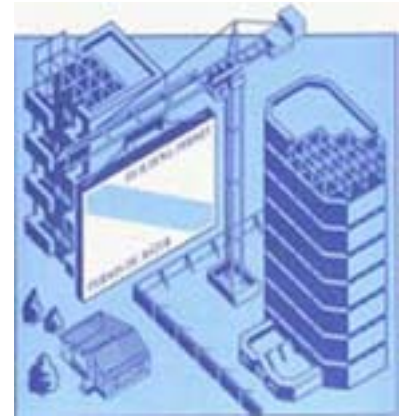




Catalogue no. 64-001-XIE

Building Permits

October 2006



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building Permits

October 2006

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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

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Important notice

Changes in boundaries, status or names of geographical entities that occurred before January 2006, are reflected in this publication. These geographical changes may be obtained by writing to:

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Ottawa, Ontario
K1A 0T6
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Highlights

- The value of building permits surged to their second highest level on record in October, thanks to huge gains in construction intentions for multi-family dwellings and commercial buildings. Intentions surpassed the \$6-billion mark for only the second time.

Analysis – October 2006

The value of building permits surged to their second highest level on record in October, thanks to huge gains in construction intentions for multi-family dwellings and commercial buildings.

Intentions surpassed the \$6-billion mark for only the second time, in the wake of a new record high for the value of non-residential permits.

In total, municipalities issued just over \$6.0 billion in building permits, up 6.1% from September. This level was second only to the \$6.3 billion worth of permits municipalities issued in December 2005.

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.

For the purpose of this release, the census metropolitan area of Ottawa–Gatineau is divided into two areas: Ottawa–Gatineau (Quebec part) and Ottawa–Gatineau (Ontario part).

These results point to a busy winter on building sites as building permits are a leading indicator for construction activity.

The value of non-residential permits increased 9.1% to a record \$2.4 billion in October, the third consecutive monthly gain. This level was 5.7% higher than the previous peak reached in August 2005. The gain was due largely to a surge in the value of commercial permits in Alberta and British Columbia.

Construction intentions in the residential sector totalled \$3.6 billion, up 4.3% from September and the third gain in the last four months. It was due solely to a jump in the value of multi-family permits. The value of single-family permits declined.

Provincially, contractors in Quebec took out a record high \$1.2 billion in the total value of permits, with gains in both sectors. In addition, Alberta still showed strong results, as the total value of permits remained virtually unchanged from the record high posted in September.

The largest gains (in dollars) occurred in British Columbia and Quebec. In British Columbia, the gain came from a surge in commercial permits, leading the overall value to over \$1.1 billion, just 1.8% below the record set in March 2006.

On a year-to-date basis, the cumulative value for the first 10 months of 2006 reached \$54.7 billion, up 10.3% from the same period in 2005. Gains in both residential (+9.6%) and non-residential (+11.5%) sectors contributed to the overall growth.

Residential sector: Jump in multi-family permits

The value of multi-family permits increased 15.4% to \$1.4 billion in October, the second highest level on record and the third gain in the last four months.

On the other hand, municipalities issued \$2.2 billion worth of single-family permits, down 1.7% from September.

Among the provinces, eight showed increases in their value of housing permits in October. The largest gain (in dollars) was recorded in Quebec (+19.7% to \$774 million), due to a jump in the value of multi-family permits.

Ontario came a distant second (+2.6% to \$1.2 billion), also fuelled by a strong gain in the multi-family component.

Since the beginning of the year, municipal authorities have approved 196,030 new dwelling units, 2.3% higher than the total for the first 10 months of 2005.

The number of multi-family units, which represented just under half (48.7%) of all units approved, increased 3.7%, while the number of single-family units rose 1.1%.

These numbers were boosted by the exceptional performance in Alberta. Without Alberta, the number of units approved at the national level would have declined 2.7%.

The demand for housing continued to be positively affected by the dynamic economy of Western Canada, the strong full-time employment level, the high level of immigration and the advantageous mortgage rates.

Non-residential: Strong gains in commercial intentions

In the non-residential sector, building permits surpassed the \$2-billion threshold for the sixth time in 10 months this year.

The value of non-residential permits has been on an upward trend since the end of 2005.

Construction intentions in the commercial sector surged a spectacular 35.6% to \$1.5 billion, after falling 8.0% in September. This was a new monthly record, thanks to strong gains in the value of building permits in the hotel and restaurant category and for office and recreational buildings. This component has been on upward trend since October 2005.

In the institutional component, the value of building permits fell 22.8% to \$504 million in October, following a 25.9% gain the month before. This was largely the result of lower construction intentions for government administrative, medical and nursing home buildings. The value of permits for these types of buildings was high in September.

Six provinces and three territories showed losses in the institutional sector. In contrast, the largest gain (in dollars) occurred in British Columbia. Despite the decline, the value of institutional permits has been on an upward trend since April 2006.

Industrial intentions declined 13.9% in October to \$353 million, a second consecutive monthly decrease. This was mainly the result of a drop in the value of permits for manufacturing plants in Ontario.

In contrast, Quebec recorded the biggest increase (in dollars) to reach the highest level for this component since June 2005.

Despite the monthly decrease, the value of industrial permits has been on an upward trend since January 2006.

Several economic factors were consistent with a fertile environment for the non-residential sector, including growth in consumer spending and declining vacancy rates for office buildings. In addition, corporate operating profits hit a record high in the third quarter of 2006.

In contrast, manufacturers are anticipating tougher times ahead, with decreased production and employment in the coming months, according to Statistics Canada's latest Business Conditions Survey.

Provincially, the biggest gain occurred in British Columbia, where non-residential permits more than doubled (+124.1%) to \$531 million.

In contrast, the largest decline (in dollars) in the non-residential sector occurred in Ontario, where a huge drop in the industrial component more than offset gains in both commercial and institutional sectors.

At the national level, the cumulative value of non-residential permits was up 11.5% from the first 10 months of 2005. All three components (commercial, industrial and institutional) increased.

Metropolitan areas: Records tumble in Western Canada

Among the metropolitan areas, Calgary posted by far the largest gain (in dollars) for the first 10 months of 2006 compared with the same period last year. On a year-to-date basis, building permits in Calgary have increased 44.8% to \$4.5 billion.

With two months in the year to account for, the cumulative value for Calgary is already 14.5% higher than the annual record set last year, thanks to strong results in both residential and non-residential sectors.

Edmonton posted the second largest gain in permits in dollars, followed closely by Vancouver. Edmonton and Saskatoon have also set annual records already. In both cases, the value of permits so far this year is slightly above their previous annual high reached in 2005.

Double-digits gains were recorded in the eight metropolitan areas west of Ontario.

The cumulative value of building permits declined in only 7 out of the 28 metropolitan areas. Ottawa and Hamilton showed the largest retreats in dollars.

Chart 1
Total value of building permits

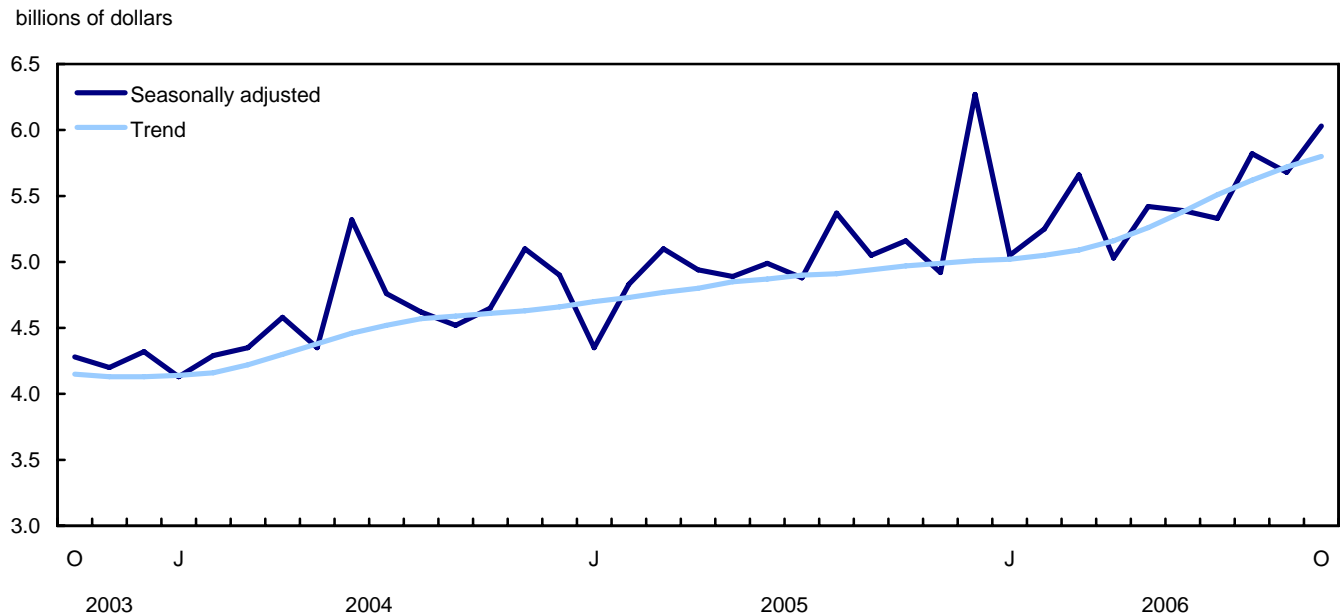


Chart 2
Residential value of building permits - Total

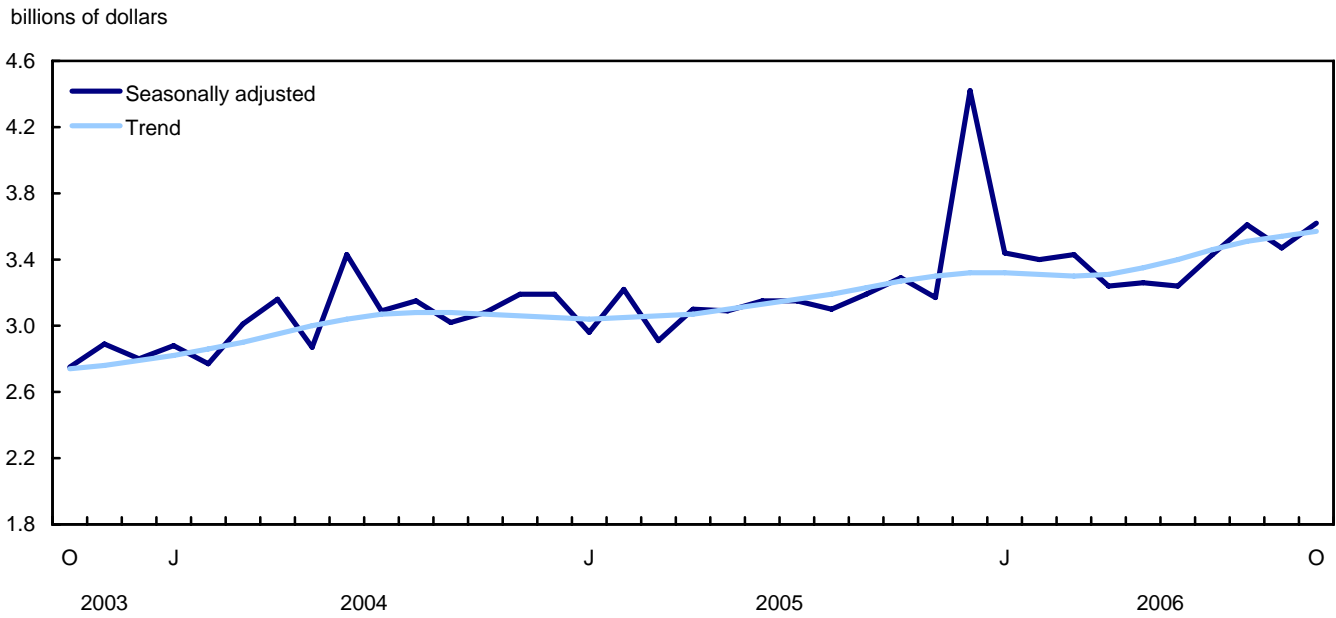


Chart 3
Number of dwelling units - Single and multiple

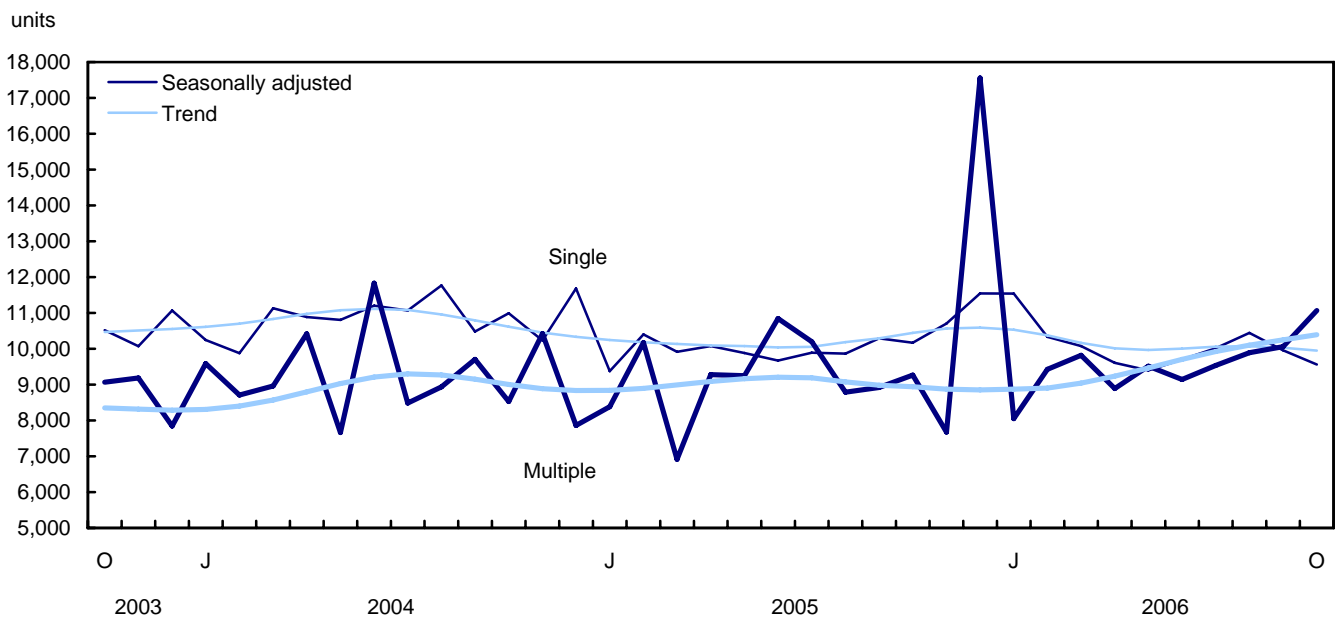


Chart 4
Non residential value of building permits - Total

billions of dollars

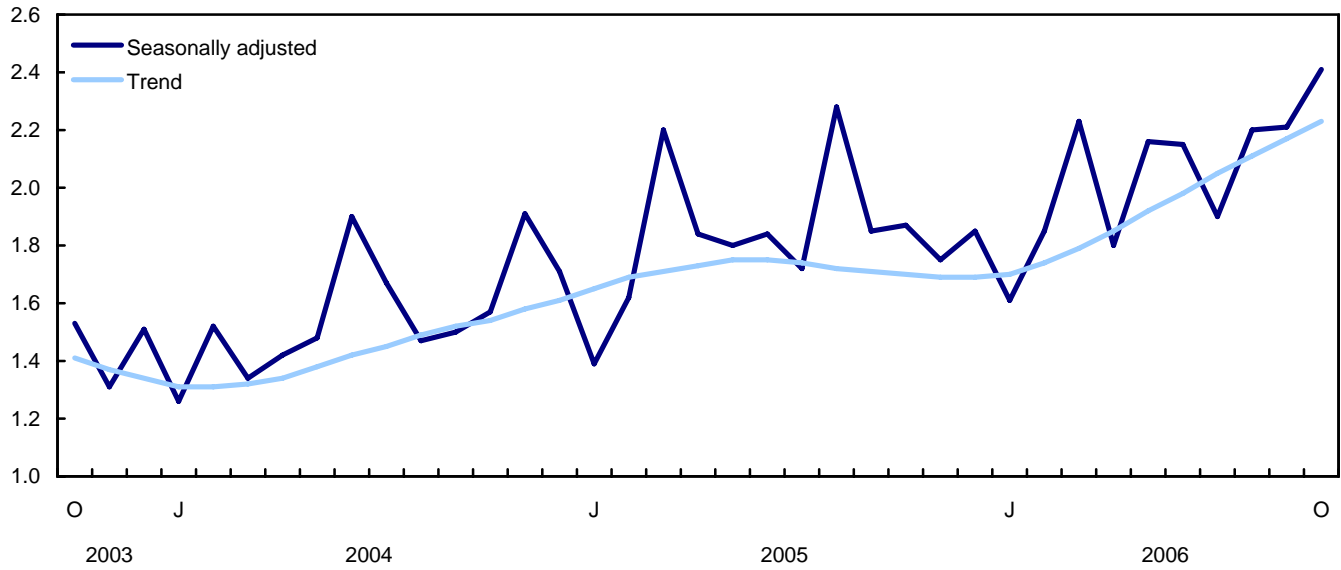


Chart 5
Commercial value of building permits

millions of dollars

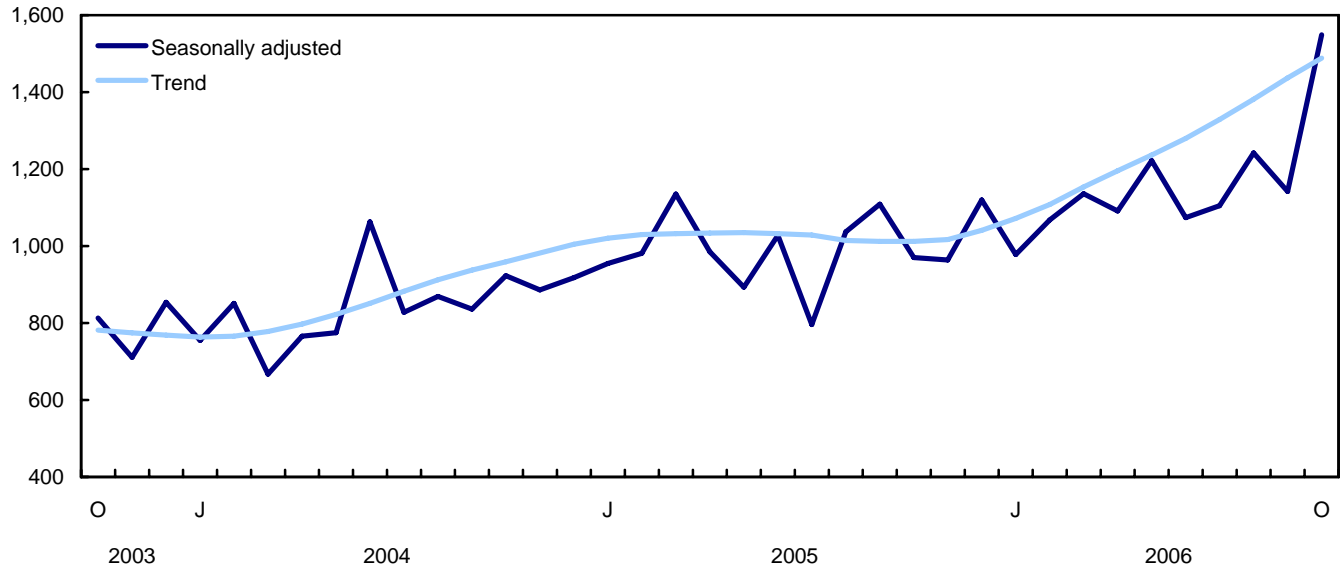


Chart 6
Industrial value of building permits

millions of dollars

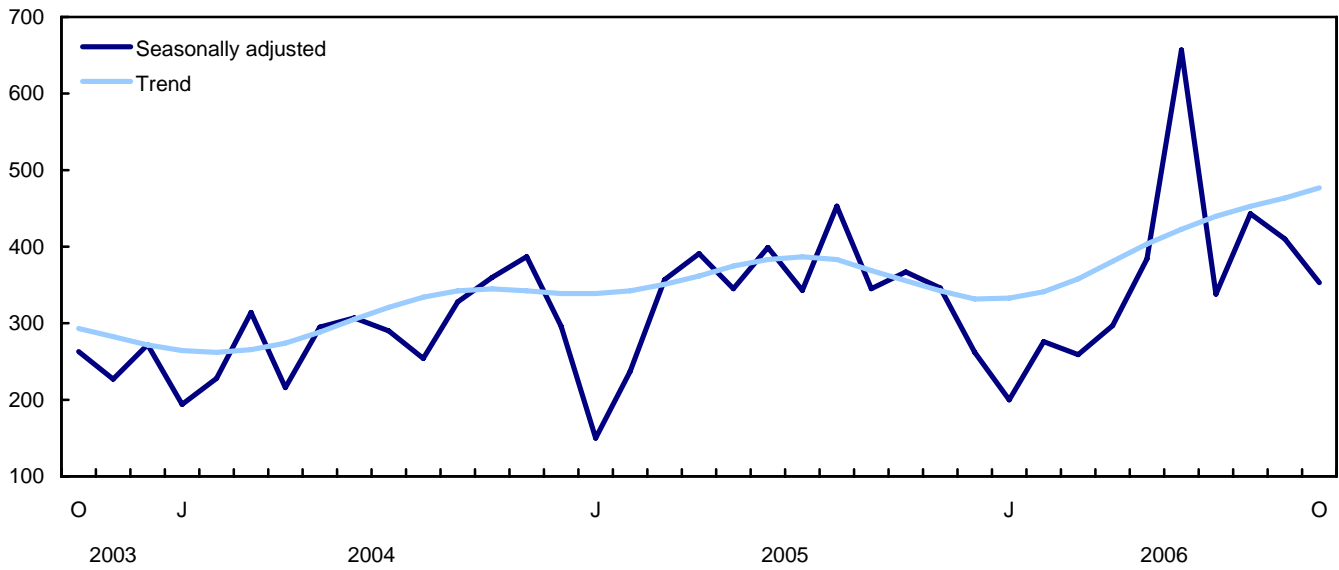
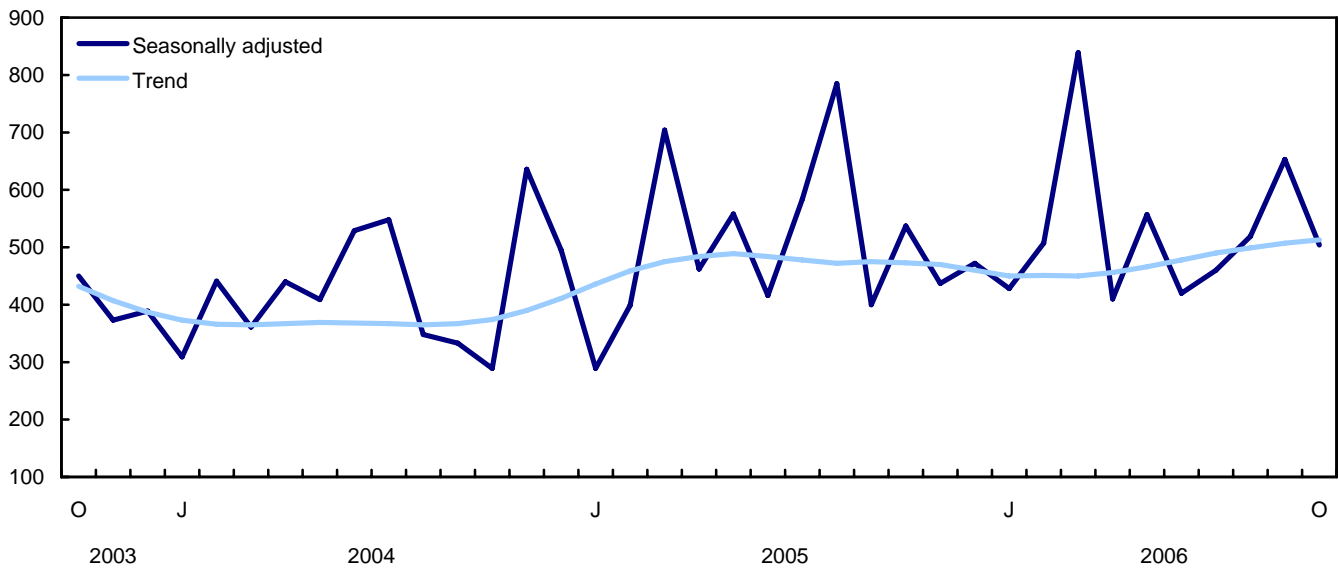


Chart 7
Institutional and governmental value of building permits

millions of dollars



Related products

Selected publications from Statistics Canada

61-205-X	Private and public investment in Canada, intentions
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

	2006		October to September	September to August	August to July	July to June	June to May	May to April
	October ^p	September ^r						
	thousands of dollars		percentage change					
Canada	6,026,690	5,678,079	6.1	-2.4	9.1	-1.0	-0.5	7.7
Newfoundland and Labrador	37,914	40,819	-7.1	-16.1	11.5	17.2	-13.0	-22.7
Prince Edward Island	24,874	13,056	90.5	-41.4	18.7	-6.5	33.2	-32.0
Nova Scotia	127,447	95,547	33.4	-13.0	26.1	-28.7	-3.0	43.7
New Brunswick	71,534	66,449	7.7	-31.2	28.0	-11.1	15.8	-4.2
Quebec	1,191,088	995,286	19.7	-1.0	0.8	5.2	-3.1	5.3
Ontario	1,920,548	1,955,621	-1.8	-8.1	19.7	-2.3	-9.4	5.8
Manitoba	91,827	129,971	-29.3	30.7	-34.5	46.7	-11.1	6.4
Saskatchewan	94,694	132,291	-28.4	51.2	-34.2	49.2	-13.6	15.2
Alberta	1,333,062	1,335,695	-0.2	8.3	9.8	-7.7	25.2	4.1
British Columbia	1,126,175	893,633	26.0	-7.4	6.3	-1.8	-4.7	17.2
Yukon Territory	3,678	11,313	-67.5	15.6	94.6	-20.9	-57.7	236.4
Northwest Territories	2,604	7,138	-63.5	-17.2	218.7	-66.5	448.8	-24.8
Nunavut	1,245	1,260	-1.2	-69.0	-65.4	-10.8	540.2	191.4

Table 2
Non-residential value of building permits, provinces and territories, seasonally adjusted

	2006		October to September	September to August	August to July	July to June	June to May	May to April
	October ^p	September ^r						
	thousands of dollars		percentage change					
Canada	2,406,329	2,205,346	9.1	0.1	15.7	-11.5	-0.5	20.3
Newfoundland and Labrador	10,080	19,604	-48.6	7.2	45.6	9.5	-30.1	-29.4
Prince Edward Island	11,666	3,102	276.1	-73.1	25.5	31.0	-1.3	-42.0
Nova Scotia	37,305	28,150	32.5	-40.5	16.7	-24.1	24.1	77.6
New Brunswick	25,692	31,262	-17.8	-41.3	47.1	-17.4	128.7	-43.4
Quebec	417,523	349,122	19.6	-1.3	6.7	1.2	4.2	3.5
Ontario	716,399	782,337	-8.4	-3.0	37.2	-18.5	-13.9	9.8
Manitoba	26,916	63,502	-57.6	95.0	-59.9	147.9	-38.0	53.4
Saskatchewan	41,656	82,251	-49.4	67.4	-51.7	100.4	-23.4	20.7
Alberta	584,998	597,033	-2.0	20.4	36.4	-40.4	47.7	32.1
British Columbia	530,982	236,889	124.1	-26.1	-1.5	14.6	-25.4	62.6
Yukon Territory	1,601	7,379	-78.3	-0.9	187.9	-8.2	-73.9	2,952.4
Northwest Territories	1,511	4,705	-67.9	-18.2	787.8	-83.8	560.2	-24.8
Nunavut	0	10	-100.0	-99.5	-81.8	392.5	56,125.0	...

Table 3
Residential value of building permits, provinces and territories, seasonally adjusted

	2006		October to September	September to August	August to July	July to June	June to May	May to April
	October ^p	September ^r						
	thousands of dollars		percentage change					
Canada	3,620,361	3,472,733	4.3	-3.9	5.4	5.9	-0.6	0.7
Newfoundland and Labrador	27,834	21,215	31.2	-30.2	-2.3	20.6	-2.4	-17.9
Prince Edward Island	13,208	9,954	32.7	-7.4	12.3	-26.6	63.8	-19.6
Nova Scotia	90,142	67,397	33.7	7.8	34.4	-32.3	-17.0	30.8
New Brunswick	45,842	35,187	30.3	-18.8	10.5	-4.4	-24.2	27.1
Quebec	773,565	646,164	19.7	-0.8	-2.1	7.4	-6.6	6.2
Ontario	1,204,149	1,173,284	2.6	-11.2	11.0	8.4	-6.1	3.1
Manitoba	64,911	66,469	-2.3	-0.6	-5.3	-0.1	11.2	-15.3
Saskatchewan	53,038	50,040	6.0	30.5	22.7	-18.5	3.9	6.5
Alberta	748,064	738,662	1.3	0.2	-2.9	25.3	8.6	-10.1
British Columbia	595,193	656,744	-9.4	1.8	10.7	-9.1	8.7	-0.7
Yukon Territory	2,077	3,934	-47.2	68.0	-4.1	-31.1	-17.2	3.8
Northwest Territories	1,093	2,433	-55.1	-15.3	39.5	-49.7	371.2	-24.8
Nunavut	1,245	1,250	-0.4	-39.0	199.7	-93.7	432.1	190.8

Table 4
Number of dwelling units authorized, province and territories, seasonally adjusted at annual rate

	2006 October ^p	2006 September ^r	October to September	September to August	August to July	July to June	June to May	May to April
	units		percentage change					
Canada	247,572	240,216	3.1	-1.6	4.0	3.8	-0.3	2.2
Newfoundland and Labrador	2,004	1,524	31.5	-34.9	1.6	20.8	-8.6	-11.7
Prince Edward Island	1,068	924	15.6	-7.2	38.3	-40.0	78.6	-30.0
Nova Scotia	7,368	6,324	16.5	34.4	33.3	-39.9	-19.8	39.3
New Brunswick	4,560	3,324	37.2	-24.3	14.0	-10.1	-38.6	61.4
Quebec	63,288	46,524	36.0	-7.3	4.1	0.1	-0.9	6.9
Ontario	73,608	72,816	1.1	-5.1	3.4	11.4	-7.4	6.5
Manitoba	4,692	5,292	-11.3	1.1	-2.2	1.8	5.3	-24.1
Saskatchewan	5,052	4,848	4.2	65.6	38.6	-30.2	20.0	-13.6
Alberta	47,520	58,284	-18.5	7.1	-7.1	22.3	16.0	-18.6
British Columbia	38,076	39,816	-4.4	-4.4	17.6	-13.8	2.6	13.1
Yukon Territory	144	372	-61.3	121.4	-17.6	-22.7	-12.0	4.2
Northwest Territories	96	96	0.0	-11.1	125.0	-63.6	450.0	-66.7
Nunavut	96	72	33.3	-25.0	166.7	-91.9	236.4	175.0

Table 5
Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2006

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Canada									
September ^r	9,957	10,061	20,018	3,472,733	410,379	1,142,288	652,679	2,205,346	5,678,079
October ^p	9,563	11,068	20,631	3,620,361	353,279	1,549,140	503,910	2,406,329	6,026,690
Cumulative Jan. - Oct. 2006	100,635	95,396	196,031	34,139,545	3,617,785	11,608,122	5,295,424	20,521,331	54,660,876
Cumulative Jan. - Oct. 2005	99,536	92,021	191,557	31,155,050	3,386,921	9,890,139	5,132,831	18,409,891	49,564,941
Newfoundland and Labrador									
September ^r	99	28	127	21,215	2,176	13,471	3,957	19,604	40,819
October ^p	132	35	167	27,834	1,246	8,736	98	10,080	37,914
Cumulative Jan. - Oct. 2006	1,427	370	1,797	282,691	13,155	100,641	26,682	140,478	423,169
Cumulative Jan. - Oct. 2005	1,499	362	1,861	279,028	42,989	86,363	20,102	149,454	428,482
Prince Edward Island									
September ^r	67	10	77	9,954	204	1,598	1,300	3,102	13,056
October ^p	63	26	89	13,208	549	1,380	9,737	11,666	24,874
Cumulative Jan. - Oct. 2006	619	181	800	109,660	18,046	31,819	24,385	74,250	183,910
Cumulative Jan. - Oct. 2005	580	158	738	101,199	27,863	69,718	6,843	104,424	205,623
Nova Scotia									
September ^r	229	298	527	67,397	9,509	17,627	1,014	28,150	95,547
October ^p	245	369	614	90,142	7,552	28,615	1,138	37,305	127,447
Cumulative Jan. - Oct. 2006	2,652	2,253	4,905	724,801	77,903	222,703	48,057	348,663	1,073,464
Cumulative Jan. - Oct. 2005	2,704	1,627	4,331	640,193	67,325	231,604	54,852	353,781	993,974
New Brunswick									
September ^r	172	105	277	35,187	3,003	17,106	11,153	31,262	66,449
October ^p	184	196	380	45,842	4,135	16,953	4,604	25,692	71,534
Cumulative Jan. - Oct. 2006	2,159	1,449	3,608	432,672	45,960	168,034	120,204	334,198	766,870
Cumulative Jan. - Oct. 2005	2,295	1,087	3,382	401,039	56,454	173,276	81,438	311,168	712,207
Quebec									
September ^r	1,812	2,065	3,877	646,164	69,326	184,600	95,196	349,122	995,286
October ^p	1,843	3,431	5,274	773,565	111,696	211,706	94,121	417,523	1,191,088
Cumulative Jan. - Oct. 2006	18,160	23,100	41,260	6,487,321	692,314	1,778,009	945,077	3,415,400	9,902,721
Cumulative Jan. - Oct. 2005	20,205	24,922	45,127	6,691,168	739,440	1,540,583	578,168	2,858,191	9,549,359
Ontario									
September ^r	3,275	2,793	6,068	1,173,284	198,356	396,679	187,302	782,337	1,955,621
October ^p	2,952	3,182	6,134	1,204,149	119,287	398,026	199,086	716,399	1,920,548
Cumulative Jan. - Oct. 2006	32,068	28,849	60,917	11,941,866	1,469,994	3,938,676	1,950,432	7,359,102	19,300,968
Cumulative Jan. - Oct. 2005	34,381	30,145	64,526	11,691,028	1,336,127	3,910,277	2,483,683	7,730,087	19,421,115
Manitoba									
September ^r	283	158	441	66,469	21,510	25,400	16,592	63,502	129,971
October ^p	290	101	391	64,911	2,903	17,399	6,614	26,916	91,827
Cumulative Jan. - Oct. 2006	2,924	1,639	4,563	682,509	95,993	241,096	122,022	459,111	1,141,620
Cumulative Jan. - Oct. 2005	2,936	609	3,545	541,443	53,089	225,076	89,075	367,240	908,683
Saskatchewan									
September ^r	230	174	404	50,040	4,714	21,908	55,629	82,251	132,291
October ^p	228	193	421	53,038	20,783	17,388	3,485	41,656	94,694
Cumulative Jan. - Oct. 2006	1,931	765	2,696	394,749	84,117	234,831	254,028	572,976	967,725
Cumulative Jan. - Oct. 2005	1,514	911	2,425	312,037	71,627	194,092	134,221	399,940	711,977
Alberta									
September ^r	2,621	2,236	4,857	738,662	58,296	320,262	218,475	597,033	1,335,695
October ^p	2,452	1,508	3,960	748,064	62,176	440,458	82,364	584,998	1,333,062
Cumulative Jan. - Oct. 2006	26,184	17,210	43,394	6,901,030	824,009	2,787,173	845,038	4,456,220	11,357,250
Cumulative Jan. - Oct. 2005	21,352	13,388	34,740	4,834,074	708,476	1,829,964	831,192	3,369,632	8,203,706
British Columbia									
September ^r	1,146	2,172	3,318	656,744	43,272	141,153	52,464	236,889	893,633
October ^p	1,158	2,015	3,173	595,193	22,740	406,736	101,506	530,982	1,126,175
Cumulative Jan. - Oct. 2006	12,254	19,466	31,720	6,112,603	294,246	2,059,856	908,918	3,263,020	9,375,623
Cumulative Jan. - Oct. 2005	11,746	18,658	30,404	5,587,584	272,352	1,589,695	847,526	2,709,573	8,297,157

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, 2006

	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					
Yukon Territory									
September ^r	14	17	31	3,934	0	1,284	6,095	7,379	11,313
October ^p	12	0	12	2,077	162	282	1,157	1,601	3,678
Cumulative Jan. - Oct. 2006	182	34	216	32,656	842	23,650	31,748	56,240	88,896
Cumulative Jan. - Oct. 2005	220	51	271	38,695	3,076	7,290	4,605	14,971	53,666
Northwest Territories									
September ^r	5	3	8	2,433	13	1,200	3,492	4,705	7,138
October ^p	1	7	8	1,093	50	1,461	0	1,511	2,604
Cumulative Jan. - Oct. 2006	56	16	72	16,545	958	9,925	7,823	18,706	35,251
Cumulative Jan. - Oct. 2005	93	52	145	27,519	7,166	30,889	1,122	39,177	66,696
Nunavut									
September ^r	4	2	6	1,250	0	0	10	10	1,260
October ^p	3	5	8	1,245	0	0	0	0	1,245
Cumulative Jan. - Oct. 2006	19	64	83	20,442	248	11,709	11,010	22,967	43,409
Cumulative Jan. - Oct. 2005	11	51	62	10,043	937	1,312	4	2,253	12,296

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, 2006

	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									
September ^r	48	130	178	27,661	891	375	407	1,673	29,334
October ^p	35	33	68	10,536	6,322	4,086	105	10,513	21,049
Cumulative Jan. - Oct. 2006	397	612	1,009	131,111	33,858	31,354	103,251	168,463	299,574
Cumulative Jan. - Oct. 2005	492	528	1,020	138,694	28,291	20,450	75,250	123,991	262,685
Calgary, Alberta									
September ^r	796	1,394	2,190	284,400	20,115	151,335	178,163	349,613	634,013
October ^p	716	632	1,348	231,851	9,345	255,995	3,131	268,471	500,322
Cumulative Jan. - Oct. 2006	8,923	7,355	16,278	2,561,720	130,912	1,295,831	501,420	1,928,163	4,489,883
Cumulative Jan. - Oct. 2005	7,818	4,769	12,587	1,859,726	144,241	719,915	377,650	1,241,806	3,101,532
Edmonton, Alberta									
September ^r	826	526	1,352	231,648	23,195	78,345	22,868	124,408	356,056
October ^p	802	425	1,227	245,498	21,035	76,932	12,117	110,084	355,582
Cumulative Jan. - Oct. 2006	8,012	4,616	12,628	2,113,476	153,618	529,396	122,491	805,505	2,918,981
Cumulative Jan. - Oct. 2005	6,648	5,504	12,152	1,532,214	125,495	413,657	305,461	844,613	2,376,827
Greater Sudbury / Grand Sudbury, Ontario									
September ^r	45	2	47	10,779	8,133	1,557	695	10,385	21,164
October ^p	46	2	48	12,720	885	1,838	15,076	17,799	30,519
Cumulative Jan. - Oct. 2006	388	18	406	82,789	26,236	32,041	56,438	114,715	197,504
Cumulative Jan. - Oct. 2005	362	11	373	67,709	14,674	40,637	36,643	91,954	159,663
Halifax, Nova Scotia									
September ^r	83	271	354	39,340	650	11,078	10	11,738	51,078
October ^p	99	285	384	56,323	725	17,490	260	18,475	74,798
Cumulative Jan. - Oct. 2006	966	1,607	2,573	365,606	37,539	135,828	9,536	182,903	548,509
Cumulative Jan. - Oct. 2005	1,122	1,156	2,278	335,369	24,290	117,274	25,052	166,616	501,985
Hamilton, Ontario									
September ^r	222	363	585	83,331	4,339	16,180	5,975	26,494	109,825
October ^p	195	29	224	45,410	5,389	26,409	6,100	37,898	83,308
Cumulative Jan. - Oct. 2006	1,456	1,314	2,770	509,628	39,879	135,476	95,783	271,138	780,766
Cumulative Jan. - Oct. 2005	1,204	1,797	3,001	534,341	19,789	243,273	162,410	425,472	959,813
Kingston, Ontario									
September ^r	35	12	47	7,530	1,739	1,188	310	3,237	10,767
October ^p	26	6	32	5,334	596	2,494	619	3,709	9,043
Cumulative Jan. - Oct. 2006	406	224	630	99,694	14,352	44,710	40,987	100,049	199,743
Cumulative Jan. - Oct. 2005	493	176	669	99,248	5,692	40,495	17,119	63,306	162,554
Kitchener, Ontario									
September ^r	76	41	117	21,508	3,150	23,853	782	27,785	49,293
October ^p	66	99	165	30,762	19,790	17,706	3,749	41,245	72,007
Cumulative Jan. - Oct. 2006	1,284	1,391	2,675	430,611	64,646	185,318	81,940	331,904	762,515
Cumulative Jan. - Oct. 2005	1,679	1,459	3,138	477,640	47,245	140,086	73,265	260,596	738,236
London, Ontario									
September ^r	159	63	222	36,777	1,013	20,153	1,921	23,087	59,864
October ^p	121	103	224	37,525	1,641	14,574	12,536	28,751	66,276
Cumulative Jan. - Oct. 2006	1,696	1,707	3,403	508,595	28,059	137,462	84,667	250,188	758,783
Cumulative Jan. - Oct. 2005	1,656	1,302	2,958	422,132	56,914	140,073	76,436	273,423	695,555
Montréal, Quebec									
September ^r	715	936	1,651	314,046	25,557	91,758	74,118	191,433	505,479
October ^p	713	2,259	2,972	428,797	39,349	111,363	31,848	182,560	611,357
Cumulative Jan. - Oct. 2006	6,861	13,455	20,316	3,248,988	296,950	963,608	524,948	1,785,506	5,034,494
Cumulative Jan. - Oct. 2005	8,090	15,743	23,833	3,519,160	384,781	822,380	274,867	1,482,028	5,001,188

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, 2006

	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									
September ^r	138	105	243	45,462	21,109	15,920	6	37,035	82,497
October ^p	95	96	191	33,101	4,498	16,673	1,457	22,628	55,729
Cumulative Jan. - Oct. 2006	1,571	1,134	2,705	508,034	104,380	101,517	28,800	234,697	742,731
Cumulative Jan. - Oct. 2005	1,662	903	2,565	501,541	71,620	163,085	50,304	285,009	786,550
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
September ^r	276	263	539	83,799	4,896	26,713	7,193	38,802	122,601
October ^p	245	192	437	77,123	12,758	37,288	13,792	63,838	140,961
Cumulative Jan. - Oct. 2006	2,038	2,147	4,185	698,303	28,383	393,162	304,879	726,424	1,424,727
Cumulative Jan. - Oct. 2005	2,071	2,391	4,462	762,013	31,287	293,459	492,491	817,237	1,579,250
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
September ^r	112	112	224	31,475	3,932	7,591	382	11,905	43,380
October ^p	124	395	519	58,720	406	4,269	1,884	6,559	65,279
Cumulative Jan. - Oct. 2006	987	1,796	2,783	343,026	8,656	49,105	37,198	94,959	437,985
Cumulative Jan. - Oct. 2005	1,143	680	1,823	270,124	9,997	58,691	11,789	80,477	350,601
Québec, Quebec									
September ^r	173	403	576	69,589	5,909	21,199	7,735	34,843	104,432
October ^p	161	105	266	44,664	13,908	38,594	8,447	60,949	105,613
Cumulative Jan. - Oct. 2006	1,912	2,242	4,154	595,117	51,340	250,979	92,396	394,715	989,832
Cumulative Jan. - Oct. 2005	2,269	2,878	5,147	701,647	36,767	213,914	50,329	301,010	1,002,657
Regina, Saskatchewan									
September ^r	92	15	107	14,497	772	6,788	37,681	45,241	59,738
October ^p	83	65	148	16,352	19,193	5,122	77	24,392	40,744
Cumulative Jan. - Oct. 2006	672	205	877	129,150	30,523	62,305	96,403	189,231	318,381
Cumulative Jan. - Oct. 2005	449	365	814	92,273	10,146	62,994	37,760	110,900	203,173
Saguenay, Quebec									
September ^r	15	8	23	5,956	977	2,911	689	4,577	10,533
October ^p	26	51	77	8,881	5,321	2,839	906	9,066	17,947
Cumulative Jan. - Oct. 2006	266	281	547	81,025	31,651	22,616	26,830	81,097	162,122
Cumulative Jan. - Oct. 2005	269	185	454	79,163	24,978	25,931	15,966	66,875	146,038
Saint John, New Brunswick									
September ^r	36	3	39	6,163	70	3,430	7,594	11,094	17,257
October ^p	36	4	40	6,592	1,013	4,493	800	6,306	12,898
Cumulative Jan. - Oct. 2006	424	196	620	85,370	19,502	25,154	21,801	66,457	151,827
Cumulative Jan. - Oct. 2005	444	81	525	73,017	15,101	26,592	10,376	52,069	125,086
Saskatoon, Saskatchewan									
September ^r	92	118	210	21,572	1,565	9,147	3,579	14,291	35,863
October ^p	95	118	213	24,039	985	7,945	673	9,603	33,642
Cumulative Jan. - Oct. 2006	789	432	1,221	153,419	27,542	109,446	76,728	213,716	367,135
Cumulative Jan. - Oct. 2005	641	381	1,022	132,940	53,909	69,263	46,679	169,851	302,791
Sherbrooke, Quebec									
September ^r	29	53	82	11,013	407	14,822	50	15,279	26,292
October ^p	49	107	156	14,866	758	2,741	31,575	35,074	49,940
Cumulative Jan. - Oct. 2006	438	924	1,362	163,296	8,172	43,881	51,030	103,083	266,379
Cumulative Jan. - Oct. 2005	529	403	932	134,087	12,253	37,008	22,914	72,175	206,262
St. Catharines-Niagara, Ontario									
September ^r	83	34	117	26,573	7,076	4,144	1,190	12,410	38,983
October ^p	54	20	74	16,798	1,770	4,466	3,543	9,779	26,577
Cumulative Jan. - Oct. 2006	753	435	1,188	249,325	48,446	78,365	67,556	194,367	443,692

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, 2006

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential				Total
					Industrial	Commercial	Institutional and governmental	Total	
	units				thousands of dollars				
Cumulative Jan. - Oct. 2005	854	372	1,226	237,282	17,581	104,971	75,504	198,056	435,338
St. John's, Newfoundland and Labrador									
September ^r	47	16	63	11,817	1,993	8,038	380	10,411	22,228
October ^p	87	23	110	18,795	884	3,448	51	4,383	23,178
Cumulative Jan. - Oct. 2006	944	285	1,229	192,558	7,114	72,473	14,199	93,786	286,344
Cumulative Jan. - Oct. 2005	949	296	1,245	189,990	37,578	62,828	8,177	108,583	298,573
Thunder Bay, Ontario									
September ^r	15	0	15	2,599	567	1,661	352	2,580	5,179
October ^p	18	73	91	11,650	71	426	2,706	3,203	14,853
Cumulative Jan. - Oct. 2006	135	80	215	36,829	6,375	19,620	17,495	43,490	80,319
Cumulative Jan. - Oct. 2005	188	81	269	44,342	14,397	25,280	25,586	65,263	109,605
Toronto, Ontario									
September ^r	1,202	1,747	2,949	584,256	74,466	186,299	142,885	403,650	987,906
October ^p	1,186	2,374	3,560	683,830	20,574	211,780	106,206	338,560	1,022,390
Cumulative Jan. - Oct. 2006	11,514	17,379	28,893	5,906,399	558,463	1,954,123	641,491	3,154,077	9,060,476
Cumulative Jan. - Oct. 2005	11,595	18,329	29,924	5,500,257	614,397	1,789,893	809,205	3,213,495	8,713,752
Trois-Rivières, Quebec									
September ^r	39	37	76	12,959	858	4,027	908	5,793	18,752
October ^p	28	104	132	14,011	5,317	7,552	0	12,869	26,880
Cumulative Jan. - Oct. 2006	288	605	893	113,095	33,098	50,141	22,134	105,373	218,468
Cumulative Jan. - Oct. 2005	367	436	803	110,292	19,099	25,841	5,847	50,787	161,079
Vancouver, British Columbia									
September ^r	400	1,297	1,697	359,217	30,230	85,256	30,098	145,584	504,801
October ^p	444	1,203	1,647	298,061	5,653	305,994	14,813	326,460	624,521
Cumulative Jan. - Oct. 2006	4,653	12,037	16,690	3,256,665	130,744	1,356,187	436,511	1,923,442	5,180,107
Cumulative Jan. - Oct. 2005	4,177	11,913	16,090	3,202,001	110,133	971,493	381,478	1,463,104	4,665,105
Victoria, British Columbia									
September ^r	93	62	155	35,635	113	3,506	1,614	5,233	40,868
October ^p	78	251	329	58,893	89	4,905	49,800	54,794	113,687
Cumulative Jan. - Oct. 2006	901	1,433	2,334	478,307	10,965	92,082	102,544	205,591	683,898
Cumulative Jan. - Oct. 2005	971	1,067	2,038	374,828	8,543	163,251	74,591	246,385	621,213
Windsor, Ontario									
September ^r	36	0	36	9,250	14,250	47,150	5,582	66,982	76,232
October ^p	34	16	50	10,013	1,500	8,137	3,666	13,303	23,316
Cumulative Jan. - Oct. 2006	568	367	935	198,794	75,704	81,570	93,244	250,518	449,312
Cumulative Jan. - Oct. 2005	987	345	1,332	233,543	49,144	76,148	92,631	217,923	451,466
Winnipeg, Manitoba									
September ^r	152	79	231	35,823	18,941	19,323	14,717	52,981	88,804
October ^p	166	62	228	39,720	1,709	9,881	501	12,091	51,811
Cumulative Jan. - Oct. 2006	1,603	1,256	2,859	417,283	54,393	155,902	105,335	315,630	732,913
Cumulative Jan. - Oct. 2005	1,625	321	1,946	305,655	17,736	158,488	67,575	243,799	549,454

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, 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Canada							
September ^r	9,921	65	1,024	2,027	6,265	400	19,702
October ^p	9,936	42	1,080	1,838	8,696	332	21,924
Cumulative Jan. - Oct. 2006	103,238	609	9,262	18,144	63,030	4,261	198,544
Cumulative Jan. - Oct. 2005	104,085	648	9,961	19,711	58,539	3,965	196,909
Newfoundland and Labrador							
September ^r	133	1	0	1	31	1	167
October ^p	155	2	2	16	25	1	201
Cumulative Jan. - Oct. 2006	1,444	9	68	56	203	54	1,834
Cumulative Jan. - Oct. 2005	1,585	12	32	5	319	12	1,965
Prince Edward Island							
September ^r	72	17	2	0	6	2	99
October ^p	59	4	0	0	26	0	89
Cumulative Jan. - Oct. 2006	564	62	34	0	137	10	807
Cumulative Jan. - Oct. 2005	581	49	54	3	95	6	788
Nova Scotia							
September ^r	251	7	8	0	288	3	557
October ^p	272	5	10	8	345	6	646
Cumulative Jan. - Oct. 2006	2,582	69	130	95	1,965	69	4,910
Cumulative Jan. - Oct. 2005	2,846	95	133	140	1,262	97	4,573
New Brunswick							
September ^r	206	7	36	0	63	6	318
October ^p	183	5	30	35	123	9	385
Cumulative Jan. - Oct. 2006	2,134	66	288	129	903	131	3,651
Cumulative Jan. - Oct. 2005	2,476	91	159	90	749	90	3,655
Quebec							
September ^r	1,785	20	213	59	1,774	202	4,053
October ^p	1,863	8	268	133	3,271	138	5,681
Cumulative Jan. - Oct. 2006	18,996	213	1,899	1,379	17,137	1,971	41,595
Cumulative Jan. - Oct. 2005	21,106	232	2,360	971	18,904	1,782	45,355
Ontario							
September ^r	3,320	6	399	1,389	532	56	5,702
October ^p	3,249	9	359	734	1,909	101	6,361
Cumulative Jan. - Oct. 2006	33,286	107	3,294	9,192	14,490	1,288	61,657
Cumulative Jan. - Oct. 2005	36,123	111	4,232	11,381	13,634	1,549	67,030
Manitoba							
September ^r	306	1	8	35	115	1	466
October ^p	298	3	0	38	63	0	402
Cumulative Jan. - Oct. 2006	3,057	21	47	213	1,375	6	4,719
Cumulative Jan. - Oct. 2005	3,178	9	60	106	434	10	3,797
Saskatchewan							
September ^r	231	2	4	26	64	80	407
October ^p	236	0	12	100	77	4	429
Cumulative Jan. - Oct. 2006	2,012	4	76	232	348	110	2,782
Cumulative Jan. - Oct. 2005	1,606	5	108	150	642	13	2,524
Alberta							
September ^r	2,447	4	252	135	1,470	8	4,316
October ^p	2,439	1	305	333	1,154	3	4,235
Cumulative Jan. - Oct. 2006	26,294	32	2,697	2,779	11,811	104	43,717
Cumulative Jan. - Oct. 2005	21,974	22	2,293	2,398	8,940	70	35,697
British Columbia							
September ^r	1,142	0	96	382	1,909	37	3,566
October ^p	1,151	4	94	441	1,691	70	3,451
Cumulative Jan. - Oct. 2006	12,613	23	717	4,056	14,578	510	32,497
Cumulative Jan. - Oct. 2005	12,283	11	522	4,449	13,435	333	31,033

Table 7 – continued
Dwelling units, provinces and territories, unadjusted, 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Yukon Territory							
September ^r	17	0	6	0	10	2	35
October ^p	27	1	0	0	0	0	28
Cumulative Jan. - Oct. 2006	178	3	12	0	18	6	217
Cumulative Jan. - Oct. 2005	224	11	8	0	40	3	286
Northwest Territories							
September ^r	7	0	0	0	3	0	10
October ^p	1	0	0	0	7	0	8
Cumulative Jan. - Oct. 2006	59	0	0	0	16	0	75
Cumulative Jan. - Oct. 2005	92	0	0	18	34	0	144
Nunavut							
September ^r	4	0	0	0	0	2	6
October ^p	3	0	0	0	5	0	8
Cumulative Jan. - Oct. 2006	19	0	0	13	49	2	83
Cumulative Jan. - Oct. 2005	11	0	0	0	51	0	62

Table 8
Dwelling units, census metropolitan areas, unadjusted, October 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	34	0	0	14	25	0	73
Calgary, Alberta	692	0	131	199	326	0	1,348
Edmonton, Alberta	776	0	127	28	286	1	1,218
Greater Sudbury / Grand Sudbury, Ontario	50	0	0	0	2	0	52
Halifax, Nova Scotia	115	0	0	0	280	5	400
Hamilton, Ontario	214	0	0	27	0	1	242
Kingston, Ontario	28	0	2	4	0	0	34
Kitchener, Ontario	73	0	11	33	50	1	168
London, Ontario	133	0	3	20	76	0	232
Montréal, Quebec	719	0	77	46	2,314	65	3,221
Oshawa, Ontario	104	0	6	14	72	0	196
Ottawa-Gatineau, Ontario/Quebec	394	0	110	206	299	7	1,016
Ottawa-Gatineau, Ontario part, Ontario/Quebec	269	0	31	142	4	7	453
Ottawa-Gatineau, Quebec part, Ontario/Quebec	125	0	79	64	295	0	563
Québec, Quebec	161	1	24	0	83	9	278
Regina, Saskatchewan	86	0	0	61	4	0	151
Saguenay, Quebec	26	0	2	0	44	10	82
Saint John, New Brunswick	34	2	0	0	4	0	40
Saskatoon, Saskatchewan	99	0	12	35	67	4	217
Sherbrooke, Quebec	49	0	0	0	111	8	168
St. Catharines-Niagara, Ontario	59	0	6	12	0	1	78
St. John's, Newfoundland and Labrador	106	0	2	6	23	1	138
Thunder Bay, Ontario	20	0	0	0	70	0	90
Toronto, Ontario	1,302	0	236	392	1,616	30	3,576
Trois-Rivières, Quebec	28	0	4	6	102	3	143
Vancouver, British Columbia	426	0	26	325	1,062	17	1,856
Victoria, British Columbia	75	0	4	64	185	46	374
Windsor, Ontario	37	0	8	4	3	0	52
Winnipeg, Manitoba	178	0	0	38	24	0	240

Table 9
Dwelling units, census metropolitan areas, unadjusted, cumulative, January - October 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	408	0	0	82	520	1	1,011
Calgary, Alberta	8,840	0	905	1,247	5,325	60	16,377
Edmonton, Alberta	8,054	0	1,265	749	2,621	23	12,712
Greater Sudbury / Grand Sudbury, Ontario	420	2	6	0	14	0	442
Halifax, Nova Scotia	1,012	8	58	67	1,457	27	2,629
Hamilton, Ontario	1,506	0	118	770	314	54	2,762
Kingston, Ontario	439	5	24	63	139	11	681
Kitchener, Ontario	1,338	0	169	489	404	364	2,764
London, Ontario	1,763	0	40	441	1,078	98	3,420
Montréal, Quebec	7,041	1	592	486	10,768	1,155	20,043
Oshawa, Ontario	1,625	0	152	429	491	5	2,702
Ottawa-Gatineau, Ontario/Quebec	3,156	6	660	1,738	1,247	97	6,904
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,157	0	307	1,373	427	56	4,320
Ottawa-Gatineau, Quebec part, Ontario/Quebec	999	6	353	365	820	41	2,584
Québec, Quebec	2,028	5	303	217	1,457	213	4,223
Regina, Saskatchewan	672	0	12	142	51	0	877
Saguenay, Quebec	282	5	16	16	176	82	577
Saint John, New Brunswick	407	17	6	35	111	44	620
Saskatoon, Saskatchewan	816	0	62	76	187	107	1,248
Sherbrooke, Quebec	456	2	40	0	748	30	1,276
St. Catharines-Niagara, Ontario	795	0	69	132	226	10	1,232
St. John's, Newfoundland and Labrador	923	1	58	45	150	43	1,220
Thunder Bay, Ontario	146	0	0	4	70	2	222
Toronto, Ontario	11,998	0	1,968	4,392	10,141	426	28,925
Trois-Rivières, Quebec	301	0	38	44	406	63	852
Vancouver, British Columbia	4,731	0	297	2,731	9,127	241	17,127
Victoria, British Columbia	919	1	45	201	1,103	127	2,396
Windsor, Ontario	596	0	43	75	224	4	942
Winnipeg, Manitoba	1,671	0	31	202	1,020	4	2,928

Table 10
Value of residential and non-residential building permits, provinces and territories, unadjusted, 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
September ^r	3,514,436	415,595	1,213,921	636,815	5,780,767
October ^p	3,839,907	369,179	1,686,285	553,655	6,449,026
Cumulative Jan. - Oct. 2006	34,901,294	3,575,819	11,754,724	5,179,772	55,411,609
Cumulative Jan. - Oct. 2005	32,255,537	3,404,215	10,054,871	5,156,343	50,870,966
Newfoundland and Labrador					
September ^r	26,452	2,176	22,184	3,957	54,769
October ^p	31,132	1,246	9,331	98	41,807
Cumulative Jan. - Oct. 2006	291,136	13,155	88,037	26,682	419,010
Cumulative Jan. - Oct. 2005	299,396	42,989	87,065	20,102	449,552
Prince Edward Island					
September ^r	12,440	204	1,598	1,300	15,542
October ^p	13,601	549	1,380	9,737	25,267
Cumulative Jan. - Oct. 2006	112,650	18,046	31,819	24,385	186,900
Cumulative Jan. - Oct. 2005	107,804	27,863	69,718	6,843	212,228
Nova Scotia					
September ^r	71,357	9,509	17,627	1,014	99,507
October ^p	93,735	7,552	28,615	1,138	131,040
Cumulative Jan. - Oct. 2006	731,293	77,903	222,703	48,057	1,079,956
Cumulative Jan. - Oct. 2005	684,735	67,325	231,604	54,852	1,038,516
New Brunswick					
September ^r	40,625	3,003	17,106	11,153	71,887
October ^p	46,354	4,135	16,953	4,604	72,046
Cumulative Jan. - Oct. 2006	441,370	45,960	168,034	120,204	775,568
Cumulative Jan. - Oct. 2005	434,123	56,454	173,276	81,438	745,291
Quebec					
September ^r	666,317	69,326	199,459	107,834	1,042,936
October ^p	846,851	111,696	261,718	108,242	1,328,507
Cumulative Jan. - Oct. 2006	6,641,714	692,314	1,788,099	920,031	10,042,158
Cumulative Jan. - Oct. 2005	6,825,771	739,440	1,523,299	618,655	9,707,165
Ontario					
September ^r	1,196,308	203,572	450,969	158,800	2,009,649
October ^p	1,280,489	135,187	434,595	234,710	2,084,981
Cumulative Jan. - Oct. 2006	12,223,562	1,428,028	3,996,167	1,859,826	19,507,583
Cumulative Jan. - Oct. 2005	12,058,754	1,353,421	3,957,414	2,466,708	19,836,297
Manitoba					
September ^r	71,817	21,510	28,652	16,592	138,571
October ^p	66,379	2,903	21,878	6,614	97,774
Cumulative Jan. - Oct. 2006	712,783	95,993	232,016	122,022	1,162,814
Cumulative Jan. - Oct. 2005	583,928	53,089	229,048	89,075	955,140
Saskatchewan					
September ^r	56,414	4,714	28,000	55,629	144,757
October ^p	54,871	20,783	15,830	3,485	94,969
Cumulative Jan. - Oct. 2006	418,304	84,117	232,491	254,028	988,940
Cumulative Jan. - Oct. 2005	338,976	71,627	204,149	134,221	748,973
Alberta					
September ^r	677,835	58,296	289,308	218,475	1,243,914
October ^p	751,269	62,176	498,459	82,364	1,394,268
Cumulative Jan. - Oct. 2006	6,969,939	824,009	2,870,648	845,038	11,509,634
Cumulative Jan. - Oct. 2005	4,985,636	708,476	1,892,404	831,192	8,417,708
British Columbia					
September ^r	686,389	43,272	156,534	52,464	938,659
October ^p	648,834	22,740	395,783	101,506	1,168,863
Cumulative Jan. - Oct. 2006	6,288,326	294,246	2,079,426	908,918	9,570,916
Cumulative Jan. - Oct. 2005	5,858,223	272,352	1,647,403	847,526	8,625,504

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Yukon Territory					
September ^r	4,799	0	1,284	6,095	12,178
October ^p	4,054	162	282	1,157	5,655
Cumulative Jan. - Oct. 2006	33,230	842	23,650	31,748	89,470
Cumulative Jan. - Oct. 2005	40,629	3,076	7,290	4,605	55,600
Northwest Territories					
September ^r	2,433	13	1,200	3,492	7,138
October ^p	1,093	50	1,461	0	2,604
Cumulative Jan. - Oct. 2006	16,545	958	9,925	7,823	35,251
Cumulative Jan. - Oct. 2005	27,519	7,166	30,889	1,122	66,696
Nunavut					
September ^r	1,250	0	0	10	1,260
October ^p	1,245	0	0	0	1,245
Cumulative Jan. - Oct. 2006	20,442	248	11,709	11,010	43,409
Cumulative Jan. - Oct. 2005	10,043	937	1,312	4	12,296

Table 11
Value of residential and non-residential building permits, census metropolitan areas, unadjusted, October 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford, British Columbia	11,564	6,322	4,120	105	22,111
Calgary, Alberta	225,882	9,345	277,536	3,131	515,894
Edmonton, Alberta	239,153	21,035	83,405	12,117	355,710
Greater Sudbury / Grand Sudbury, Ontario	13,982	1,032	2,029	17,700	34,743
Halifax, Nova Scotia	56,964	725	17,490	260	75,439
Hamilton, Ontario	50,803	6,288	29,150	7,162	93,403
Kingston, Ontario	5,907	695	2,753	727	10,082
Kitchener, Ontario	32,584	23,090	19,543	4,402	79,619
London, Ontario	39,868	1,915	16,086	14,718	72,587
Montréal, Quebec	480,367	39,349	127,844	38,125	685,685
Oshawa, Ontario	35,555	5,248	18,403	1,711	60,917
Ottawa-Gatineau, Ontario/Quebec	148,535	15,292	46,059	18,448	228,334
Ottawa-Gatineau, Ontario part, Ontario/Quebec	82,823	14,886	41,158	16,193	155,060
Ottawa-Gatineau, Quebec part, Ontario/Quebec	65,712	406	4,901	2,255	73,274
Québec, Quebec	46,883	13,908	44,306	10,112	115,209
Regina, Saskatchewan	17,237	19,193	4,893	77	41,400
Saguenay, Quebec	9,617	5,321	3,259	1,084	19,281
Saint John, New Brunswick	6,672	1,013	4,493	800	12,978
Saskatoon, Saskatchewan	24,951	985	7,591	673	34,200
Sherbrooke, Quebec	16,222	758	3,147	37,798	57,925
St. Catharines-Niagara, Ontario	18,572	2,065	4,930	4,160	29,727
St. John's, Newfoundland and Labrador	21,576	884	4,043	51	26,554
Thunder Bay, Ontario	11,721	83	470	3,177	15,451
Toronto, Ontario	709,504	24,005	233,758	124,693	1,091,960
Trois-Rivières, Quebec	15,667	5,317	8,670	0	29,654
Vancouver, British Columbia	339,586	5,653	308,525	14,813	668,577
Victoria, British Columbia	70,500	89	4,946	49,800	125,335
Windsor, Ontario	10,908	1,750	8,981	4,304	25,943
Winnipeg, Manitoba	40,287	1,709	12,624	501	55,121

Table 12
Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative,
January - October 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford, British Columbia	134,324	33,858	36,293	103,251	307,726
Calgary, Alberta	2,545,734	130,912	1,365,349	501,420	4,543,415
Edmonton, Alberta	2,116,538	153,618	539,252	122,491	2,931,899
Greater Sudbury / Grand Sudbury, Ontario	90,390	23,534	31,097	54,067	199,088
Halifax, Nova Scotia	374,730	37,539	135,828	9,536	557,633
Hamilton, Ontario	516,626	40,337	132,649	93,938	783,550
Kingston, Ontario	108,499	14,040	45,656	33,389	201,584
Kitchener, Ontario	441,326	64,874	178,502	71,133	755,835
London, Ontario	517,794	27,019	133,262	80,011	758,086
Montréal, Quebec	3,246,222	296,950	968,229	490,648	5,002,049
Oshawa, Ontario	509,976	104,936	98,217	27,997	741,126
Ottawa-Gatineau, Ontario/Quebec	1,065,349	38,329	452,496	297,088	1,853,262
Ottawa-Gatineau, Ontario part, Ontario/Quebec	727,015	29,673	402,499	265,897	1,425,084
Ottawa-Gatineau, Quebec part, Ontario/Quebec	338,334	8,656	49,997	31,191	428,178
Québec, Quebec	602,338	51,340	250,735	88,819	993,232
Regina, Saskatchewan	132,814	30,523	57,322	96,403	317,062
Saguenay, Quebec	86,468	31,651	23,362	24,820	166,301
Saint John, New Brunswick	84,376	19,502	25,154	21,801	150,833
Saskatoon, Saskatchewan	160,197	27,542	108,238	76,728	372,705
Sherbrooke, Quebec	153,706	8,172	43,355	58,694	263,927
St. Catharines-Niagara, Ontario	261,155	46,887	77,122	64,441	449,605
St. John's, Newfoundland and Labrador	191,964	7,114	59,869	14,199	273,146
Thunder Bay, Ontario	38,755	6,247	19,336	17,542	81,880
Toronto, Ontario	5,988,202	534,410	1,991,017	608,706	9,122,335
Trois-Rivières, Quebec	112,678	33,098	48,832	16,318	210,926
Vancouver, British Columbia	3,364,528	130,744	1,380,372	436,511	5,312,155
Victoria, British Columbia	495,810	10,965	95,216	102,544	704,535
Windsor, Ontario	194,177	72,418	86,257	87,698	440,550
Winnipeg, Manitoba	430,054	54,393	152,089	105,335	741,871

Table 13
Value of the non-residential permits by type of building, provinces and territories, October 2006

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,609,119	10,675	11,666	37,305	25,692	481,656	804,492
Industrial	369,179	1,246	549	7,552	4,135	111,696	135,187
Factories, plants	186,678	850	0	5,472	1,135	55,822	71,985
Transportation, utilities	98,903	0	0	270	751	31,314	30,518
Mining and agriculture	20,518	0	250	396	900	9,094	5,828
Minor industrial projects, new and improvements ¹	63,080	396	299	1,414	1,349	15,466	26,856
Commercial	1,686,285	9,331	1,380	28,615	16,953	261,718	434,595
Trade and services	270,371	1,670	600	4,125	3,816	74,295	93,799
Warehouses	196,285	750	0	4,698	4,780	27,768	67,503
Service stations	21,220	0	0	0	0	11,129	3,310
Office buildings	523,653	1,850	0	8,332	1,068	51,351	98,440
Recreation	294,436	0	0	1,923	984	32,843	64,610
Hotels, restaurants	205,788	2,550	0	3,675	800	24,244	45,075
Laboratories	2,736	0	0	0	0	500	0
Minor commercial projects, new and improvements ¹	171,796	2,511	780	5,862	5,505	39,588	61,858
Institutional and governmental	553,655	98	9,737	1,138	4,604	108,242	234,710
Schools, education	246,723	0	9,107	0	250	15,494	150,538
Hospitals, medical	116,809	0	0	0	1,274	55,762	26,405
Welfare, home	47,555	0	0	0	448	11,069	10,438
Churches, religion	17,319	0	600	640	910	1,682	4,067
Government buildings	95,269	0	0	0	0	15,540	31,214
Minor institutional and governmental projects, new and improvements ¹	29,980	98	30	498	1,722	8,695	12,048
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	31,395	40,098	642,999	520,029	1,601	1,511	0
Industrial	2,903	20,783	62,176	22,740	162	50	0
Factories, plants	984	0	40,553	9,877	0	0	0
Transportation, utilities	0	18,978	14,170	2,902	0	0	0
Mining and agriculture	0	0	250	3,800	0	0	0
Minor industrial projects, new and improvements ¹	1,919	1,805	7,203	6,161	162	50	0
Commercial	21,878	15,830	498,459	395,783	282	1,461	0
Trade and services	6,476	3,953	48,001	32,858	0	778	0
Warehouses	2,480	6,186	42,885	39,235	0	0	0
Service stations	0	717	5,764	300	0	0	0
Office buildings	5,159	640	277,367	79,446	0	0	0
Recreation	1,700	0	99,156	93,220	0	0	0
Hotels, restaurants	1,295	0	4,085	124,064	0	0	0
Laboratories	0	300	1,300	636	0	0	0
Minor commercial projects, new and improvements ¹	4,768	4,034	19,901	26,024	282	683	0
Institutional and governmental	6,614	3,485	82,364	101,506	1,157	0	0
Schools, education	3,151	0	8,789	59,394	0	0	0
Hospitals, medical	0	430	17,647	15,291	0	0	0
Welfare, home	0	0	3,157	21,900	543	0	0
Churches, religion	0	2,300	5,580	1,540	0	0	0
Government buildings	3,200	0	44,898	0	417	0	0
Minor institutional and governmental projects, new and improvements ¹	263	755	2,293	3,381	197	0	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 on Cansim, tables 029-0039 to 029-0040 for the «Capital expenditures by type of asset» and tables 029-0005 to 029-0024 and 032-0001 to 032-0002 for the «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 2005, 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