Housing Design Catalogue

Construction Cost Estimate Summary | Atlantic

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Construction Cost Estimate Summary | Atlantic

The following table outlines an estimated range of hard construction costs anticipated when building from the Housing Design Catalogue. These ranges were informed by Class B construction cost estimates prepared by Vermeulens in Q1-2025 and in consultation with builders familiar with this scale of housing. Ranges are provided to account for differences in site, design selections, finish quality, material costs, and labour rates.

Actual construction costs may vary significantly and are subject to change over time due to a range of factors. Users should refer to the detailed list of assumptions and exclusions to understand what is included in these estimates. It is strongly recommended that users work with a qualified professional, builder and/or consultant when developing a project budget and financial pro forma model.

Housing Type	# of Units[1]	Gross Building Area (sq. ft)	Estimated Range of Total Construction Hard Costs ($)	Average Range of Costs per Unit ($/unit)	Average Range of Costs per Building Area ($/sq. ft)
Accessory Dwelling Unit 01	1	638	$209,000 to $261,000	$209,000 to $261,000	$328 to $409
Accessory Dwelling Unit 02	1	840	$280,000 to $350,000	$280,000 to $350,000	$334 to $417
Stacked Townhouse 01[2]	6	6,426	$1,558,000 to $1,948,000	$260,000 to $325,000	$243 to $304
Stacked Townhouse 02[2]	6	8,331	$1,855,000 to $2,318,000	$310,000 to $387,000	$223 to $279
Fourplex 01	4	3,886	$944,000 to $1,180,000	$236,000 to $295,000	$243 to $304
Fourplex 02	4	4,149	$1,145,000 to $1,431,000	$287,000 to $358,000	$276 to $345
Sixplex	6	4,930	$1,297,000 to $1,621,000	$217,000 to $271,000	$263 to $329

[1] For details on unit mix and leasable area per unit, refer to the Unit Mix and Floor Area table on the following page.

[2] Costing and gross building areas for Stacked Townhouse 01 and Stacked Townhouse 02 are based on three stacked townhouse buildings of two units each repeated side by side (six units in total). If building fewer stacked townhouses, the cost per unit and cost per floor area should be anticipated to increase due to reduced efficiencies in site, labour, and material costs.

Unit Mix and Floor Area | Atlantic

Unit	Unit Mix	Unit Area*
Accessory Dwelling Unit 01		
Unit 1 (U1)	1 Bedroom, 1 Bathroom	51.4 m² (553 ft²)
Unit 1-Alt (U1a)	1 Bedroom, 1 Bathroom	51.4 m² (553 ft²)
Accessory Dwelling Unit 02		
Unit 1 (U1)	2 Bedrooms, 1 Bathroom	69.5 m² (748 ft²)
Stacked Townhouse 01		
Unit 1 (U1)	1 Bedroom, 1 Bathroom	50.2 m² (540 ft²)
Unit 1-Alt (U1a)	1 Bedroom, 1 Bathroom	50.2 m² (540 ft²)
Unit 2 (U2)	3 Bedrooms, 1.5 Bathrooms	119.3 m² (1284 ft²)
Stacked Townhouse 02		
Unit 1 (U1)	3 Bedrooms, 1.5 Bathrooms	143.6 m² (1546 ft²)
Unit 2 (U2)	2 Bedrooms, 1 Bathroom	88.1 m² (949 ft²)
Fourplex 01		
Unit 1 (U1)	2 Bedrooms, 1 Bathroom	64 m² (689 ft²)
Unit 2 (U2)	1 Bedroom, 1 Bathroom	58.5 m² (630 ft²)
Unit 2-Alt (U2a)	1 Bedroom, 1 Bathroom	58.5 m² (630 ft²)
Unit 3 (U3)	2 Bedrooms, 1 Bathroom	84.2 m² (906 ft²)
Unit 4 (U4)	3 Bedrooms, 1 Bathroom	110.9 m² (1194 ft²)
Fourplex 02		
Unit 1 (U1)	3 Bedrooms, 1 Bathroom	78.3 m² (843 ft²)
Unit 2 (U2)	3 Bedrooms, 1 Bathroom	72.4 m² (779 ft²)
Unit 2-Alt (U2a)	2 Bedrooms, 1 Bathroom	72.4 m² (779 ft²)
Unit 3 (U3)	3 Bedrooms, 1 Bathroom	93.7 m² (1009 ft²)
Unit 4 (U4)	4 Bedrooms, 1 Bathroom	101 m² (1087 ft²)
Sixplex		
Unit 1 (U1)	4 Bedrooms, 2 Bathrooms	105.1 m² (1312 ft²)
Unit 2 (U2)	1 Bedroom, 1 Bathroom	63 m² (677 ft²)
Unit 3 (U3)	1 Bedroom, 1 Bathroom	48.9 m² (526 ft²)
Unit 3-Alt (U3a)	1 Bedroom, 1 Bathroom	48.9 m² (526 ft²)
Unit 4 (U4)	1 Bedroom, 1 Bathroom	43.7 m² (470 ft²)
Unit 5 (U5)	2 Bedrooms, 1 Bathroom	70.3 m² (757 ft²)
Unit 6 (U6)	1 Bedroom, 1 Bathroom	47.5 m² (511 ft²)

**Unit areas are provided in terms of leaseable floor area. The sum of leasable unit floor areas for a building will differ slightly from the gross building area.*

Costing Notes | Atlantic

1. Costs are based on **Q1-2025** data and should be adjusted to account for construction price inflation over time.

2. Costs are based on **Halifax, NS** as the location basis, however costing may vary depending on actual location. To adjust costs for other cities within the region, it is suggested that users work with a qualified professional, builder and/or consultant familiar with the construction cost differences of the region.

3. The average range of costs per unit ($/unit) is calculated by dividing the total construction hard costs by the number of units in that building. When comparing average costs per unit across different building types, users should consider differences in unit size, unit mix, and other factors which may impact per unit costs.

4. Estimates are based on the design assumptions outlined in each Technical Design Package and detailed on the following page for each building element. Any modifications to the design or adjustments required due to site conditions, may result in changes to construction hard costs

5. The estimates reflect a single infill project condition and do not consider potential savings which may be achieved through economies of scale and increased builder familiarity with the prototypical designs.

6. Overhead and profit associated with a general contractor have been included in the cost estimates at an assumed rate of 15%. This rate may vary depending on the type of construction contract or construction management agreement in place and users should adjust accordingly.

7. Design and construction contingencies are excluded from the estimates. Users are advised to carry hard cost contingencies (5% to 10%) to mitigate potential risks related to local site conditions, municipal requirements, or owner-directed changes in procurement and building quality.

8. The estimates have targeted a mid-range level of quality and for interior finishes, cladding, and roofing materials. Changes to upgrade or downgrade finishes or mechanical systems, selecting alternative materials as part of lifecycle analysis (LCA), or to improve resilience (such as adding metal roofing) will impact costs. Users should adjust their budgets accordingly.

List of Assumptions | Atlantic

Estimates are based on design assumptions defined within each Technical Design Package and as stated below for key building elements. Design modifications by the user which vary from these assumptions or that become required due to site conditions will impact construction costs.

Building Element	Costing Assumptions
Foundations / Excavation	Normal bearing capacity soil, poured concrete foundation with concrete strip footing
Lowest Floor Structure	Concrete slab-on-grade
Exterior Cladding Assembly	Metal siding and wood siding, outboard rigid insulation per design assemblies W1 – W9
Windows & Doors	Residential grade windows and doors, double glazed.
Sloped Roof Covering	Asphalt shingles, roof assembly per prototypical design assemblies R1-R2
Flat (Terrace) Roof Covering	Modified bitumen membrane, roof assembly per prototypical design assemblies R3-R4
Non-combustible construction	Non-combustible assemblies as indicated on prototypical designs
Interior partitions	Wood stud and gypsum board partitions unless otherwise noted on prototypical design
Interior Finishes, Doors, Millwork, and Fittings	Mid-range residential finish quality
Plumbing & Drainage	All necessary residential quality piping and fixtures
Electrical, Lighting, Devices	Panel boards and feeder connections, typical residential controls and light fixtures
HVAC Systems	Per base option indicated on the prototypical designs. Includes air source heat pump, electric baseboard heaters/electric duct heater, and electric domestic hot water tank.

Inclusions and Exclusions

Inclusions

All direct general contractor and sub-contractor costs to construct the building, general conditions, and general requirements, including:

- Site Supervision
- Labourers
- Hoarding
- General Protection
- Tools
- Equipment
- Safety
- General construction supplies
- Progressive cleanup
- General liability insurance
- General contractor's overhead and profit fee

Exclusions

The following items are excluded from the cost estimates and should be considered by the user separately:

- HST
- Contractor bonding
- Cost of borrowing
- Legal fees
- Cost of land
- Contingencies (design, construction, bidding, project)
- Escalation (based on Q1-2025 data)
- Soft costs, overhead and profit for owner/developer
- Development / building permit, and other municipal permitting
- Development charges
- Demolition and site development
- Site servicing (water, sewer, electrical, natural gas)
- Hard and soft landscaping
- Alternate HVAC system options or enhanced accessible layouts shown on prototypical drawings