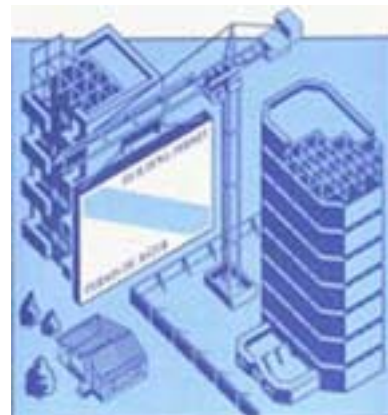




Catalogue no. 64-001-XIE

Building permits

November 2005



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building permits

November 2005

Published by authority of the Minister responsible for Statistics Canada

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January 2006

Catalogue no. 64-001-XIE, Vol. 49, No. 11

ISSN 1480-7475

Frequency: Monthly

Ottawa

La version française de cette publication est disponible sur demande (n° 64-001-XIF au catalogue).

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- . 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^s 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

Acknowledgements

This publication was prepared under the direction of:

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Important notice

Changes in boundaries, status or names of geographical entities that occurred before January 2005, are reflected in this publication. These geographical changes may be obtained by writing to:

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Highlights

- The value of building permits issued by municipalities in November fell below the \$5.0-billion mark for the first time since July as both the housing and non-residential sectors posted declines. Building contractors took out \$4.9 billion in permits, down 5.7% from October.

Analysis – November 2005

The value of building permits issued by municipalities in November fell below the \$5.0-billion mark for the first time since July as both the housing and non-residential sectors posted declines. Building contractors took out \$4.9 billion in permits, down 5.7% from October.

Even so, building intentions appear poised to set a second consecutive annual record. On a cumulative basis, construction intentions for the first 11 months of 2005 were just \$166 million short of the annual total for 2004, which was an all-time high.

In the housing sector, municipalities issued \$3.2 billion worth of permits in November, down 5.4% from October, the result of a large decline in the multi-family component.

The value of non-residential permits fell 6.3% to \$1.8 billion as intentions in the institutional component fell significantly. It was the third consecutive monthly decline in construction intentions in the non-residential sector.

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which ease comparisons by removing the effects of seasonal variations.

The Building Permits Survey covers 2,380 municipalities representing 95% of the population. It provides an early indication of building activity. The communities representing the other 5% of the population are very small, and their levels of building activity have little impact on the total.

The value of planned construction activities shown in this release excludes engineering projects (e.g., waterworks, sewers or culverts) and land.

On a cumulative basis, the overall value of permits issued between January and November totalled \$55.4 billion. This was a 9.6% gain from the same period in 2004, thanks to tremendous growth in all three non-residential components — industrial, commercial and institutional.

Year-to-date gains (in dollars) in permits in Calgary, Edmonton and Vancouver greatly surpassed increases in all other census metropolitan areas. In Calgary and Edmonton, the strength came from huge increases in both housing and non-residential permits. In Vancouver, the non-residential sector largely fuelled the gain. Toronto and Montréal posted the largest declines in total construction intentions.

Housing: Multi-family permits fail to hit \$1.0-billion mark

In the housing sector, the value of construction intentions for multi-family dwellings failed to surpass the \$1-billion mark for the first time since March. The value of multi-family permits fell 20.9% to \$929 million in November.

On the other hand, the value of single-family permits rose 2.9% to \$2.2 billion, a fifth consecutive monthly gain. November's level was also the highest since the beginning of the year.

Nationally, the number of new single-family units authorized by municipalities was on a declining trend from mid-2004 to mid-2005. Recent demand for new single-family dwellings in Western Canada has helped reverse this trend.

Provincially, the largest retreats in the housing component in November occurred in British Columbia and Quebec. In both provinces, an important decline in the multi-family component was behind the drop. Alberta set a new monthly record (\$555 million) in terms of the value of residential construction intentions, 5.6% higher than the previous mark set last April.

The housing market continued to benefit from a vigorous economy, growth in full-time employment and still advantageous mortgage rates. Tight vacancy rates for apartments in large centres such as Calgary and Vancouver and the high level of immigration also helped stimulate investment.

On a cumulative basis, the value of housing permits from January to November totalled \$34.9 billion, up 4.1% from the same period in 2004. However, this increase was due to higher prices for new dwellings, since the number of new units approved declined 3.6%.

The value of single-family permits totalled \$23.0 billion for the 11-month period, up 2.2% from 2004, while the value of construction intentions for multi-family dwellings rose 7.9% to \$11.9 billion.

The gains came from the higher prices for new dwellings as the number of units approved declined 5.8% for single-family dwellings and 1.1% for multi-family.

Among the provinces, the largest gains occurred by far in Alberta (+20.9%) and British Columbia (+14.9%). If these two provinces were excluded, the cumulative value of housing permits would have fallen 1.6% instead of rising 4.1%.

Non-residential: Plunge in institutional intentions

Builders took out fewer institutional and industrial permits in November, while the value of commercial permits remained stable.

Institutional permits fell 19.3% to \$440 million following a gain in October. This was largely the result of lower demand for social housing and hospitals buildings. After recording a tremendous increase in October, institutional permits in Alberta plunged 79.3% to \$29 million, the largest drop among the provinces.

Intentions for industrial construction fell 4.4% to \$356 million, with the biggest drop in manufacturing buildings. In Quebec, industrial intentions fell 30.8% to \$76 million, the largest decline provincially.

Commercial intentions remained virtually unchanged at \$975 million. An increase in warehouse and office building offset a drop in permits for recreation buildings and in the hotel and restaurant category. Quebec recorded the strongest gain in this component, a 10.9% rise to \$136 million.

Among the 28 census metropolitan areas, 14 recorded monthly decreases in the value of non-residential permits. After recording the strongest gain in October, Edmonton had the biggest decline in November, mainly as a result of lower construction intentions in the medical building category. Calgary recorded the strongest increase.

All provinces recorded declines, except for Manitoba, Saskatchewan and British Columbia. The largest decrease (in dollars) occurred in Alberta, where the value of non-residential permits fell 12.7% to \$382 million, resulting from declines in institutional permits. In October, Alberta had recorded the largest increase.

On a year-to-date basis, municipalities issued \$20.5 billion in permits in the non-residential sector between January and November. This was up 20.4% from the same period in 2004 and already 9.2% higher than the annual total for 2004.

The biggest increase occurred in the commercial sector, where the year-to-date level was up 20.7% to \$11.1 billion. Intentions rose 20.9% to \$5.6 billion in the institutional sector, and increased 19.0% to \$3.7 billion in the industrial sector.

Among the provinces, Alberta had the largest year-to-date gain in the wake of strong increases in non-residential permits throughout the province. Quebec recorded the largest decrease due to a strong decline in the institutional component.

The nationwide results were in line with recent positive indicators. Retail sales rebounded after two months of sluggish sales, mainly on the strength of the auto sector, while consumer spending at other retailers remained robust.

On the manufacturing side, industries edged closer to a record high use of production capacity thanks to a rebound in exports in the third quarter of 2005. In addition, the October 2005 Business Conditions Survey showed that the number of manufacturers planning to increase production in the fourth quarter was slightly higher than those planning cutbacks.

Chart 1

Total value of building permits

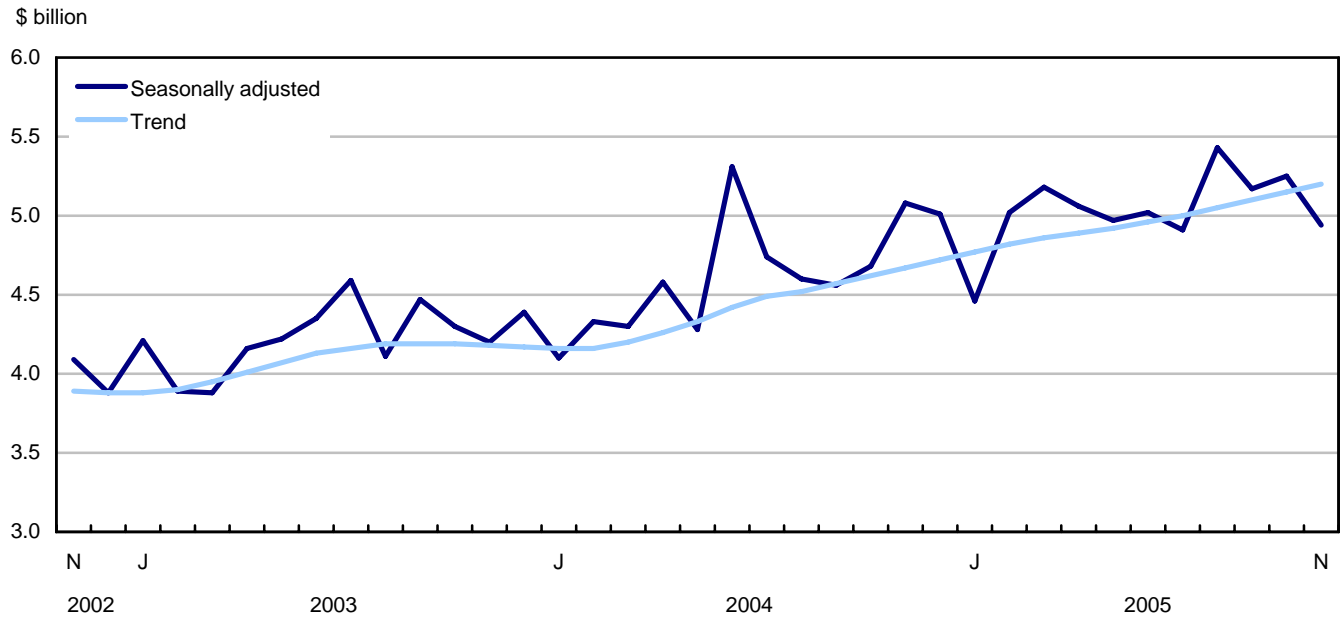


Chart 2

Residential value of building permits - Total

\$ billion

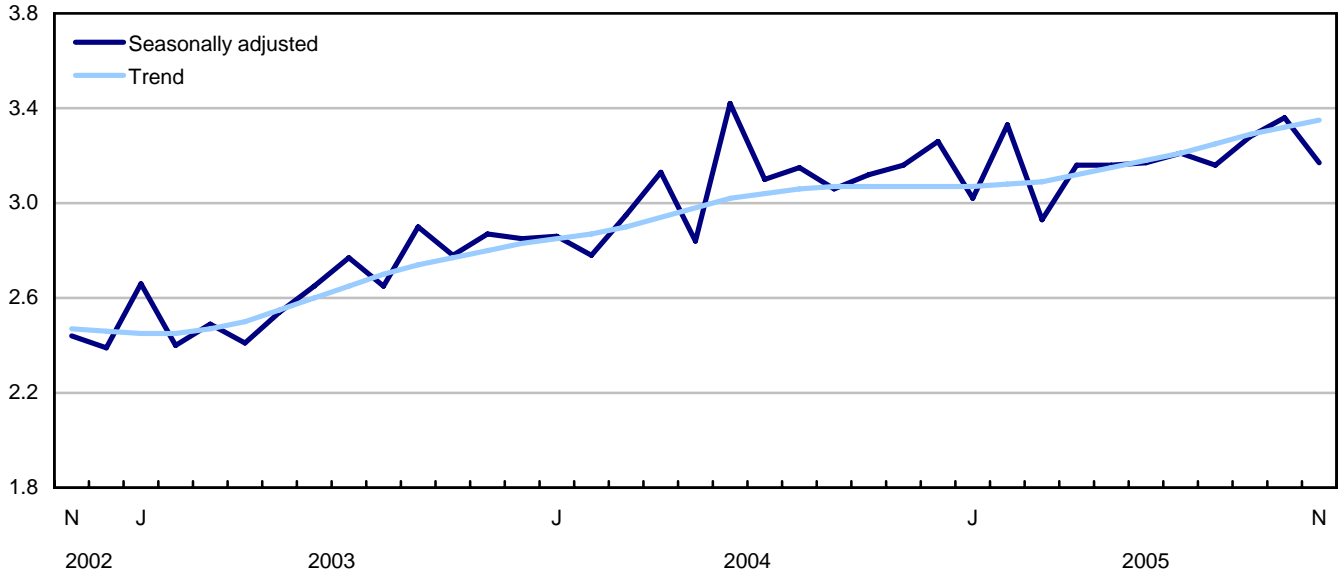


Chart 3

Number of dwelling units - Single and multiple

Units

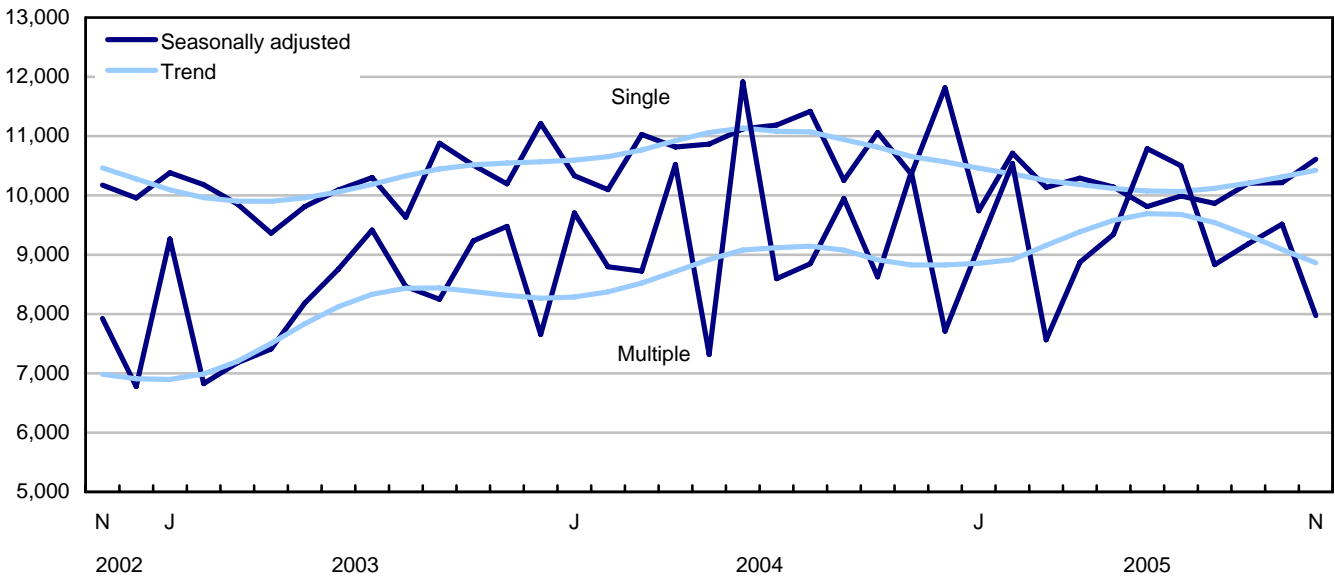


Chart 4

Non residential value of building permits - Total

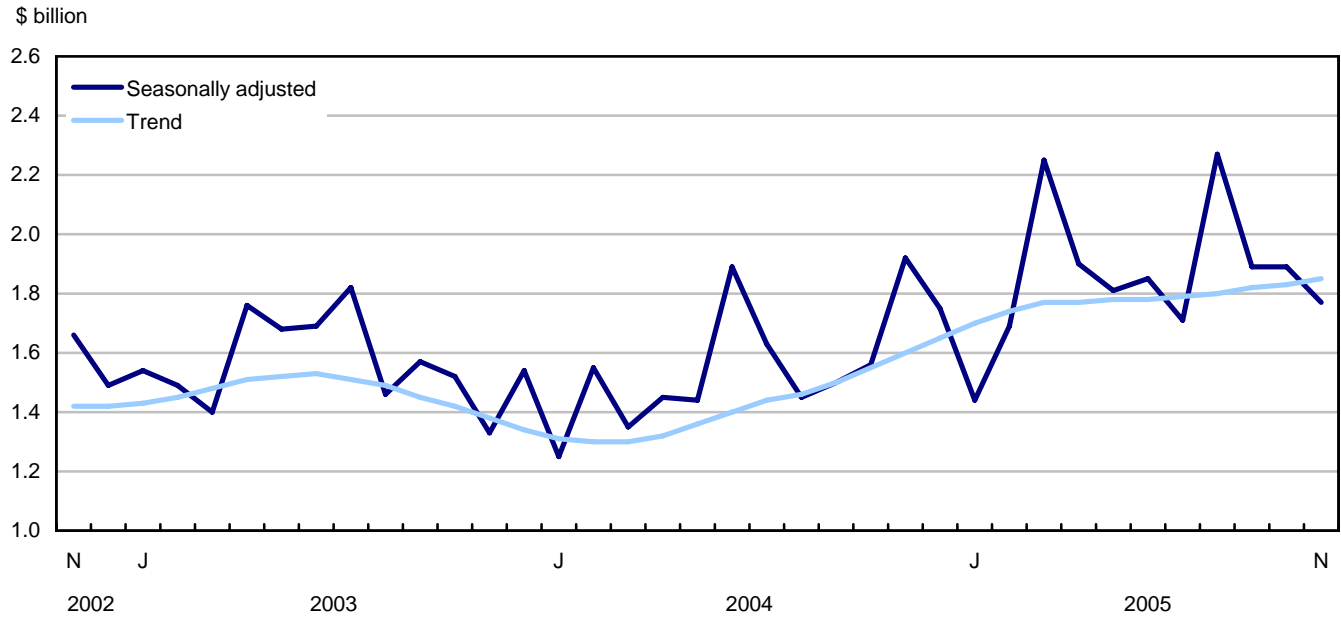


Chart 5

Commercial value of building permits

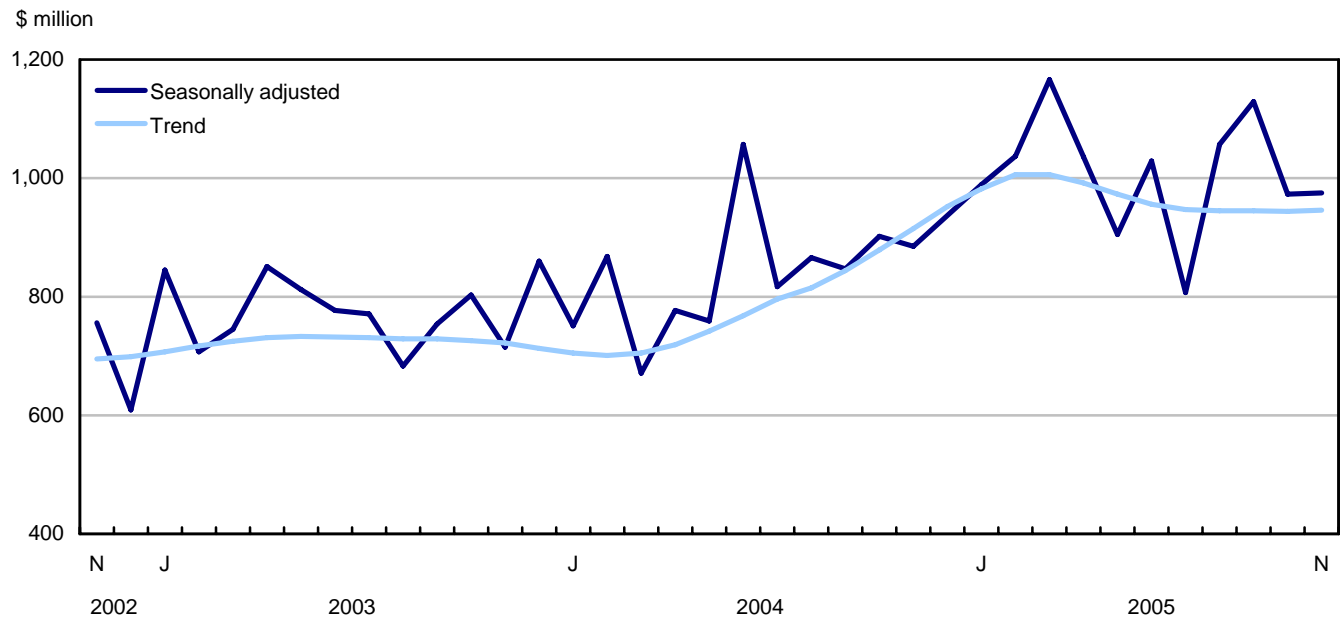


Chart 6

Industrial value of building permits

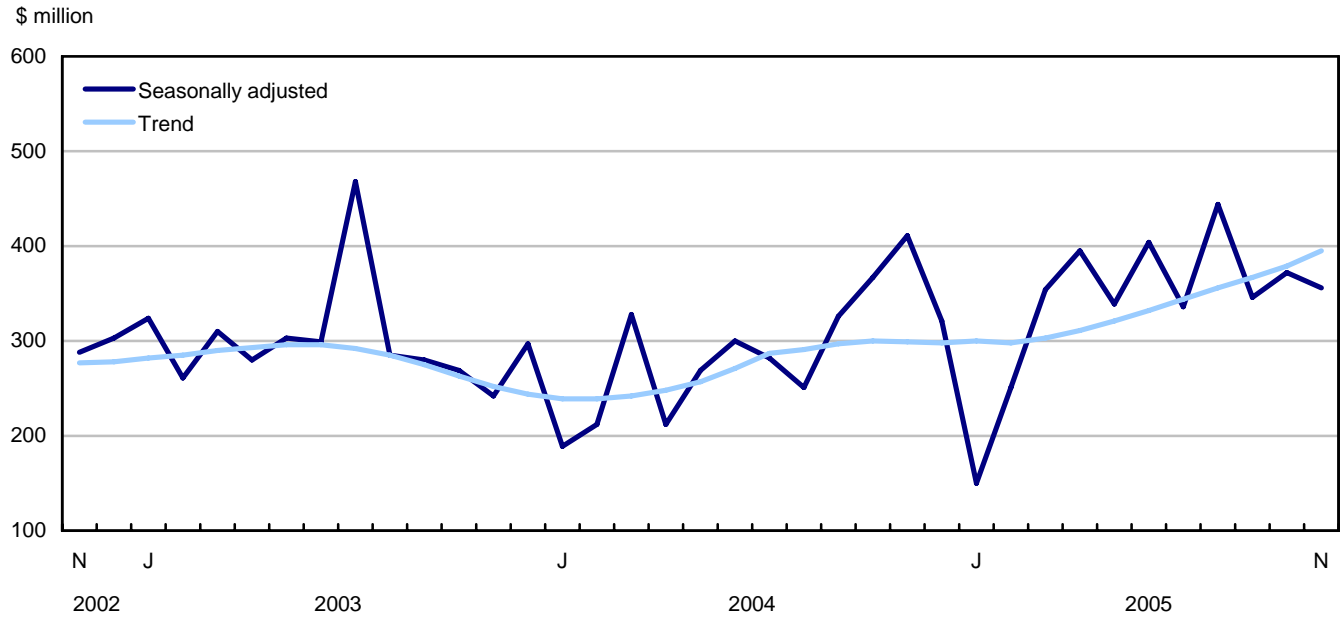
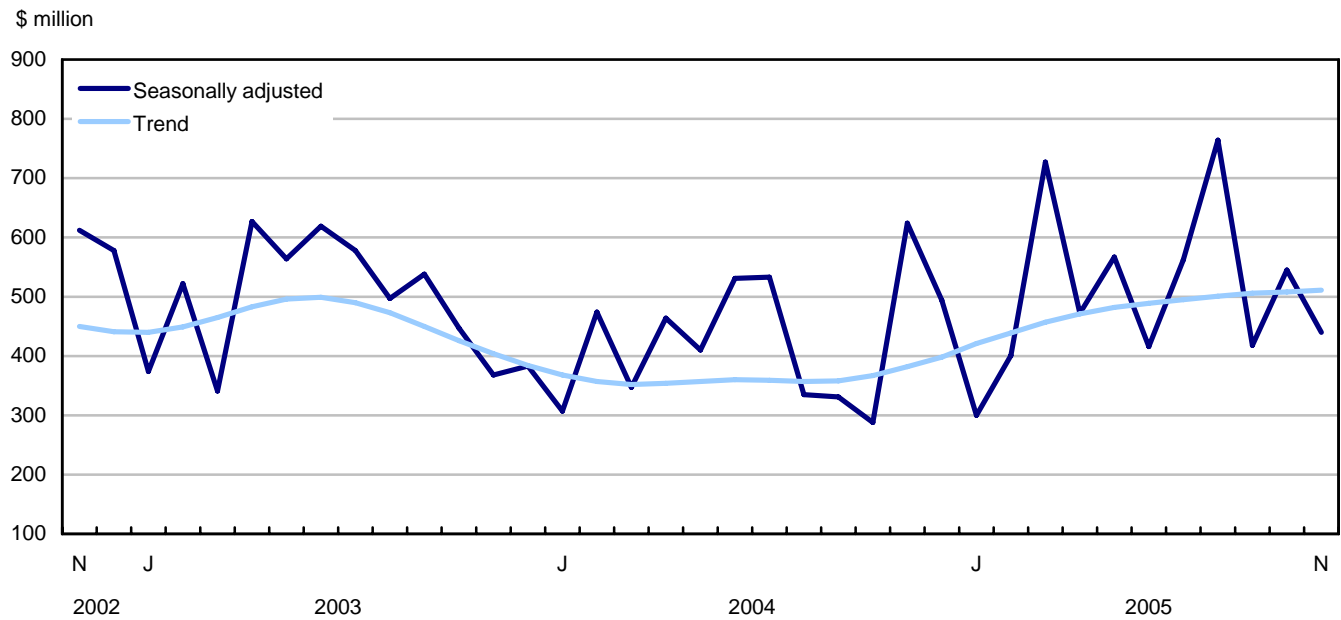


Chart 7

Institutional and governmental value of building permits



Related products

Selected publications from Statistics Canada

62-202-X	Spending patterns in Canada
64-203-X	Building permits, annual summary

Selected technical and analytical products from Statistics Canada

62F0014M1996002	An analysis of some construction price index methodologies
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Selected CANSIM tables from Statistics Canada

026-0001	Building permits, residential values and number of units, by type of dwelling
026-0002	Building permits, dwelling units by type of dwelling and area
026-0003	Building permits, values by activity sector
026-0004	Building permits, values by activity sector and area
026-0005	Building permits, non-residential values by type of structure
026-0006	Building permits, by type of structure and area, seasonally adjusted
026-0007	Building permits, dwelling units by type of structure and value and by activity sector
026-0008	Building permits, values by activity sector, seasonally adjusted and unadjusted
026-0010	Building permits, residential and non-residential values by type of structure for Canada and urban centres, 10,000 and over
026-0015	Building permits, leading indicators and indexes, seasonally adjusted

Selected surveys from Statistics Canada

2802	Building Permits Survey
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Selected tables of Canadian statistics from Statistics Canada

- *Value of building permits, by province and territory (monthly)*
- *Value of building permits, by 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

Table 1

Total value of building permits, provinces and territories, seasonally adjusted

	2005		November to October	October to September	September to August	August to July	July to June	June to May
	November ^p	October ^r						
	thousands of dollars		percentage change					
Canada	4,944,051	5,245,087	-5.7	1.4	-4.7	10.6	-2.2	1.0
Newfoundland and Labrador	33,086	38,434	-13.9	-22.1	0.6	69.5	-47.7	48.2
Prince Edward Island	21,581	15,331	40.8	-23.4	-53.0	153.6	-13.1	48.5
Nova Scotia	95,607	123,535	-22.6	3.0	25.5	-11.4	2.0	-2.3
New Brunswick	59,166	80,792	-26.8	-16.6	-0.5	14.1	17.3	-1.5
Quebec	901,260	1,014,439	-11.2	-5.1	8.0	-9.5	6.7	4.7
Ontario	1,850,988	1,914,622	-3.3	-0.7	-10.7	20.4	-7.2	-0.9
Manitoba	126,235	81,010	55.8	-16.3	1.1	15.9	-43.0	47.7
Saskatchewan	96,195	80,334	19.7	6.1	1.4	9.9	21.9	-50.7
Alberta	936,398	960,018	-2.5	23.0	-7.8	1.8	13.0	-5.6
British Columbia	806,577	928,660	-13.1	2.5	-6.1	25.2	-10.7	7.3
Yukon Territory	14,766	2,835	420.8	-66.1	100.7	-33.9	293.1	-83.4
Northwest Territories	1,860	2,690	-30.9	-23.0	0.5	-85.5	181.7	25.3
Nunavut	332	2,387	-86.1	-88.5	252.9	201.8	731.1	...

Table 2

Non-residential value of building permits, provinces and territories, seasonally adjusted

	2005		November to October	October to September	September to August	August to July	July to June	June to May
	November ^p	October ^r						
	thousands of dollars		percentage change					
Canada	1,770,419	1,889,572	-6.3	-0.2	-16.4	32.8	-7.7	2.1
Newfoundland and Labrador	6,925	11,233	-38.4	-22.9	-9.4	50.8	-55.9	160.7
Prince Edward Island	5,280	6,330	-16.6	-34.7	-71.4	558.4	13.9	28.3
Nova Scotia	22,930	60,464	-62.1	17.4	66.7	-28.2	40.5	-24.9
New Brunswick	22,943	41,656	-44.9	-16.2	-13.3	37.3	32.0	14.1
Quebec	276,257	296,016	-6.7	2.4	-15.5	31.0	-15.9	-7.4
Ontario	724,316	734,466	-1.4	-9.4	-24.1	69.6	-12.5	-0.1
Manitoba	33,766	26,855	25.7	-10.4	-12.2	11.3	-65.3	87.1
Saskatchewan	45,674	42,883	6.5	-11.8	1.1	26.9	52.9	-59.2
Alberta	381,532	437,272	-12.7	36.8	-2.9	-3.9	20.6	0.1
British Columbia	236,117	230,394	2.5	-6.7	-17.9	6.9	-13.4	17.8
Yukon Territory	12,921	608	2,025.2	-75.7	-2.5	-2.8	690.4	-88.6
Northwest Territories	1,758	968	81.6	-21.1	-14.4	-92.3	268.5	70.6
Nunavut	0	427	-100.0	-97.8	1,651.2	923.6	221.2	...

Table 3

Residential value of building permits, provinces and territories, seasonally adjusted

	2005		November to October	October to September	September to August	August to July	July to June	June to May
	November ^p	October ^r						
	thousands of dollars		percentage change					
Canada	3,173,632	3,355,515	-5.4	2.3	3.7	-1.3	1.1	0.3
Newfoundland and Labrador	26,161	27,201	-3.8	-21.8	5.4	80.5	-41.3	11.0
Prince Edward Island	16,301	9,001	81.1	-12.8	18.8	-25.4	-21.4	56.0
Nova Scotia	72,677	63,071	15.2	-7.9	5.9	-0.2	-13.8	11.3
New Brunswick	36,223	39,136	-7.4	-17.0	17.7	-8.2	6.0	-10.9
Quebec	625,003	718,423	-13.0	-7.9	20.4	-22.2	16.5	10.9
Ontario	1,126,672	1,180,156	-4.5	5.7	2.3	-6.2	-4.0	-1.3
Manitoba	92,469	54,155	70.7	-18.9	8.5	18.7	-8.0	11.0
Saskatchewan	50,521	37,451	34.9	38.4	2.0	-11.6	-3.0	-40.9
Alberta	554,866	522,746	6.1	13.4	-10.9	5.9	8.2	-8.8
British Columbia	570,460	698,266	-18.3	5.9	-0.8	35.7	-9.1	1.9
Yukon Territory	1,845	2,227	-17.2	-62.0	266.2	-56.3	188.5	-81.1
Northwest Territories	102	1,722	-94.1	-24.0	11.0	-62.2	55.8	-9.6
Nunavut	332	1,960	-83.1	8.8	-62.6	160.4	814.4	...

Table 4

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

	2005		November to October	October to September	September to August	August to July	July to June	June to May
	November ^p	October ^r						
	units		percentage change					
Canada	223,008	236,760	-5.8	1.8	3.7	-8.8	-0.5	5.7
Newfoundland and Labrador	2,004	2,088	-4.0	-10.8	-6.7	57.1	-43.2	23.2
Prince Edward Island	2,004	828	142.0	-4.2	-4.0	-16.7	-12.6	47.1
Nova Scotia	5,856	5,256	11.4	-15.0	34.5	-17.6	-15.9	10.8
New Brunswick	3,384	4,152	-18.5	-23.5	30.6	-9.9	4.9	-17.6
Quebec	47,412	61,344	-22.7	2.6	18.2	-32.0	20.6	24.3
Ontario	71,976	72,852	-1.2	-0.4	4.6	-9.2	-13.0	12.2
Manitoba	9,696	4,044	139.8	-28.0	20.3	13.4	-2.6	8.3
Saskatchewan	3,936	3,288	19.7	25.1	14.1	-9.4	-16.9	-38.0
Alberta	44,052	43,392	1.5	19.9	-10.8	-3.3	10.9	-19.5
British Columbia	32,472	39,180	-17.1	-1.4	-8.6	34.5	-11.5	6.7
Yukon Territory	204	156	30.8	-71.7	475.0	-71.4	211.1	-80.9
Northwest Territories	0	72	-100.0	-14.3	16.7	-71.4	75.0	-33.3
Nunavut	12	108	-88.9	12.5	-81.0	740.0

Table 5

Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2005

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units				thousands of dollars				
Canada									
October r	10,214	9,516	19,730	3,355,515	372,006	972,873	544,693	1,889,572	5,245,087
November p	10,610	7,974	18,584	3,173,632	355,770	975,134	439,515	1,770,419	4,944,051
Cumulative Jan. - Nov. 2005	111,720	102,250	213,970	34,948,158	3,749,459	11,103,030	5,612,002	20,464,491	55,412,649
Cumulative Jan. - Nov. 2004	118,544	103,397	221,941	33,571,084	3,149,631	9,200,175	4,643,384	16,993,190	50,564,274
Newfoundland and Labrador									
October r	144	30	174	27,201	2,464	3,460	5,309	11,233	38,434
November p	141	26	167	26,161	2,494	2,716	1,715	6,925	33,086
Cumulative Jan. - Nov. 2005	1,668	385	2,053	310,011	45,483	94,886	21,817	162,186	472,197
Cumulative Jan. - Nov. 2004	1,914	528	2,442	331,220	8,572	89,836	34,152	132,560	463,780
Prince Edward Island									
October r	55	14	69	9,001	1,186	5,048	96	6,330	15,331
November p	53	114	167	16,301	1,451	3,535	294	5,280	21,581
Cumulative Jan. - Nov. 2005	660	272	932	122,945	29,319	73,253	7,137	109,709	232,654
Cumulative Jan. - Nov. 2004	839	163	1,002	126,518	7,524	52,060	19,645	79,229	205,747
Nova Scotia									
October r	283	155	438	63,071	12,254	39,708	8,502	60,464	123,535
November p	275	213	488	72,677	3,144	18,756	1,030	22,930	95,607
Cumulative Jan. - Nov. 2005	2,995	1,840	4,835	716,664	70,469	250,360	55,882	376,711	1,093,375
Cumulative Jan. - Nov. 2004	3,173	1,906	5,079	700,202	47,447	241,228	57,427	346,102	1,046,304
New Brunswick									
October r	232	114	346	39,136	6,812	15,276	19,568	41,656	80,792
November p	238	44	282	36,223	1,846	16,491	4,606	22,943	59,166
Cumulative Jan. - Nov. 2005	2,628	1,131	3,759	447,303	58,300	193,867	86,044	338,211	785,514
Cumulative Jan. - Nov. 2004	2,770	989	3,759	449,743	33,107	154,066	114,896	302,069	751,812
Quebec									
October r	1,897	3,215	5,112	718,423	109,237	122,357	64,422	296,016	1,014,439
November p	1,982	1,969	3,951	625,003	75,642	135,743	64,872	276,257	901,260
Cumulative Jan. - Nov. 2005	22,543	28,178	50,721	7,484,407	815,273	1,722,680	672,515	3,210,468	10,694,875
Cumulative Jan. - Nov. 2004	24,328	27,856	52,184	7,362,818	719,117	1,800,463	922,362	3,441,942	10,804,760
Ontario									
October r	3,581	2,490	6,071	1,180,156	141,586	376,912	215,968	734,466	1,914,622
November p	3,510	2,488	5,998	1,126,672	114,636	373,368	236,312	724,316	1,850,988
Cumulative Jan. - Nov. 2005	38,684	33,774	72,458	13,068,717	1,456,916	4,327,672	2,725,096	8,509,684	21,578,401
Cumulative Jan. - Nov. 2004	45,878	34,339	80,217	13,550,960	1,535,711	3,875,229	2,405,441	7,816,381	21,367,341
Manitoba									
October r	280	57	337	54,155	5,833	16,624	4,398	26,855	81,010
November p	390	418	808	92,469	3,168	22,979	7,619	33,766	126,235
Cumulative Jan. - Nov. 2005	3,376	1,027	4,403	640,582	56,431	259,007	96,576	412,014	1,052,596
Cumulative Jan. - Nov. 2004	3,522	883	4,405	621,267	60,407	257,936	114,037	432,380	1,053,647
Saskatchewan									
October r	183	91	274	37,451	12,437	23,280	7,166	42,883	80,334
November p	217	111	328	50,521	10,850	29,147	5,677	45,674	96,195
Cumulative Jan. - Nov. 2005	1,764	994	2,758	371,513	82,490	229,981	141,883	454,354	825,867
Cumulative Jan. - Nov. 2004	1,733	1,333	3,066	374,090	46,851	200,444	95,571	342,866	716,956
Alberta									
October r	2,279	1,337	3,616	522,746	55,113	241,206	140,953	437,272	960,018
November p	2,531	1,140	3,671	554,866	110,701	241,648	29,183	381,532	936,398
Cumulative Jan. - Nov. 2005	24,071	14,630	38,701	5,424,834	819,410	2,149,282	855,378	3,824,070	9,248,904
Cumulative Jan. - Nov. 2004	21,013	15,285	36,298	4,486,239	383,793	1,364,508	430,706	2,179,007	6,665,246

See footnotes at the end of the table.

Table 5 – continued

Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2005

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
British Columbia									
October r	1,258	2,007	3,265	698,266	24,918	127,265	78,211	230,394	928,660
November p	1,255	1,451	2,706	570,460	31,774	128,283	76,060	236,117	806,577
Cumulative Jan. - Nov. 2005	13,019	19,895	32,914	6,288,934	304,149	1,760,211	913,136	2,977,496	9,266,430
Cumulative Jan. - Nov. 2004	12,997	19,840	32,837	5,471,974	302,336	1,112,237	404,202	1,818,775	7,290,749
Yukon Territory									
October r	12	1	13	2,227	151	357	100	608	2,835
November p	17	0	17	1,845	64	718	12,139	12,921	14,766
Cumulative Jan. - Nov. 2005	201	21	222	33,532	3,116	7,880	16,604	27,600	61,132
Cumulative Jan. - Nov. 2004	214	36	250	35,116	1,188	8,982	27,573	37,743	72,859
Northwest Territories									
October r	6	0	6	1,722	15	953	0	968	2,690
November p	0	0	0	102	0	1,750	8	1,758	1,860
Cumulative Jan. - Nov. 2005	97	52	149	27,761	7,166	32,639	1,130	40,935	68,696
Cumulative Jan. - Nov. 2004	142	152	294	44,079	3,403	40,622	8,852	52,877	96,956
Nunavut									
October r	4	5	9	1,960	0	427	0	427	2,387
November p	1	0	1	332	0	0	0	0	332
Cumulative Jan. - Nov. 2005	14	51	65	10,955	937	1,312	18,804	21,053	32,008
Cumulative Jan. - Nov. 2004	21	87	108	16,858	175	2,564	8,520	11,259	28,117

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, 2005

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford, British Columbia									
October ^r	42	49	91	10,999	217	108	19,590	19,915	30,914
November ^p	44	0	44	8,018	746	3,685	16,526	20,957	28,975
Cumulative Jan. - Nov. 2005	523	535	1,058	147,651	29,037	26,116	91,776	146,929	294,580
Cumulative Jan. - Nov. 2004	686	275	961	132,266	32,009	8,297	16,311	56,617	188,883
Calgary, Alberta									
October ^r	895	406	1,301	204,160	15,239	55,636	20,130	91,005	295,165
November ^p	932	482	1,414	217,900	23,607	127,242	3,886	154,735	372,635
Cumulative Jan. - Nov. 2005	8,784	5,061	13,845	2,077,411	167,848	863,105	381,536	1,412,489	3,489,900
Cumulative Jan. - Nov. 2004	7,632	6,024	13,656	1,801,442	62,420	559,889	173,359	795,668	2,597,110
Edmonton, Alberta									
October ^r	686	431	1,117	159,911	17,808	61,414	109,962	189,184	349,095
November ^p	843	253	1,096	168,845	9,646	42,190	12,153	63,989	232,834
Cumulative Jan. - Nov. 2005	7,499	5,859	13,358	1,715,392	135,141	483,380	318,814	937,335	2,652,727
Cumulative Jan. - Nov. 2004	6,228	6,087	12,315	1,302,634	105,836	386,769	83,405	576,010	1,878,644
Greater Sudbury / Grand Sudbury, Ontario									
October ^r	55	0	55	8,835	1,497	5,827	4,158	11,482	20,317
November ^p	30	0	30	5,994	292	1,670	692	2,654	8,648
Cumulative Jan. - Nov. 2005	376	11	387	70,437	15,747	42,949	35,794	94,490	164,927
Cumulative Jan. - Nov. 2004	325	10	335	60,306	7,921	28,136	30,991	67,048	127,354
Halifax, Nova Scotia									
October ^r	132	119	251	34,239	451	29,860	203	30,514	64,753
November ^p	96	164	260	33,556	1,289	12,796	93	14,178	47,734
Cumulative Jan. - Nov. 2005	1,179	1,320	2,499	363,762	25,579	130,070	25,145	180,794	544,556
Cumulative Jan. - Nov. 2004	1,440	1,496	2,936	403,756	20,757	109,761	37,741	168,259	572,015
Hamilton, Ontario									
October ^r	136	154	290	46,223	1,261	28,606	31,630	61,497	107,720
November ^p	92	53	145	30,736	9,782	22,565	3,285	35,632	66,368
Cumulative Jan. - Nov. 2005	1,314	1,790	3,104	554,463	30,870	252,973	168,370	452,213	1,006,676
Cumulative Jan. - Nov. 2004	2,075	1,803	3,878	614,578	39,038	168,313	79,077	286,428	901,006
Kingston, Ontario									
October ^r	56	3	59	8,730	546	2,149	2,606	5,301	14,031
November ^p	59	9	68	10,029	1,545	3,203	432	5,180	15,209
Cumulative Jan. - Nov. 2005	533	183	716	105,852	7,741	46,114	17,650	71,505	177,357
Cumulative Jan. - Nov. 2004	713	275	988	126,158	6,295	32,974	55,911	95,180	221,338
Kitchener, Ontario									
October ^r	106	51	157	28,680	2,330	6,516	3,230	12,076	40,756
November ^p	149	64	213	35,809	2,104	37,311	2,694	42,109	77,918
Cumulative Jan. - Nov. 2005	1,844	1,495	3,339	511,826	49,546	190,745	80,615	320,906	832,732
Cumulative Jan. - Nov. 2004	2,067	1,477	3,544	506,218	66,192	173,906	93,301	333,399	839,617
London, Ontario									
October ^r	133	12	145	28,384	840	9,223	20,111	30,174	58,558
November ^p	179	27	206	36,934	2,603	15,220	4,205	22,028	58,962
Cumulative Jan. - Nov. 2005	1,848	1,327	3,175	461,236	61,011	154,294	81,525	296,830	758,066
Cumulative Jan. - Nov. 2004	2,062	864	2,926	424,136	37,196	112,383	199,067	348,646	772,782
Montréal, Quebec									
October ^r	731	2,186	2,917	393,837	51,263	62,170	34,483	147,916	541,753
November ^p	881	1,173	2,054	340,476	41,581	63,385	38,155	143,121	483,597
Cumulative Jan. - Nov. 2005	9,138	18,041	27,179	3,965,988	425,521	927,380	310,938	1,663,839	5,629,827
Cumulative Jan. - Nov. 2004	10,786	17,398	28,184	4,035,972	290,717	930,177	555,105	1,775,999	5,811,971

See footnotes at the end of the table.

Table 6 – continued

Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2005

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Oshawa, Ontario									
October ^r	188	12	200	49,635	380	14,063	3,564	18,007	67,642
November ^p	246	41	287	62,730	788	10,249	15,289	26,326	89,056
Cumulative Jan. - Nov. 2005	1,872	911	2,783	552,171	76,821	167,623	69,158	313,602	865,773
Cumulative Jan. - Nov. 2004	1,560	1,167	2,727	486,915	35,382	118,737	64,690	218,809	705,724
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
October ^r	169	346	515	83,312	62	23,897	10,402	34,361	117,673
November ^p	193	284	477	68,529	358	23,766	62,298	86,422	154,951
Cumulative Jan. - Nov. 2005	2,241	2,657	4,898	818,458	30,759	363,291	526,715	920,765	1,739,223
Cumulative Jan. - Nov. 2004	3,031	4,247	7,278	1,106,355	13,634	383,967	98,686	496,287	1,602,642
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
October ^r	102	123	225	27,744	300	5,503	4,114	9,917	37,661
November ^p	97	52	149	21,778	672	7,013	3,702	11,387	33,165
Cumulative Jan. - Nov. 2005	1,246	748	1,994	291,079	10,669	64,767	15,432	90,868	381,947
Cumulative Jan. - Nov. 2004	1,520	1,281	2,801	377,991	11,435	106,373	12,347	130,155	508,146
Québec, Quebec									
October ^r	177	237	414	62,397	18,867	20,335	1,631	40,833	103,230
November ^p	173	188	361	45,747	9,311	14,767	2,443	26,521	72,268
Cumulative Jan. - Nov. 2005	2,419	3,075	5,494	754,279	46,078	226,683	58,051	330,812	1,085,091
Cumulative Jan. - Nov. 2004	2,465	3,332	5,797	717,995	22,639	237,954	109,443	370,036	1,088,031
Regina, Saskatchewan									
October ^r	54	59	113	12,665	2,854	11,216	1,872	15,942	28,607
November ^p	83	102	185	25,942	223	21,389	3,921	25,533	51,475
Cumulative Jan. - Nov. 2005	530	437	967	116,932	10,662	84,923	43,486	139,071	256,003
Cumulative Jan. - Nov. 2004	551	417	968	119,629	22,284	62,323	25,817	110,424	230,053
Saguenay, Quebec									
October ^r	33	17	50	8,325	604	2,745	4,304	7,653	15,978
November ^p	15	14	29	4,502	1,450	1,591	4,797	7,838	12,340
Cumulative Jan. - Nov. 2005	264	216	480	81,503	26,428	27,628	20,051	74,107	155,610
Cumulative Jan. - Nov. 2004	297	179	476	73,624	8,842	26,486	12,036	47,364	120,988
Saint John, New Brunswick									
October ^r	44	2	46	6,189	310	2,328	11	2,649	8,838
November ^p	44	6	50	7,333	37	2,012	945	2,994	10,327
Cumulative Jan. - Nov. 2005	498	87	585	82,292	15,138	28,604	11,321	55,063	137,355
Cumulative Jan. - Nov. 2004	473	125	598	74,397	6,196	18,869	10,988	36,053	110,450
Saskatoon, Saskatchewan									
October ^r	85	13	98	14,599	8,997	7,591	4,672	21,260	35,859
November ^p	59	9	68	10,503	6,916	2,470	509	9,895	20,398
Cumulative Jan. - Nov. 2005	718	392	1,110	143,617	60,885	73,503	47,368	181,756	325,373
Cumulative Jan. - Nov. 2004	696	772	1,468	158,356	11,676	67,877	14,329	93,882	252,238
Sherbrooke, Quebec									
October ^r	55	73	128	16,469	206	2,143	490	2,839	19,308
November ^p	35	46	81	9,169	1,240	537	529	2,306	11,475
Cumulative Jan. - Nov. 2005	568	461	1,029	144,735	13,508	38,384	20,405	72,297	217,032
Cumulative Jan. - Nov. 2004	545	791	1,336	161,168	7,681	46,946	16,804	71,431	232,599
St. Catharines-Niagara, Ontario									
October ^r	109	33	142	28,985	692	3,720	883	5,295	34,280
November ^p	91	32	123	21,928	1,520	2,675	9,881	14,076	36,004
Cumulative Jan. - Nov. 2005	958	413	1,371	259,060	20,001	106,829	95,009	221,839	480,899
Cumulative Jan. - Nov. 2004	1,214	471	1,685	294,505	24,127	120,909	31,853	176,889	471,394

See footnotes at the end of the table.

Table 6 – continued

Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2005

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
St. John's, Newfoundland and Labrador									
October ^r	96	19	115	18,607	2,262	2,891	2,379	7,532	26,139
November ^p	100	26	126	19,400	852	1,427	291	2,570	21,970
Cumulative Jan. - Nov. 2005	1,040	319	1,359	211,669	38,430	70,062	8,468	116,960	328,629
Cumulative Jan. - Nov. 2004	1,370	451	1,821	246,132	4,632	71,381	26,908	102,921	349,053
Thunder Bay, Ontario									
October ^r	20	33	53	5,905	1,200	1,215	702	3,117	9,022
November ^p	16	2	18	3,496	895	3,541	297	4,733	8,229
Cumulative Jan. - Nov. 2005	189	90	279	44,841	14,741	30,641	28,814	74,196	119,037
Cumulative Jan. - Nov. 2004	256	16	272	50,006	13,609	30,343	14,647	58,599	108,605
Toronto, Ontario									
October ^r	1,348	1,601	2,949	583,093	64,895	163,079	78,258	306,232	889,325
November ^p	1,200	1,587	2,787	522,998	35,811	196,478	76,664	308,953	831,951
Cumulative Jan. - Nov. 2005	13,225	20,822	34,047	6,171,653	668,957	2,004,325	939,555	3,612,837	9,784,490
Cumulative Jan. - Nov. 2004	16,985	20,314	37,299	6,549,372	791,277	1,960,314	1,263,452	4,015,043	10,564,415
Trois-Rivières, Quebec									
October ^r	43	128	171	17,834	3,236	2,016	181	5,433	23,267
November ^p	36	19	55	9,626	499	3,704	758	4,961	14,587
Cumulative Jan. - Nov. 2005	405	445	850	118,149	19,598	31,690	7,303	58,591	176,740
Cumulative Jan. - Nov. 2004	379	388	767	105,464	12,794	32,165	27,354	72,313	177,777
Vancouver, British Columbia									
October ^r	462	1,344	1,806	434,390	11,890	59,237	17,958	89,085	523,475
November ^p	450	1,136	1,586	326,066	18,310	62,856	27,004	108,170	434,236
Cumulative Jan. - Nov. 2005	4,620	12,883	17,503	3,539,155	128,443	1,050,391	408,482	1,587,316	5,126,471
Cumulative Jan. - Nov. 2004	5,005	14,876	19,881	3,408,600	127,617	731,394	171,310	1,030,321	4,438,921
Victoria, British Columbia									
October ^r	96	126	222	34,612	87	30,958	29,458	60,503	95,115
November ^p	88	13	101	26,896	446	15,404	13,102	28,952	55,848
Cumulative Jan. - Nov. 2005	1,045	1,115	2,160	399,915	8,989	182,539	76,293	267,821	667,736
Cumulative Jan. - Nov. 2004	1,056	994	2,050	356,378	7,858	57,504	59,007	124,369	480,747
Windsor, Ontario									
October ^r	110	53	163	28,531	24,454	11,979	35,076	71,509	100,040
November ^p	77	4	81	14,681	6,893	3,323	13,413	23,629	38,310
Cumulative Jan. - Nov. 2005	1,078	371	1,449	250,298	56,651	78,031	102,873	237,555	487,853
Cumulative Jan. - Nov. 2004	1,463	754	2,217	351,542	17,730	122,478	23,128	163,336	514,878
Winnipeg, Manitoba									
October ^r	139	0	139	27,604	2,735	9,992	1,036	13,763	41,367
November ^p	241	338	579	60,002	1,957	16,859	3,749	22,565	82,567
Cumulative Jan. - Nov. 2005	1,902	659	2,561	369,627	19,693	183,410	71,324	274,427	644,054
Cumulative Jan. - Nov. 2004	2,081	594	2,675	371,022	29,628	179,547	91,902	301,077	672,099

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, 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
Number of dwelling units							
Canada							
October ^r	10,280	44	937	2,259	6,223	377	20,120
November ^p	9,797	36	946	1,661	5,290	272	18,002
Cumulative Jan. - Nov. 2005	114,077	675	10,937	21,356	63,434	4,425	214,904
Cumulative Jan. - Nov. 2004	122,004	858	11,105	21,236	66,595	4,454	226,252
Newfoundland and Labrador							
October ^r	174	0	4	0	35	0	213
November ^p	114	0	2	12	10	1	139
Cumulative Jan. - Nov. 2005	1,699	12	34	17	329	13	2,104
Cumulative Jan. - Nov. 2004	1,987	15	145	42	290	61	2,540
Prince Edward Island							
October ^r	54	3	4	0	8	2	71
November ^p	41	0	6	4	104	1	156
Cumulative Jan. - Nov. 2005	623	49	60	7	199	7	945
Cumulative Jan. - Nov. 2004	812	63	45	43	70	5	1,038
Nova Scotia							
October ^r	289	8	4	0	137	14	452
November ^p	222	6	8	8	194	3	441
Cumulative Jan. - Nov. 2005	3,068	101	141	148	1,456	100	5,014
Cumulative Jan. - Nov. 2004	3,199	99	158	87	1,609	56	5,208
New Brunswick							
October ^r	209	7	26	31	51	6	330
November ^p	170	5	15	12	16	1	219
Cumulative Jan. - Nov. 2005	2,649	96	174	102	765	91	3,877
Cumulative Jan. - Nov. 2004	2,812	99	124	128	664	75	3,902
Quebec							
October ^r	1,905	15	215	168	2,730	165	5,198
November ^p	1,868	11	169	76	2,105	177	4,406
Cumulative Jan. - Nov. 2005	23,080	237	2,561	1,048	20,763	2,146	49,835
Cumulative Jan. - Nov. 2004	25,038	291	2,492	1,249	21,717	2,067	52,854
Ontario							
October ^r	3,746	5	406	1,420	437	132	6,146
November ^p	3,214	7	381	990	993	46	5,631
Cumulative Jan. - Nov. 2005	39,425	116	4,585	12,447	14,539	1,594	72,706
Cumulative Jan. - Nov. 2004	47,560	180	5,062	12,132	16,349	1,129	82,412
Manitoba							
October ^r	280	0	0	0	57	1	338
November ^p	296	2	24	3	381	10	716
Cumulative Jan. - Nov. 2005	3,479	10	84	109	815	22	4,519
Cumulative Jan. - Nov. 2004	3,669	37	57	14	810	4	4,591
Saskatchewan							
October ^r	176	0	14	53	22	2	267
November ^p	176	1	6	59	46	0	288
Cumulative Jan. - Nov. 2005	1,786	6	114	190	679	13	2,788
Cumulative Jan. - Nov. 2004	1,777	7	102	337	862	35	3,120
Alberta							
October ^r	2,224	2	216	251	835	12	3,540
November ^p	2,539	2	253	141	566	5	3,506
Cumulative Jan. - Nov. 2005	24,515	24	2,558	2,547	9,494	75	39,213
Cumulative Jan. - Nov. 2004	21,469	24	2,216	2,202	10,459	398	36,768
British Columbia							
October ^r	1,192	0	48	336	1,906	42	3,524
November ^p	1,138	2	82	356	875	28	2,481
Cumulative Jan. - Nov. 2005	13,431	13	620	4,723	14,298	361	33,446
Cumulative Jan. - Nov. 2004	13,297	36	690	4,992	13,516	622	33,153

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
Number of dwelling units							
Yukon Territory							
October ^r	20	4	0	0	0	1	25
November ^p	18	0	0	0	0	0	18
Cumulative Jan. - Nov. 2005	215	11	6	0	12	3	247
Cumulative Jan. - Nov. 2004	220	7	7	10	17	2	263
Northwest Territories							
October ^r	7	0	0	0	0	0	7
November ^p	0	0	0	0	0	0	0
Cumulative Jan. - Nov. 2005	93	0	0	18	34	0	145
Cumulative Jan. - Nov. 2004	143	0	5	0	147	0	295
Nunavut							
October ^r	4	0	0	0	5	0	9
November ^p	1	0	0	0	0	0	1
Cumulative Jan. - Nov. 2005	14	0	0	0	51	0	65
Cumulative Jan. - Nov. 2004	21	0	2	0	85	0	108

Table 8

Dwelling units, census metropolitan areas, unadjusted, November 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	43	0	0	0	0	0	43
Calgary, Alberta	961	0	103	51	273	1	1,389
Edmonton, Alberta	870	0	79	58	86	1	1,094
Greater Sudbury / Grand Sudbury, Ontario	28	0	0	0	0	0	28
Halifax, Nova Scotia	79	0	2	8	152	2	243
Hamilton, Ontario	87	0	0	50	3	0	140
Kingston, Ontario	55	1	4	5	0	0	65
Kitchener, Ontario	140	0	10	30	23	1	204
London, Ontario	169	0	1	17	8	1	196
Montréal, Quebec	930	0	47	59	1,352	70	2,458
Oshawa, Ontario	232	0	26	15	0	0	273
Ottawa-Gatineau, Ontario/Quebec	284	0	56	221	64	11	636
Ottawa-Gatineau, Ontario part, Ontario/Quebec	181	0	48	221	10	5	465
Ottawa-Gatineau, Quebec part, Ontario/Quebec	103	0	8	0	54	6	171
Québec, Quebec	183	0	20	0	203	22	428
Regina, Saskatchewan	81	0	2	54	46	0	183
Saguenay, Quebec	16	0	8	0	3	7	34
Saint John, New Brunswick	33	1	0	0	6	0	40
Saskatoon, Saskatchewan	57	0	4	5	0	0	66
Sherbrooke, Quebec	37	0	4	0	43	13	97
St. Catharines-Niagara, Ontario	86	0	11	20	0	1	118
St. John's, Newfoundland and Labrador	95	0	2	12	10	1	120
Thunder Bay, Ontario	15	0	2	0	0	0	17
Toronto, Ontario	1,131	0	188	543	835	16	2,713
Trois-Rivières, Quebec	38	0	7	0	18	0	63
Vancouver, British Columbia	443	0	18	316	677	13	1,467
Victoria, British Columbia	84	0	2	0	6	7	99
Windsor, Ontario	73	0	4	0	0	0	77
Winnipeg, Manitoba	198	0	20	3	315	0	536

Table 9

Dwelling units, census metropolitan areas, unadjusted, cumulative, January - November 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	549	0	2	83	441	2	1,077
Calgary, Alberta	8,918	0	930	1,020	3,359	14	14,241
Edmonton, Alberta	7,651	1	918	761	4,051	30	13,412
Greater Sudbury / Grand Sudbury, Ontario	403	1	0	0	12	0	416
Halifax, Nova Scotia	1,252	5	76	115	1,054	75	2,577
Hamilton, Ontario	1,288	0	170	860	533	223	3,074
Kingston, Ontario	559	7	36	11	153	5	771
Kitchener, Ontario	1,907	0	122	663	624	137	3,453
London, Ontario	1,887	0	44	446	820	20	3,217
Montréal, Quebec	9,318	0	856	493	14,000	1,226	25,893
Oshawa, Ontario	1,927	0	461	270	51	142	2,851
Ottawa-Gatineau, Ontario/Quebec	3,615	6	428	1,645	1,166	136	6,996
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,329	0	291	1,552	736	79	4,987
Ottawa-Gatineau, Quebec part, Ontario/Quebec	1,286	6	137	93	430	57	2,009
Québec, Quebec	2,530	5	525	250	2,050	120	5,480
Regina, Saskatchewan	549	0	4	147	286	0	986
Saguenay, Quebec	280	5	31	6	102	53	477
Saint John, New Brunswick	498	9	4	3	72	8	594
Saskatoon, Saskatchewan	716	0	84	7	292	10	1,109
Sherbrooke, Quebec	590	1	46	0	318	82	1,037
St. Catharines-Niagara, Ontario	984	1	67	252	17	63	1,384
St. John's, Newfoundland and Labrador	1,089	0	34	17	266	9	1,415
Thunder Bay, Ontario	205	0	3	0	77	3	288
Toronto, Ontario	13,449	0	2,787	6,742	10,310	673	33,961
Trois-Rivières, Quebec	425	0	17	28	297	93	860
Vancouver, British Columbia	4,747	0	222	3,405	9,212	191	17,777
Victoria, British Columbia	1,071	1	25	134	872	47	2,150
Windsor, Ontario	1,091	0	90	139	99	20	1,439
Winnipeg, Manitoba	1,922	0	76	103	480	0	2,581

Table 10

Value of residential and non-residential building permits, provinces and territories, Unadjusted, 2005

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
October ^r	3,425,278	375,662	1,066,411	589,601	5,456,952
November ^p	3,021,479	353,655	984,772	477,936	4,837,842
Cumulative Jan. - Nov. 2005	35,247,590	3,755,777	11,080,324	5,620,261	55,703,952
Cumulative Jan. - Nov. 2004	34,496,506	3,188,861	9,356,739	4,690,272	51,732,378
Newfoundland and Labrador					
October ^r	30,642	2,464	4,718	5,309	43,133
November ^p	20,861	2,494	3,786	1,715	28,856
Cumulative Jan. - Nov. 2005	320,257	45,483	90,851	21,817	478,408
Cumulative Jan. - Nov. 2004	347,382	8,572	92,366	34,152	482,472
Prince Edward Island					
October ^r	9,657	1,186	5,048	96	15,987
November ^p	14,152	1,451	3,535	294	19,432
Cumulative Jan. - Nov. 2005	122,047	29,319	73,253	7,137	231,756
Cumulative Jan. - Nov. 2004	131,894	7,524	52,060	19,645	211,123
Nova Scotia					
October ^r	62,228	12,254	39,708	8,502	122,692
November ^p	62,325	3,144	18,756	1,030	85,255
Cumulative Jan. - Nov. 2005	747,060	70,469	250,360	55,882	1,123,771
Cumulative Jan. - Nov. 2004	725,033	47,447	241,228	57,427	1,071,135
New Brunswick					
October ^r	37,703	6,812	15,276	19,568	79,359
November ^p	28,276	1,846	16,491	4,606	51,219
Cumulative Jan. - Nov. 2005	462,894	58,300	193,867	86,044	801,105
Cumulative Jan. - Nov. 2004	467,222	33,107	154,066	114,896	769,291
Quebec					
October ^r	736,601	109,237	149,870	73,016	1,068,724
November ^p	638,074	75,642	165,863	73,414	952,993
Cumulative Jan. - Nov. 2005	7,473,364	815,273	1,693,921	697,125	10,679,683
Cumulative Jan. - Nov. 2004	7,510,963	719,117	1,813,486	944,573	10,988,139
Ontario					
October ^r	1,184,812	145,242	415,720	252,282	1,998,056
November ^p	1,115,755	112,521	384,490	266,191	1,878,957
Cumulative Jan. - Nov. 2005	13,153,171	1,463,234	4,352,067	2,708,745	21,677,217
Cumulative Jan. - Nov. 2004	14,029,948	1,574,941	3,942,220	2,430,118	21,977,227
Manitoba					
October ^r	53,175	5,833	21,453	4,398	84,859
November ^p	77,607	3,168	21,259	7,619	109,653
Cumulative Jan. - Nov. 2005	662,429	56,431	250,685	96,576	1,066,121
Cumulative Jan. - Nov. 2004	647,266	60,407	261,890	114,037	1,083,600
Saskatchewan					
October ^r	36,237	12,437	21,297	7,166	77,137
November ^p	40,552	10,850	29,916	5,677	86,995
Cumulative Jan. - Nov. 2005	378,769	82,490	230,372	141,883	833,514
Cumulative Jan. - Nov. 2004	387,524	46,851	203,777	95,571	733,723
Alberta					
October ^r	517,114	55,113	272,950	140,953	986,130
November ^p	545,051	110,701	228,952	29,183	913,887
Cumulative Jan. - Nov. 2005	5,532,705	819,410	2,146,684	855,378	9,354,177
Cumulative Jan. - Nov. 2004	4,582,042	383,793	1,418,662	430,706	6,815,203
British Columbia					
October ^r	749,531	24,918	118,634	78,211	971,294
November ^p	476,407	31,774	109,256	76,600	693,497
Cumulative Jan. - Nov. 2005	6,320,565	304,149	1,756,433	913,136	9,294,283
Cumulative Jan. - Nov. 2004	5,568,869	302,336	1,124,816	404,202	7,400,223

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, Unadjusted, 2005

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Yukon Territory					
October ^r	3,896	151	357	100	4,504
November ^p	1,985	64	718	12,139	14,906
Cumulative Jan. - Nov. 2005	35,613	3,116	7,880	16,604	63,213
Cumulative Jan. - Nov. 2004	37,426	1,188	8,982	27,573	75,169
Northwest Territories					
October ^r	1,722	15	953	0	2,690
November ^p	102	0	1,750	8	1,860
Cumulative Jan. - Nov. 2005	27,761	7,166	32,639	1,130	68,696
Cumulative Jan. - Nov. 2004	44,079	3,403	40,622	8,852	96,956
Nunavut					
October ^r	1,960	0	427	0	2,387
November ^p	332	0	0	0	332
Cumulative Jan. - Nov. 2005	10,955	937	1,312	18,804	32,008
Cumulative Jan. - Nov. 2004	16,858	175	2,564	8,520	28,117

Table 11

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, November 2005

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	7,558	746	2,653	16,526	27,483
Calgary, Alberta	227,102	23,607	113,178	3,886	367,773
Edmonton, Alberta	176,468	9,646	37,527	12,153	235,794
Greater Sudbury / Grand Sudbury, Ontario	5,665	275	1,699	825	8,464
Halifax, Nova Scotia	29,892	1,289	12,796	93	44,070
Hamilton, Ontario	30,384	9,199	22,952	3,913	66,448
Kingston, Ontario	9,654	1,453	3,258	515	14,880
Kitchener, Ontario	35,700	1,979	37,951	3,210	78,840
London, Ontario	35,768	2,448	15,481	5,009	58,706
Montréal, Quebec	373,949	41,581	79,288	47,521	542,339
Oshawa, Ontario	60,712	741	10,425	18,214	90,092
Ottawa-Gatineau, Ontario/Quebec	94,790	1,009	32,945	78,829	207,573
Ottawa-Gatineau, Ontario part, Ontario/Quebec	71,863	337	24,173	74,218	170,591
Ottawa-Gatineau, Quebec part, Ontario/Quebec	22,927	672	8,772	4,611	36,982
Québec, Quebec	50,002	9,311	18,472	3,043	80,828
Regina, Saskatchewan	23,745	223	23,212	3,921	51,101
Saguenay, Quebec	4,851	1,450	1,990	5,975	14,266
Saint John, New Brunswick	6,639	37	2,012	945	9,633
Saskatoon, Saskatchewan	9,372	6,916	2,681	509	19,478
Sherbrooke, Quebec	9,885	1,240	672	659	12,456
St. Catharines-Niagara, Ontario	21,657	1,429	2,721	11,772	37,579
St. John's, Newfoundland and Labrador	17,778	852	2,497	291	21,418
Thunder Bay, Ontario	3,340	842	3,602	354	8,138
Toronto, Ontario	549,435	33,676	199,846	91,333	874,290
Trois-Rivières, Quebec	10,205	499	4,633	944	16,281
Vancouver, British Columbia	276,762	18,310	45,248	27,004	367,324
Victoria, British Columbia	24,612	446	11,089	13,102	49,249
Windsor, Ontario	13,946	6,482	3,380	15,980	39,788
Winnipeg, Manitoba	54,387	1,957	16,070	3,749	76,163

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January - November 2005

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	149,711	29,037	23,926	91,776	294,450
Calgary, Alberta	2,122,890	167,848	870,573	381,536	3,542,847
Edmonton, Alberta	1,739,925	135,141	484,149	318,814	2,678,029
Greater Sudbury / Grand Sudbury, Ontario	75,547	14,931	42,314	37,360	170,152
Halifax, Nova Scotia	376,486	25,579	130,070	25,145	557,280
Hamilton, Ontario	553,394	28,712	258,574	160,700	1,001,380
Kingston, Ontario	112,441	7,080	43,514	17,560	180,595
Kitchener, Ontario	529,179	44,468	191,371	75,886	840,904
London, Ontario	468,124	59,102	156,079	80,990	764,295
Montréal, Quebec	3,873,096	425,521	885,640	332,040	5,516,297
Oshawa, Ontario	566,092	72,334	170,594	64,048	873,068
Ottawa-Gatineau, Ontario/Quebec	1,141,503	42,294	415,543	540,596	2,139,936
Ottawa-Gatineau, Ontario part, Ontario/Quebec	844,537	31,625	349,405	523,977	1,749,544
Ottawa-Gatineau, Quebec part, Ontario/Quebec	296,966	10,669	66,138	16,619	390,392
Québec, Quebec	742,657	46,078	230,212	56,527	1,075,474
Regina, Saskatchewan	119,174	10,662	83,592	43,486	256,914
Saguenay, Quebec	83,767	26,428	27,542	21,294	159,031
Saint John, New Brunswick	83,826	15,138	28,604	11,321	138,889
Saskatoon, Saskatchewan	147,186	60,885	73,070	47,368	328,509
Sherbrooke, Quebec	147,250	13,508	37,632	23,991	222,381
St. Catharines-Niagara, Ontario	266,512	18,940	109,506	83,535	478,493
St. John's, Newfoundland and Labrador	217,944	38,430	66,027	8,468	330,869
Thunder Bay, Ontario	48,388	15,312	28,710	25,846	118,256
Toronto, Ontario	6,147,576	646,480	1,994,556	887,160	9,675,772
Trois-Rivières, Quebec	121,188	19,598	29,415	6,656	176,857
Vancouver, British Columbia	3,609,190	128,443	1,036,985	408,482	5,183,100
Victoria, British Columbia	408,750	8,989	179,250	76,293	673,282
Windsor, Ontario	253,087	55,639	80,959	105,980	495,665
Winnipeg, Manitoba	376,132	19,693	176,191	71,324	643,340

Table 13

Value of the non-residential permits by type of building, provinces and territories, November 2005

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	1,816,363	7,995	5,280	22,930	22,943	314,919	763,202
Industrial	353,655	2,494	1,451	3,144	1,846	75,642	112,521
Factories, plants	161,892	252	0	640	0	42,587	48,469
Transportation, utilities	80,552	1,929	1,298	799	850	11,465	22,089
Mining and agriculture	51,135	0	0	900	0	8,435	11,265
Minor industrial projects, new and improvements ¹	60,076	313	153	805	996	13,155	30,698
Commercial	984,772	3,786	3,535	18,756	16,491	165,863	384,490
Trade and services	228,430	300	0	5,300	7,877	53,905	75,871
Warehouses	178,933	0	0	703	793	22,127	102,899
Service stations	30,395	0	539	0	1,135	3,750	16,668
Office buildings	259,696	733	300	6,169	720	36,138	90,273
Recreation	36,772	307	2,000	1,247	400	3,717	6,522
Hotels, restaurants	87,570	0	0	350	540	12,064	32,731
Laboratories	850	0	0	0	0	850	0
Minor commercial projects, new and improvements ¹	162,126	2,446	696	4,987	5,026	33,312	59,526
Institutional and governmental	477,936	1,715	294	1,030	4,606	73,414	266,191
Schools, education	247,294	1,175	0	0	0	10,237	168,604
Hospitals, medical	73,409	0	0	0	1,160	6,300	35,637
Welfare, home	45,729	0	0	0	410	10,497	25,310
Churches, religion	46,434	0	0	0	0	30,243	11,191
Government buildings	39,309	0	0	800	2,073	11,508	14,588
Minor institutional and governmental projects, new and improvements ¹	25,761	540	294	230	963	4,629	10,861
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	32,046	46,443	368,836	217,090	12,921	1,758	0
Industrial	3,168	10,850	110,701	31,774	64	0	0
Factories, plants	1,313	3,273	42,188	23,170	0	0	0
Transportation, utilities	934	345	39,593	1,250	0	0	0
Mining and agriculture	371	5,650	22,300	2,214	0	0	0
Minor industrial projects, new and improvements ¹	550	1,582	6,620	5,140	64	0	0
Commercial	21,259	29,916	228,952	109,256	718	1,750	0
Trade and services	9,090	4,050	36,680	35,357	0	0	0
Warehouses	3,986	6,231	22,945	18,049	0	1,200	0
Service stations	670	1,425	4,776	1,432	0	0	0
Office buildings	1,500	10,707	94,978	17,628	0	550	0
Recreation	589	0	17,900	4,090	0	0	0
Hotels, restaurants	2,150	2,675	27,096	9,352	612	0	0
Laboratories	0	0	0	0	0	0	0
Minor commercial projects, new and improvements ¹	3,274	4,828	24,577	23,348	106	0	0
Institutional and governmental	7,619	5,677	29,183	76,060	12,139	8	0
Schools, education	4,350	750	11,406	38,751	12,021	0	0
Hospitals, medical	350	675	6,875	22,412	0	0	0
Welfare, home	450	0	700	8,362	0	0	0
Churches, religion	0	0	2,100	2,900	0	0	0
Government buildings	1,742	2,903	4,436	1,259	0	0	0
Minor institutional and governmental projects, new and improvements ¹	727	1,349	3,666	2,376	118	8	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

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

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 C.M.H.C. (Canada Mortgage and Housing Corporation) 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 exceeds 2,380, 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 Housing Starts and Completions C.M.H.C.'s 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 Head Office and another copy to the local office of the Canada Mortgage and Housing Corporation (C.M.H.C.). 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 C.M.H.C. survey are subject to follow-up by telephone.

The reports received at Statistics Canada 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 : Seasonal changes cause predictable fluctuations in the data. The data series disseminated includes both seasonally adjusted (i.e., excludes predictable annual influences) and the unadjusted data. Seasonally adjusted data for the total number of housing units as well as for the aggregate value of building permits are obtained indirectly, i.e., by adding their seasonally adjusted components. The total number of dwelling units is obtained by summing the seasonally adjusted data for single-family and multiple-use units; the total value of building permits is obtained by summing the following elements: single-family and multiple-family dwellings, industrial, commercial and institutional. Some series contain no apparent seasonality. In these cases, unadjusted values have been tabulated and aggregated to the adjusted values of the other series. At the end of the year, the chronological series adjusted for seasonality are revised to take into account the most recent seasonal fluctuations. Generally, these revisions apply only to the last three years in the series. The revised data are introduced into the CANSIM databank.

Concepts and variables measured

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 from the publications *Capital expenditures by type of asset* (cat. no. 61-223-X) and *Private and Public Investment in Canada Intentions* (cat. no. 61-205-X).

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

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

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 ninety-one CDs (data on this geographic group is available on request).

Census metropolitan area (CMA) : Its delineation corresponds to the 2001 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 twenty-seven CMAs are shown in this publication. Although the 2001 Census defines the Ottawa-Hull 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 2001 Census. There are one hundred and eighteen 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 2001 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

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.

The other source of error are the processing error and the non-response error. In 2004, more than 99% of the municipalities covered by the survey sent their monthly Building Permits reports.

Comparability of data and related sources

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 Current Investment Indicators Section ((613) 951-4646 or 1-800-579-8533). The series presented here is also available on CANSIM: Tables 026-0001 to 026-0008, 026-0010 and 026-0015.

Appendix I

Geographical abbreviations

A.R.	Agglomération de recensement
BOR	Borough
C	City
C.A.	Census Agglomeration
CC	Chartered Community
CDR	Census Division Remainder
CM	County (Municipality)
C.M.A.	Census Metropolitan Area
COM	Community
CR	County Remainder
CT	Canton
CU	Cantons-Unis
DM	District (Municipality)
HAM	Hamlet
ID	Improvement District
IGD	Indian Government District
LGD	Local Government District
LOT	Lot and Royalty
M	Municipalité
MD	Municipal District
NH	Northern Hamlet
NT	Northern Town
NV	Northern Village
N.W.T.	NorthWest Territories
P	Paroisse
PAR	Parish
PD	Planning District
PDR	Planning District Remainder
RCR	Rural County Remainder
RGM	Regional Municipality
R.M.R.	Région métropolitaine de recensement
RDR	Regional District Remainder
RM	Rural Municipality
RV	Resort Village
SA	Special Area
S-E	Indian Settlement/Établissement indien
SCM	Subdivision of County Municipality
SD	Sans désignation
SET	Settlement
SM	Specialize Municipality
SRD	Subdivision of Regional District
SUN	Subdivision of Unorganized District
SV	Summer Village
T	Town
T.N.O.	Territoires du Nord-Ouest

TP	Township
UCR	Urban County Remainder
UNO	Unorganized/Non organisé
V	Ville
VC	Village Cri
VL	Village
VN	Village Nordique