Owner:</b>		[REDACTED]		<b>Unit:</b>		PLAN 65M2524 Lot 125	
<b>Project Address/Legal Description:</b>		[REDACTED]		<b>Project Description:</b>		Second unit in the basement	
							Print Flag: Y

LOCATION	UNIT NO	LEGAL DESCRIPTION	BUILDING TYPE	TYPE OF WORK	VALUE(000s)	DWELLING	AREA(m2)	DESCRIPTION
[REDACTED]		PLAN 553 LOT 2	DETACHED DWELLING	NEW BUILDING	4,227	1	478	NEW (2) STOREY DETACHED DWELLING WITH UNFINISHED BASEMENT & BELOW GRADE STAIRWELL IN REAR YARD
[REDACTED]		PLAN 548 LOT 138	DETACHED DWELLING	ALTERATION TO EXISTING BLDG	127	1	87	RESIDENTIAL SECOND UNIT BASEMENT, BELOW GRADE STAIRWELL IN SIDE YARD, INTERIOR ALTERATIONS ON MAIN FLOOR

# 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 \(Canada, Provinces\)](#)

New construction starts



Conversion starts





# Multiple Ways to View CMHC Housing Starts Data

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

? HELP

OVERVIEW

FULL VIEW

COMPARE

Search for a location

SEARCH

FULL VIEW

Toronto

### NEW HOUSING CONSTRUCTION

Starts (Actual)

Starts (SAAR)

Completions

Under Construction Inventory

Length of Construction (in months)

Absorbed Units (Homeowner + Condo)

% of Absorbed Units at Completion (Homeowner + Condo)

Inventory of Completed and Unabsorbed Units (Homeowner + Condo)

Absorbed Unit Prices (\$)

Unabsorbed Unit Prices (\$)

PRIMARY RENTAL MARKET

SECONDARY RENTAL MARKET

SENIORS' RENTAL HOUSING

POPULATION, HOUSEHOLDS AND HOUSING STOCK

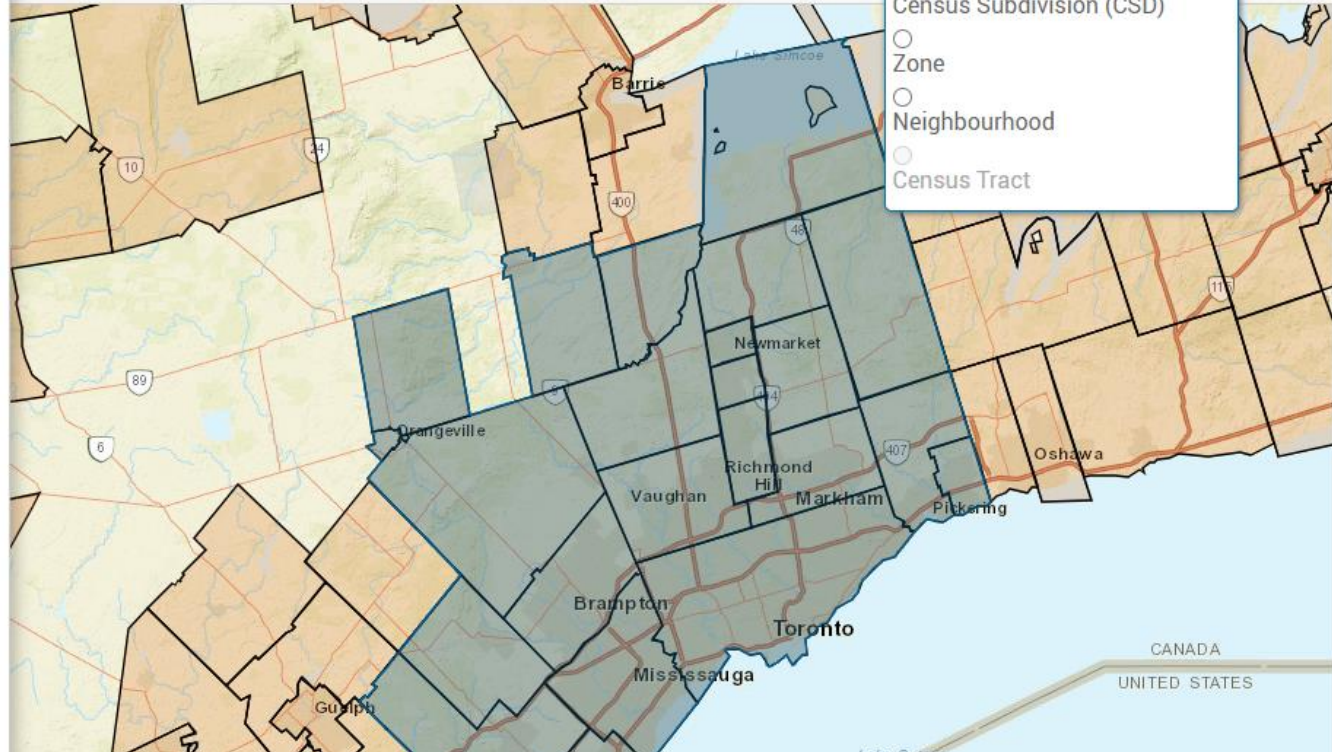
New construction starts

Select location using the dropdown or the interactive map below

Canada

Ontario

Toronto



# Thank you!

**Anthony Passarelli**

**Lead Economist (Southern Ontario)**

[apassare@cmhc-schl.gc.ca](mailto:apassare@cmhc-schl.gc.ca)

**416-250-3234**