



Catalogue no. 64-001-X

# Building Permits

November 2007



Statistics  
Canada

Statistique  
Canada

Canada

## How to obtain more information

For information about this product or the wide range of services and data available from Statistics Canada, visit our website at [www.statcan.ca](http://www.statcan.ca) or contact us by e-mail at [infostats@statcan.ca](mailto:infostats@statcan.ca) or by phone from 8:30am to 4:30pm Monday to Friday at:

### **Toll-free telephone (Canada and the United States):**

Inquiries line **1-800-263-1136**

National telecommunications device for the hearing impaired **1-800-363-7629**

Fax line **1-877-287-4369**

Depository Services Program inquiries line **1-800-635-7943**

Depository Services Program fax line **1-800-565-7757**

**Statistics Canada national contact centre: 1-613-951-8116**

Fax line **1-613-951-0581**

## Information to access the product

This product, catalogue no. 64-001-X, is available for free in electronic format. To obtain a single issue, visit our website at [www.statcan.ca](http://www.statcan.ca) and select Publications.

## Standards of service to the public

Statistics Canada is committed to serving its clients in a prompt, reliable and courteous manner. To this end, the Agency has developed *standards of service* which its employees observe in serving its clients.

To obtain a copy of these service standards, please contact Statistics Canada toll free at 1-800-263-1136. The service standards are also published on [www.statcan.ca](http://www.statcan.ca) under About us > Providing services to Canadians.



Statistics Canada  
Investment and capital stock division  
Current investment indicators section

# Building Permits

November 2007

Published by authority of the Minister responsible for Statistics Canada

© Minister of Industry, 2008

All rights reserved. The content of this electronic publication may be reproduced, in whole or in part, and by any means, without further permission from Statistics Canada, subject to the following conditions: that it be done solely for the purposes of private study, research, criticism, review or newspaper summary, and/or for non-commercial purposes; and that Statistics Canada be fully acknowledged as follows: Source (or "Adapted from", if appropriate): Statistics Canada, year of publication, name of product, catalogue number, volume and issue numbers, reference period and page(s). Otherwise, no part of this publication may be reproduced, stored in a retrieval system or transmitted in any form, by any means—electronic, mechanical or photocopy—or for any purposes without prior written permission of Licensing Services, Client Services Division, Statistics Canada, Ottawa, Ontario, Canada K1A 0T6.

January 2008

Catalogue no. 64-001-X, vol. 51, no. 11

ISSN 1480-7475

Frequency: Monthly

Ottawa

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

---

#### **Note of appreciation**

*Canada owes the success of its statistical system to a long standing partnership between Statistics Canada, the citizens of Canada, its businesses, governments and other institutions. Accurate and timely statistical information could not be produced without their continued cooperation and goodwill.*

# User information

---

## Symbols

The following standard symbols are used in Statistics Canada publications:

- . 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<sup>s</sup> 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:

- D. McDowell, Director, Investment and Capital Stock Division
- M. Labonté, Chief, Current Investment Indicators Section
- É. Saint-Pierre, Unit Head, Residential Sector, Current Investment Indicators
- D. Legault, Programmer-Analyst, Current Investment Indicators Section

## 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:

Statistics Canada  
Investment and Capital Stock Division  
Current Investment Indicators Section  
Jean Talon Building, 9 D-2  
170 Tunney's Pasture Driveway  
Ottawa, Ontario K1A 0T6  
or by telephoning: 613-951-6321

# Table of contents

---

<b>Highlights</b>	<b>5</b>
<b>Analysis – November 2007</b>	<b>6</b>
Housing sector: Decline in demand for multi-family units	6
Non-residential sector: Construction intentions at their lowest level in seven months	7
Metropolitan areas: Boom in construction intentions for Toronto	7
<b>Related products</b>	<b>12</b>
<b>Statistical tables</b>	
1 Total value of building permits, provinces and territories, seasonally adjusted	15
2 Non-residential value of building permits, provinces and territories, seasonally adjusted	15
3 Residential value of building permits, provinces and territories, seasonally adjusted	16
4 Number of dwelling units authorized, province and territories, seasonally adjusted at annual rate	16
5 Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2007	17
6 Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2007	19
7 Dwelling units, provinces and territories, unadjusted, 2007	23
8 Dwelling units, census metropolitan areas, unadjusted, November 2007	25
9 Dwelling units, census metropolitan areas, unadjusted, cumulative, January to November 2007	26
10 Value of residential and non-residential building permits, provinces and territories, unadjusted, 2007	27
11 Value of residential and non-residential building permits, census metropolitan areas, unadjusted, November 2007	29
12 Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to November 2007	30
13 Value of the non-residential permits by type of building, provinces and territories, November 2007	31
<b>Data quality, concepts and methodology</b>	
Description – Monthly survey of building permits	32
Data source and methodology	33
Concepts and variables measured	35
Building categories	36
Geographic classification	37
Data accuracy	38
Comparability of data and related sources	39

## Table of contents – continued

### Appendix

I	Geographical abbreviations	40
---	----------------------------	----

### Charts

1.	Total value of building permits	8
2.	Residential value of building permits – Total	8
3.	Number of dwelling units – Single and multiple	9
4.	Non residential value of building permits – Total	9
5.	Commercial value of building permits	10
6.	Industrial value of building permits	10
7.	Institutional and governmental value of building permits	11

## Highlights

---

- The value of building permits fell in November but still remained slightly above the \$6-billion mark for a seventh consecutive month. At \$68.1 billion, the total value of building permits from January to November has already surpassed the record for an entire year set in 2006.

## Analysis – November 2007

---

The value of building permits fell in November but still remained slightly above the \$6-billion mark for a seventh consecutive month.

Municipalities issued building permits worth \$6.0 billion, down 9.9% from October. Fewer construction intentions for both residential and non-residential buildings contributed to the decline in November.

On a year-to-date basis, the total value of building permits issued by municipalities from January to November hit \$68.1 billion, up 12.4% from the total for the first 11 months of 2006. This total was also 2.8% higher than the previous annual record of \$66.3 billion set in 2006. The strong results came from gains in both residential and non-residential sectors.

In the non-residential sector, intentions fell 17.5% to \$2.2 billion in November. A rise in industrial construction intentions was insufficient to offset strong decreases in the commercial and institutional components.

The residential sector followed suit with a 5.0% decline to \$3.9 billion. A slight gain in single housing could not make up for a dive in the multi-family component. Municipalities approved 19,659 new units, down 4.3%.

November's decline in the total value of permits was spread across the country as every province, except for Newfoundland and Labrador and Manitoba, recorded decreases.

### Housing sector: Decline in demand for multi-family units

The value of permits for multi-family dwellings fell by 15.2% in November to \$1.4 billion, an amount close to the 2007 monthly average. The number of multiple-family units approved decreased 7.9% to 9,914.

Single-family permits increased by 1.8% to \$2.5 billion. The number of new single units authorized remained virtually unchanged (-0.2%).

Strength in employment, growth in disposable income, tight apartment vacancy rates in certain centres and attractive financing options continued to affect positively the housing sector.

However, the deterioration of housing affordability due to the growth in prices for new housing and the recent increases in mortgage rates could erode demand.

#### 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 the Building Permits release, the census metropolitan area of Ottawa–Gatineau is divided into two areas: Ottawa–Gatineau (Quebec part) and Ottawa–Gatineau (Ontario part).

Provincially, the largest decrease (in dollars) occurred in British Columbia, where the value of housing permits fell 28.5% to \$611 million. The drop originated from a 49.7% decrease in the value of multi-family permits.



Quebec followed with a drop of 8.8% to \$735 million, as a result of decreases in both the single and multi-family components.

In contrast, Alberta experienced the largest gain among the province with an increase of 13.3% in residential intentions. This gain originated from both single and multi-family housing.

For the first 11 months of 2007, the value of housing permits totalled \$41.5 billion, up 10.5% from the same period in 2006. The gain was fuelled by growth in both the single-family (+8.6%) and multi-family components (+14.2%).

### **Non-residential sector: Construction intentions at their lowest level in seven months**

The value of non-residential permits plunged in November to its lowest level since April. This drop came after the value of non-residential permits surged 19.8% in October, thanks to large commercial projects in Calgary.

Commercial intentions tumbled 32.5% to \$1.1 billion in November, the lowest level since February. The drop was largely fuelled by a decline in permits for office buildings and by smaller decreases in retail trade buildings and warehouses.

Following a 30.6% gain in October, the value of institutional permits decreased 14.1% to \$581 million. The decline was spread across various types of institutional buildings (schools, nursing homes, administrative buildings, churches).

In contrast, the industrial component climbed 47.9% in November as the value totalled \$495 million, halting three consecutive monthly declines. Construction projects for manufacturing buildings fuelled the increase in November.

Following peaks in May and June, the value of non-residential permits has been on a downward trend because of lower levels in commercial permits. In contrast, the value of industrial and institutional permits has been on an upward trend over recent months.

Provincially, the largest decline in non-residential construction intentions (in dollars) occurred in Alberta (-36.7% to \$480 million), after an exceptional month in October, as important gains in institutional and industrial permits were offset by the drop in the commercial component. Ontario followed with a sizeable 16.1% decline.

In November, gains in the non-residential sector were recorded only in Newfoundland and Labrador, Saskatchewan, British Columbia and Northwest Territories.

For the January-to-November period, the total value of non-residential permits reached \$26.6 billion, up 15.5% from the same period in 2006. The total has already surpassed the annual record of \$25.2 billion reached in 2006.

The three non-residential components posted marked gains in their cumulative numbers. The value of commercial permits increased 19.2% to \$15.6 billion; the gain was largely fuelled by the strong demand for new office space. The value of institutional permits gained 7.0% to \$6.3 billion, thanks to projects for hospitals and nursing homes. Industrial permits increased 16.0% to \$4.7 billion due mostly to projects for plants.

Among the provinces, Ontario (+26.1%) showed the largest cumulative increase in non-residential construction, followed by Alberta (+19.7%) and Quebec (+15.3%). The levels in Ontario and Alberta already surpassed their annual records reached respectively in 2005 and 2006.

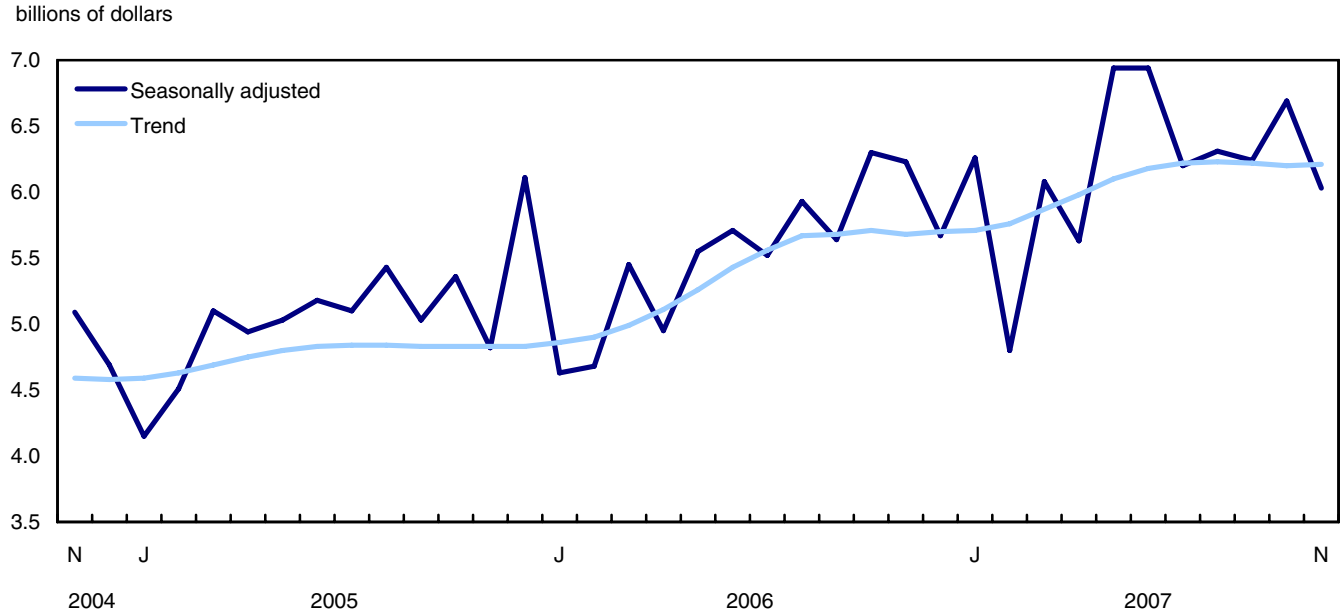
Low office vacancy rates in major centres, the increasing demand for health and nursing facilities and the vigorous retail and wholesale sectors contributed to generate an increase in non-residential construction projects.

### **Metropolitan areas: Boom in construction intentions for Toronto**

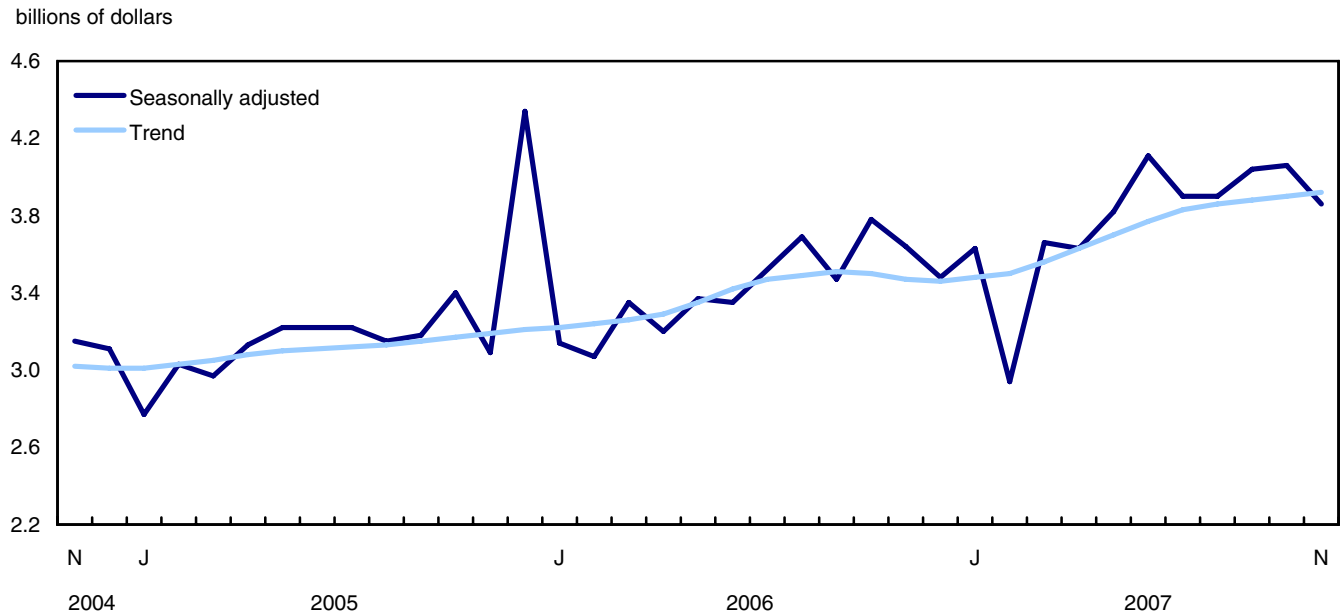
On a year-to-date basis, 22 out of the 34 census metropolitan areas showed gains. The largest by far (in dollars) occurred in Toronto, where \$12.0 billion worth of construction projects have been approved since the beginning of 2007, nearly \$2.0 billion more than the value from January to November in 2006. Construction projects for office buildings and new single-family dwellings were the largest contributors to the strong showing.

Calgary, Montréal, Edmonton and Québec distantly followed, each of them showing gains in both the residential and non-residential sectors. In contrast, Windsor, Barrie and Oshawa posted the largest retreats.

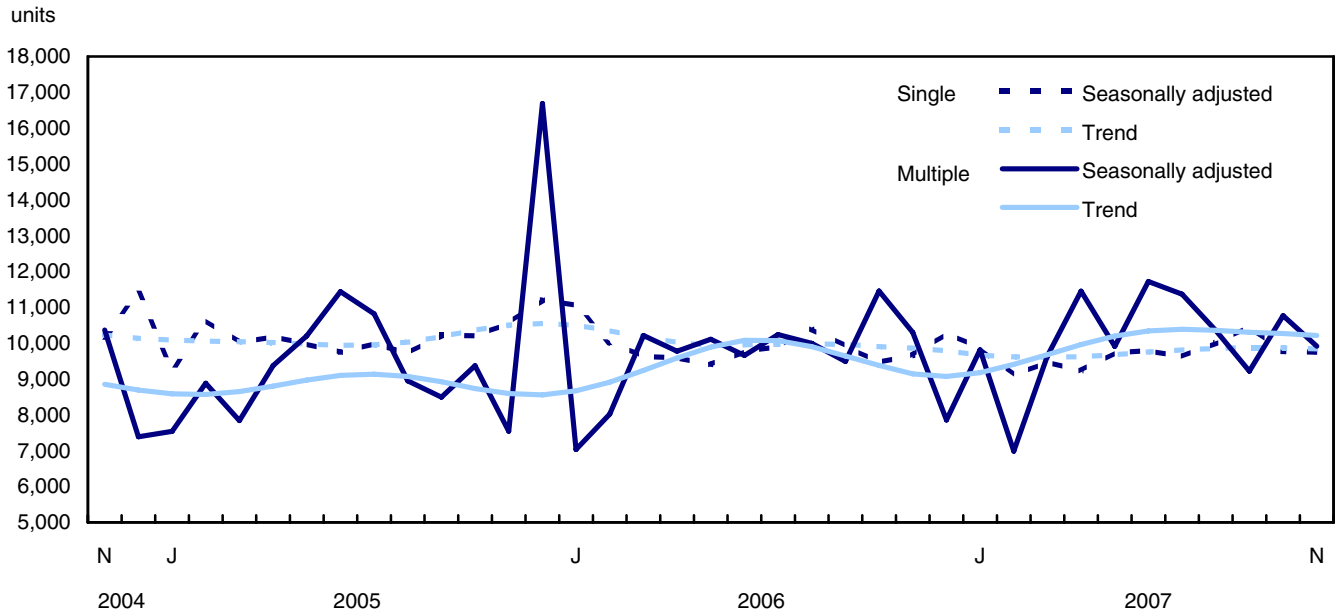
**Chart 1**  
Total value of building permits



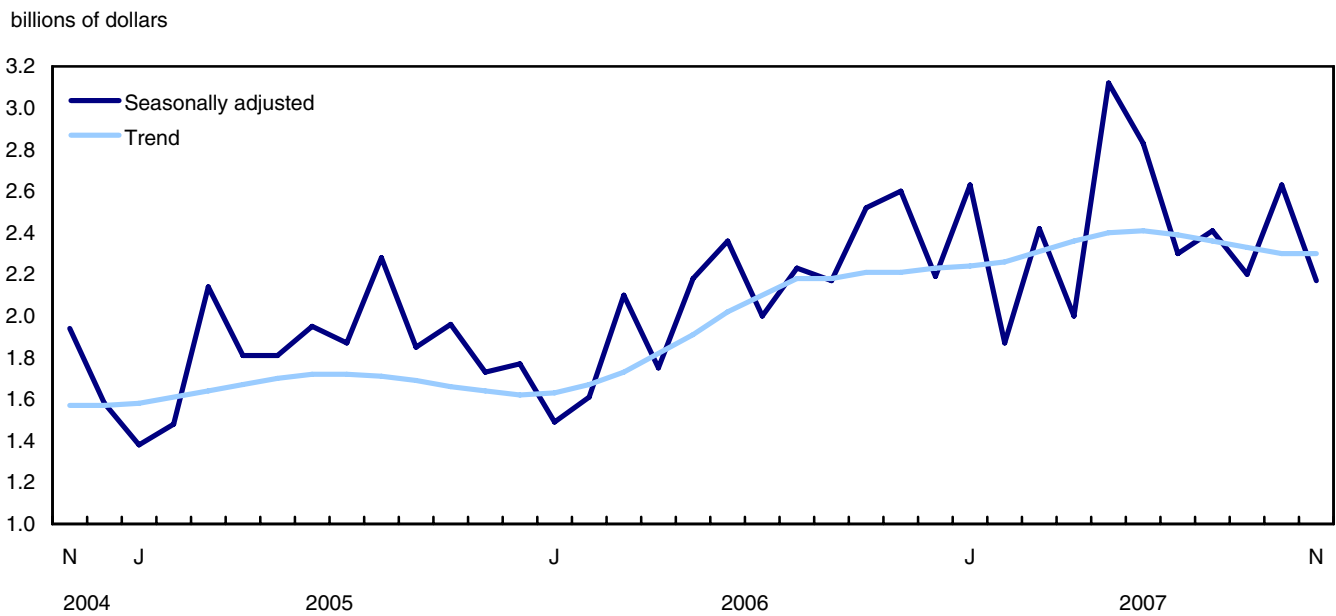
**Chart 2**  
Residential value of building permits – Total



**Chart 3**  
Number of dwelling units – Single and multiple

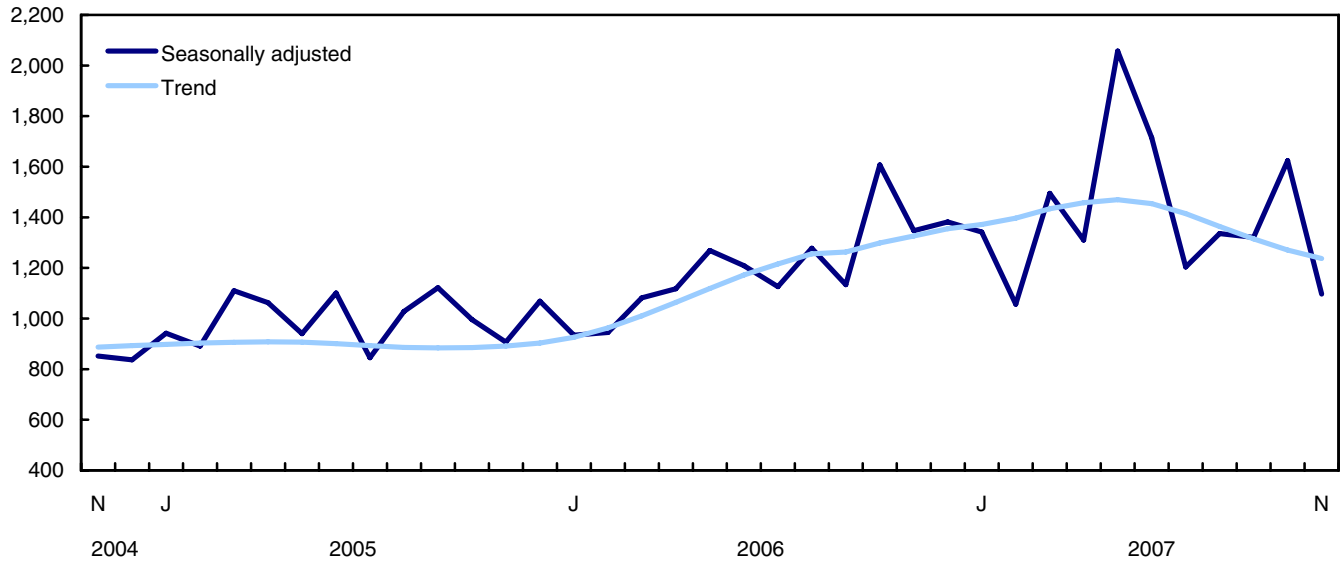


**Chart 4**  
Non residential value of building permits – Total



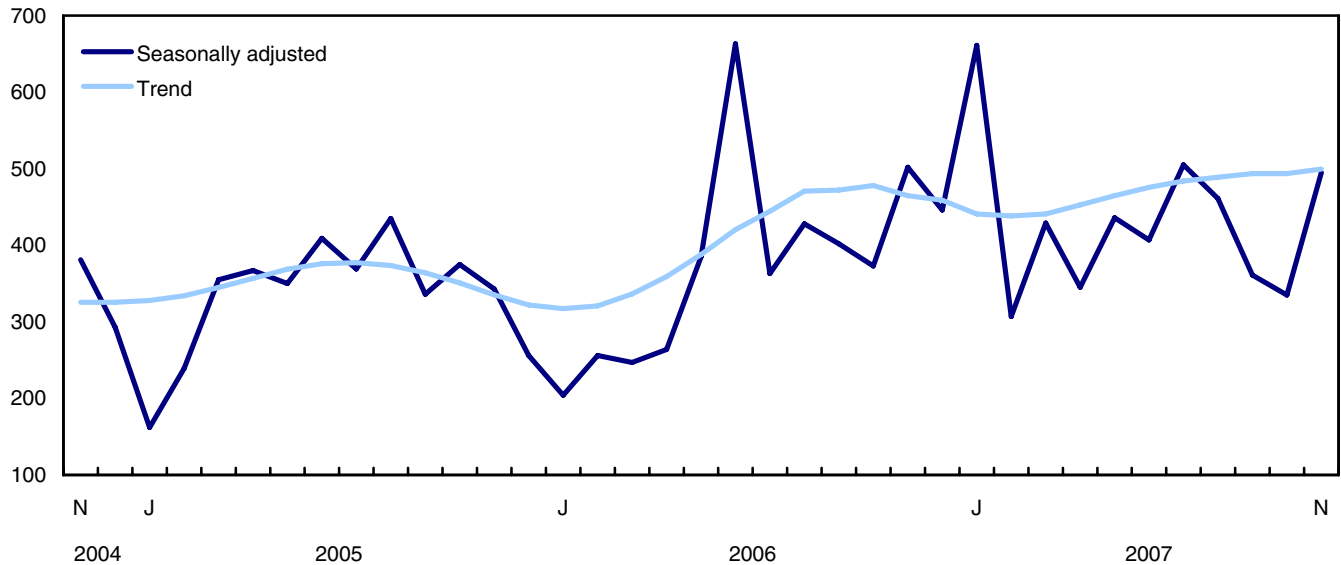
**Chart 5**  
Commercial value of building permits

millions of dollars



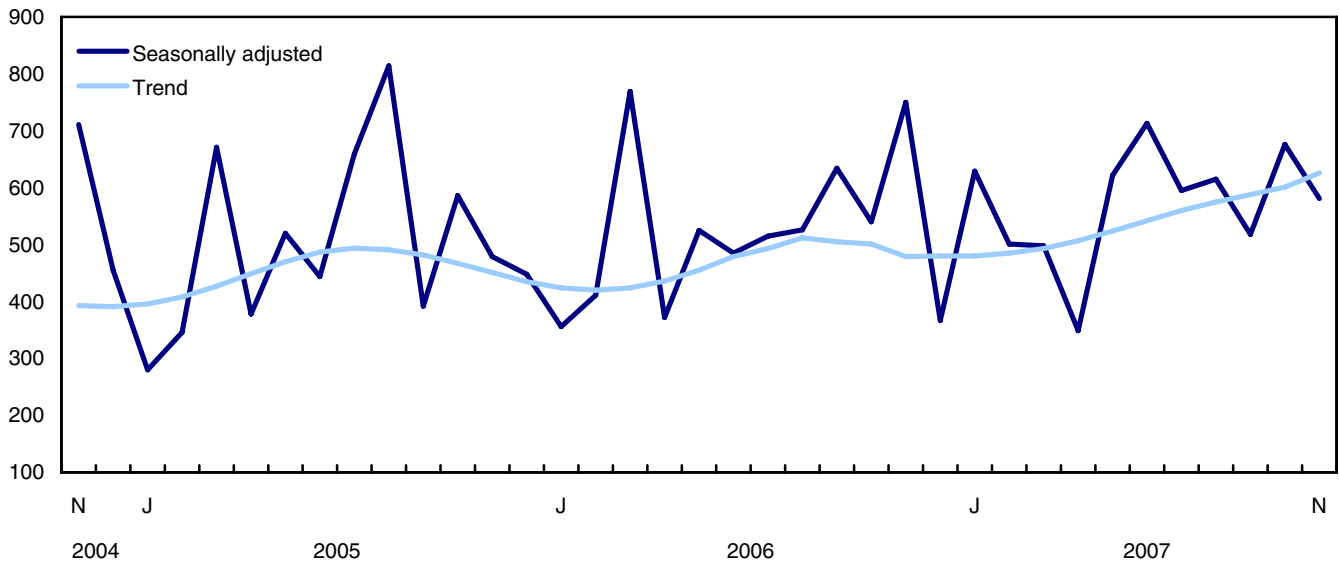
**Chart 6**  
Industrial value of building permits

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
-----------------	--

---

### Selected CANSIM tables from Statistics Canada

---

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

---

## **Selected surveys from Statistics Canada**

---

2802                      Building Permits Survey

---

## **Selected summary tables 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**

	2007 November <sup>p</sup>	2007 October <sup>p</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
<b>Canada</b>	<b>6,028,767</b>	<b>6,692,964</b>	<b>-9.9</b>	<b>7.3</b>	<b>-1.1</b>	<b>1.7</b>	<b>-10.6</b>	<b>0.1</b>
Newfoundland and Labrador	58,908	49,699	18.5	-18.5	-12.4	28.7	15.7	0.0
Prince Edward Island	14,844	25,476	-41.7	146.8	-13.4	-12.9	14.7	-11.5
Nova Scotia	108,061	123,199	-12.3	18.0	-24.3	15.3	-4.7	15.9
New Brunswick	82,801	95,100	-12.9	31.4	-23.8	10.8	5.7	-15.9
Quebec	1,123,615	1,202,809	-6.6	13.1	-7.8	-1.3	-1.3	3.7
Ontario	2,291,450	2,423,330	-5.4	-6.3	17.1	5.8	-9.8	10.1
Manitoba	113,881	113,512	0.3	-13.6	10.4	-1.9	-18.2	-3.1
Saskatchewan	119,081	128,516	-7.3	-5.9	-25.9	34.5	-24.0	51.5
Alberta	1,204,521	1,397,466	-13.8	12.6	-4.6	-6.2	-8.8	-15.1
British Columbia	901,913	1,127,584	-20.0	38.2	-19.4	0.1	-22.5	-3.0
Yukon Territory	1,960	3,667	-46.6	-56.4	42.2	-8.5	74.5	-61.3
Northwest Territories	3,721	1,615	130.4	-65.5	9.4	-56.6	-33.5	55.2
Nunavut	4,011	991	304.7	-64.2	-33.4	87.1	-67.2	638.7

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

	2007 November <sup>p</sup>	2007 October <sup>p</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
<b>Canada</b>	<b>2,172,648</b>	<b>2,634,888</b>	<b>-17.5</b>	<b>19.8</b>	<b>-8.8</b>	<b>4.7</b>	<b>-18.7</b>	<b>-9.0</b>
Newfoundland and Labrador	19,878	10,430	90.6	-59.4	154.2	-50.1	36.7	0.6
Prince Edward Island	2,974	14,629	-79.7	424.3	1.5	-17.4	10.0	-9.2
Nova Scotia	40,004	50,694	-21.1	71.2	-21.0	-16.3	-33.8	65.6
New Brunswick	35,247	46,338	-23.9	70.3	-35.9	44.6	20.9	-52.4
Quebec	388,994	397,087	-2.0	12.7	-6.2	-12.4	-13.2	13.2
Ontario	838,329	998,838	-16.1	-0.1	2.9	15.1	-15.1	11.6
Manitoba	22,153	41,944	-47.2	-12.4	84.3	-40.0	-35.4	-6.5
Saskatchewan	51,050	40,407	26.3	-30.5	-46.5	71.5	-44.0	117.1
Alberta	480,172	758,272	-36.7	68.3	-9.8	-8.3	0.3	-51.5
British Columbia	290,451	272,625	6.5	35.7	-39.2	19.5	-44.1	17.7
Yukon Territory	396	1,867	-78.8	-45.3	23.7	172.0	-38.0	-74.9
Northwest Territories	2,900	922	214.5	-37.4	-51.4	-33.0	-59.1	31.6
Nunavut	100	835	-88.0	27,733.3	-99.8	835.3	-97.7	...

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

	2007 November <sup>p</sup>	2007 October <sup>p</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
<b>Canada</b>	<b>3,856,119</b>	<b>4,058,076</b>	<b>-5.0</b>	<b>0.5</b>	<b>3.7</b>	<b>-0.1</b>	<b>-5.1</b>	<b>7.5</b>
Newfoundland and Labrador	39,030	39,269	-0.6	11.3	-40.7	75.9	5.9	-0.3
Prince Edward Island	11,870	10,847	9.4	44.0	-17.9	-11.4	16.3	-12.2
Nova Scotia	68,057	72,505	-6.1	-3.1	-25.5	34.3	29.4	-14.3
New Brunswick	47,554	48,762	-2.5	8.0	-14.1	-6.8	-0.8	25.0
Quebec	734,621	805,722	-8.8	13.4	-8.5	5.1	7.3	-2.2
Ontario	1,453,121	1,424,492	2.0	-10.3	28.1	-0.5	-5.9	9.1
Manitoba	91,728	71,568	28.2	-14.3	-10.3	19.2	-4.0	-0.1
Saskatchewan	68,031	88,109	-22.8	12.3	3.6	2.7	9.5	0.5
Alberta	724,349	639,194	13.3	-19.2	-1.4	-4.8	-13.8	45.5
British Columbia	611,462	854,959	-28.5	39.1	-9.8	-7.1	-9.3	-12.4
Yukon Territory	1,564	1,800	-13.1	-63.9	58.4	-42.1	163.7	-32.4
Northwest Territories	821	693	18.5	-78.4	157.5	-76.6	41.6	228.8
Nunavut	3,911	156	2,407.1	-94.4	-3.3	37.2	186.1	-20.6

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

	2007 November <sup>p</sup>	2007 October <sup>p</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	units		percentage change					
<b>Canada</b>	<b>235,908</b>	<b>246,468</b>	<b>-4.3</b>	<b>4.3</b>	<b>-3.3</b>	<b>-3.0</b>	<b>-2.4</b>	<b>9.5</b>
Newfoundland and Labrador	2,784	3,012	-7.6	19.0	-47.4	108.9	11.6	-14.0
Prince Edward Island	960	912	5.3	65.2	-28.1	-1.5	25.0	-23.5
Nova Scotia	5,064	4,764	6.3	-7.7	-37.9	40.7	60.3	-19.2
New Brunswick	4,764	4,368	9.1	15.9	-17.4	-9.5	-8.3	26.9
Quebec	53,712	58,488	-8.2	13.8	-12.9	8.6	14.3	-17.3
Ontario	76,272	79,944	-4.6	-1.3	13.2	-5.9	0.4	16.6
Manitoba	6,132	4,776	28.4	-23.6	-13.7	28.0	-8.0	9.6
Saskatchewan	4,872	6,372	-23.5	2.5	26.7	-12.6	4.7	11.8
Alberta	49,956	36,864	35.5	-20.5	2.0	-7.8	-17.0	44.0
British Columbia	31,080	46,800	-33.6	44.9	-13.3	-19.2	-10.9	5.1
Yukon Territory	132	132	0.0	-66.7	57.1	-27.6	222.2	-55.0
Northwest Territories	0	24	-100.0	-85.7	600.0	-89.5	90.0	233.3
Nunavut	180	12	1,400.0	-90.0	-9.1	-15.4	333.3	0.0

**Table 5**  
**Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2007**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Canada</b>									
October <sup>r</sup>	9,769	10,770	20,539	4,058,076	335,112	1,623,634	676,142	2,634,888	6,692,964
November <sup>p</sup>	9,745	9,914	19,659	3,856,119	495,493	1,096,594	580,561	2,172,648	6,028,767
Cumulative Jan. to Nov. 2007	106,818	111,153	217,971	41,534,990	4,742,181	15,556,709	6,295,353	26,594,243	68,129,233
Cumulative Jan. to Nov. 2006	108,807	106,298	215,105	37,574,535	4,086,693	13,048,875	5,882,988	23,018,556	60,593,091
<b>Newfoundland and Labrador</b>									
October <sup>r</sup>	202	49	251	39,269	2,375	7,123	932	10,430	49,699
November <sup>p</sup>	190	42	232	39,030	804	9,038	10,036	19,878	58,908
Cumulative Jan. to Nov. 2007	1,751	536	2,287	380,758	24,865	90,542	55,795	171,202	551,960
Cumulative Jan. to Nov. 2006	1,451	404	1,855	295,224	81,681	96,740	27,114	205,535	500,759
<b>Prince Edward Island</b>									
October <sup>r</sup>	60	16	76	10,847	4,142	7,861	2,626	14,629	25,476
November <sup>p</sup>	60	20	80	11,870	326	1,678	970	2,974	14,844
Cumulative Jan. to Nov. 2007	591	138	729	108,286	10,472	27,891	6,111	44,474	152,760
Cumulative Jan. to Nov. 2006	633	206	839	116,332	18,439	32,752	26,140	77,331	193,663
<b>Nova Scotia</b>									
October <sup>r</sup>	292	105	397	72,505	12,773	35,138	2,783	50,694	123,199
November <sup>p</sup>	307	115	422	68,057	7,673	21,757	10,574	40,004	108,061
Cumulative Jan. to Nov. 2007	2,832	1,985	4,817	775,304	64,955	270,292	81,617	416,864	1,192,168
Cumulative Jan. to Nov. 2006	2,748	2,606	5,354	775,850	81,227	244,842	49,274	375,343	1,151,193
<b>New Brunswick</b>									
October <sup>r</sup>	233	131	364	48,762	5,973	27,760	12,605	46,338	95,100
November <sup>p</sup>	253	144	397	47,554	3,692	23,330	8,225	35,247	82,801
Cumulative Jan. to Nov. 2007	2,404	1,390	3,794	507,488	110,134	221,365	62,280	393,779	901,267
Cumulative Jan. to Nov. 2006	2,240	1,587	3,827	455,574	55,230	189,822	165,295	410,347	865,921
<b>Quebec</b>									
October <sup>r</sup>	2,018	2,856	4,874	805,722	68,518	202,657	125,912	397,087	1,202,809
November <sup>p</sup>	2,003	2,473	4,476	734,621	123,409	205,676	59,909	388,994	1,123,615
Cumulative Jan. to Nov. 2007	21,040	26,016	47,056	7,717,319	842,729	2,261,319	1,151,151	4,255,199	11,972,518
Cumulative Jan. to Nov. 2006	19,932	25,306	45,238	7,127,445	772,928	1,949,709	966,743	3,689,380	10,816,825
<b>Ontario</b>									
October <sup>r</sup>	3,421	3,241	6,662	1,424,492	161,326	438,212	399,300	998,838	2,423,330
November <sup>p</sup>	3,375	2,981	6,356	1,453,121	220,396	360,027	257,906	838,329	2,291,450
Cumulative Jan. to Nov. 2007	35,666	30,280	65,946	14,028,286	2,394,190	5,068,343	2,914,933	10,377,466	24,405,752
Cumulative Jan. to Nov. 2006	35,001	31,569	66,570	13,042,403	1,650,885	4,396,987	2,182,674	8,230,546	21,272,949
<b>Manitoba</b>									
October <sup>r</sup>	337	61	398	71,568	5,073	30,807	6,064	41,944	113,512
November <sup>p</sup>	374	137	511	91,728	4,592	13,084	4,477	22,153	113,881
Cumulative Jan. to Nov. 2007	3,606	1,890	5,496	887,845	57,836	250,157	178,552	486,545	1,374,390
Cumulative Jan. to Nov. 2006	3,171	1,981	5,152	756,172	100,770	254,794	152,046	507,610	1,263,782
<b>Saskatchewan</b>									
October <sup>r</sup>	339	192	531	88,109	3,708	24,871	11,828	40,407	128,516
November <sup>p</sup>	330	76	406	68,031	17,513	29,685	3,852	51,050	119,081
Cumulative Jan. to Nov. 2007	3,185	1,583	4,768	773,110	91,295	438,770	110,580	640,645	1,413,755
Cumulative Jan. to Nov. 2006	2,158	829	2,987	437,812	89,102	269,077	259,787	617,966	1,055,778
<b>Alberta</b>									
October <sup>r</sup>	1,724	1,348	3,072	639,194	49,317	658,867	50,088	758,272	1,397,466
November <sup>p</sup>	1,730	2,433	4,163	724,349	85,290	266,505	128,377	480,172	1,204,521
Cumulative Jan. to Nov. 2007	23,805	20,956	44,761	8,393,450	831,813	4,454,745	828,114	6,114,672	14,508,122
Cumulative Jan. to Nov. 2006	28,066	18,870	46,936	7,481,518	891,901	3,231,663	986,394	5,109,958	12,591,476

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, 2007**

	Number of dwelling units			Residential	Estimated value of construction				Total
	Singles <sup>1</sup>	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>British Columbia</b>									
October <sup>r</sup>	1,133	2,767	3,900	854,959	21,464	187,686	63,475	272,625	1,127,584
November <sup>p</sup>	1,116	1,474	2,590	611,462	30,833	163,504	96,114	290,451	901,913
Cumulative Jan. to Nov. 2007	11,725	26,121	37,846	7,857,903	296,498	2,432,261	872,406	3,601,165	11,459,068
Cumulative Jan. to Nov. 2006	13,132	22,773	35,905	7,004,785	341,786	2,336,169	1,016,364	3,694,319	10,699,104
<b>Yukon Territory</b>									
October <sup>r</sup>	7	4	11	1,800	22	1,316	529	1,867	3,667
November <sup>p</sup>	7	4	11	1,564	65	210	121	396	1,960
Cumulative Jan. to Nov. 2007	147	53	200	33,514	13,611	7,257	15,071	35,939	69,453
Cumulative Jan. to Nov. 2006	192	44	236	34,628	1,017	23,811	32,074	56,902	91,530
<b>Northwest Territories</b>									
October <sup>r</sup>	2	0	2	693	421	501	0	922	1,615
November <sup>p</sup>	0	0	0	821	900	2,000	0	2,900	3,721
Cumulative Jan. to Nov. 2007	51	4	55	18,002	3,762	29,771	12,897	46,430	64,432
Cumulative Jan. to Nov. 2006	63	16	79	17,217	1,429	10,800	7,823	20,052	37,269
<b>Nunavut</b>									
October <sup>r</sup>	1	0	1	156	0	835	0	835	991
November <sup>p</sup>	0	15	15	3,911	0	100	0	100	4,011
Cumulative Jan. to Nov. 2007	15	201	216	53,725	21	3,996	5,846	9,863	63,588
Cumulative Jan. to Nov. 2006	20	107	127	29,575	298	11,709	11,260	23,267	52,842

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, 2007**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Abbotsford, British Columbia</b>									
October <sup>r</sup>	48	14	62	11,132	982	9,734	8,160	18,876	30,008
November <sup>p</sup>	41	84	125	21,474	133	13,462	0	13,595	35,069
Cumulative Jan. to Nov. 2007	537	515	1,052	177,213	19,625	71,792	11,041	102,458	279,671
Cumulative Jan. to Nov. 2006	413	762	1,175	155,281	35,120	47,819	103,535	186,474	341,755
<b>Barrie, Ontario</b>									
October <sup>r</sup>	60	15	75	14,798	270	1,758	1,185	3,213	18,011
November <sup>p</sup>	74	7	81	18,134	1,415	3,478	536	5,429	23,563
Cumulative Jan. to Nov. 2007	740	232	972	216,297	14,800	80,436	33,151	128,387	344,684
Cumulative Jan. to Nov. 2006	901	363	1,264	274,826	39,502	148,357	7,458	195,317	470,143
<b>Brantford, Ontario</b>									
October <sup>r</sup>	27	22	49	5,819	806	2,171	35	3,012	8,831
November <sup>p</sup>	31	22	53	7,755	3,591	1,064	2,814	7,469	15,224
Cumulative Jan. to Nov. 2007	449	151	600	86,098	15,160	45,743	22,500	83,403	169,501
Cumulative Jan. to Nov. 2006	484	151	635	81,755	22,210	47,283	23,235	92,728	174,483
<b>Calgary, Alberta</b>									
October <sup>r</sup>	488	515	1,003	221,447	2,408	478,130	24,416	504,954	726,401
November <sup>p</sup>	530	260	790	194,334	7,372	122,106	16,251	145,729	340,063
Cumulative Jan. to Nov. 2007	6,833	7,265	14,098	2,912,304	98,706	2,698,318	292,069	3,089,093	6,001,397
Cumulative Jan. to Nov. 2006	9,410	8,198	17,608	2,773,987	139,178	1,543,397	549,147	2,231,722	5,005,709
<b>Edmonton, Alberta</b>									
October <sup>r</sup>	379	476	855	170,838	12,124	68,328	1,874	82,326	253,164
November <sup>p</sup>	398	1,548	1,946	283,465	42,675	85,380	9,973	138,028	421,493
Cumulative Jan. to Nov. 2007	6,656	7,965	14,621	2,620,517	174,122	810,600	114,202	1,098,924	3,719,441
Cumulative Jan. to Nov. 2006	8,572	4,982	13,554	2,237,022	165,253	659,055	181,444	1,005,752	3,242,774
<b>Greater Sudbury, Ontario</b>									
October <sup>r</sup>	44	4	48	11,482	4,076	8,120	3,150	15,346	26,828
November <sup>p</sup>	59	2	61	12,495	7,414	3,084	2,057	12,555	25,050
Cumulative Jan. to Nov. 2007	503	62	565	131,454	42,960	51,191	121,548	215,699	347,153
Cumulative Jan. to Nov. 2006	445	24	469	97,378	26,631	34,337	59,613	120,581	217,959
<b>Guelph, Ontario</b>									
October <sup>r</sup>	38	14	52	15,119	6,460	1,027	9,023	16,510	31,629
November <sup>p</sup>	44	64	108	15,343	4,809	4,771	950	10,530	25,873
Cumulative Jan. to Nov. 2007	520	509	1,029	161,340	34,964	59,470	32,460	126,894	288,234
Cumulative Jan. to Nov. 2006	434	378	812	123,902	18,441	90,620	59,918	168,979	292,881
<b>Halifax, Nova Scotia</b>									
October <sup>r</sup>	149	62	211	39,607	2,137	26,509	1,714	30,360	69,967
November <sup>p</sup>	164	76	240	35,939	135	13,636	6,610	20,381	56,320
Cumulative Jan. to Nov. 2007	1,210	1,498	2,708	409,533	13,739	157,504	37,393	208,636	618,169
Cumulative Jan. to Nov. 2006	1,066	1,911	2,977	407,236	38,011	147,978	10,130	196,119	603,355
<b>Hamilton, Ontario</b>									
October <sup>r</sup>	148	71	219	51,467	2,075	16,496	65,326	83,897	135,364
November <sup>p</sup>	146	24	170	51,196	25,726	21,634	88,180	135,540	186,736
Cumulative Jan. to Nov. 2007	1,727	1,326	3,053	626,577	72,749	158,308	264,627	495,684	1,122,261
Cumulative Jan. to Nov. 2006	1,670	1,378	3,048	563,217	48,279	149,393	152,124	349,796	913,013
<b>Kelowna, British Columbia</b>									
October <sup>r</sup>	93	224	317	73,872	627	5,402	206	6,235	80,107
November <sup>p</sup>	95	171	266	65,235	1,528	18,585	30	20,143	85,378
Cumulative Jan. to Nov. 2007	986	1,611	2,597	587,549	18,900	166,368	25,928	211,196	798,745
Cumulative Jan. to Nov. 2006	931	1,113	2,044	417,173	16,364	88,115	50,519	154,998	572,171

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, 2007**

	Number of dwelling units			Residential	Estimated value of construction				Total
	Singles <sup>1</sup>	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Kingston, Ontario</b>									
October <sup>r</sup>	55	10	65	9,105	981	2,114	82,993	86,088	95,193
November <sup>p</sup>	44	11	55	9,594	560	4,594	350	5,504	15,098
Cumulative Jan. to Nov. 2007	561	231	792	121,495	7,149	40,718	145,180	193,047	314,542
Cumulative Jan. to Nov. 2006	465	292	757	117,815	14,175	72,169	34,941	121,285	239,100
<b>Kitchener, Ontario</b>									
October <sup>r</sup>	97	89	186	30,416	2,128	19,692	7,307	29,127	59,543
November <sup>p</sup>	148	84	232	42,883	15,215	5,332	923	21,470	64,353
Cumulative Jan. to Nov. 2007	1,126	1,471	2,597	438,008	87,759	143,107	111,282	342,148	780,156
Cumulative Jan. to Nov. 2006	1,356	1,424	2,780	446,478	75,907	201,782	103,048	380,737	827,215
<b>London, Ontario</b>									
October <sup>r</sup>	125	15	140	29,768	14,466	11,224	9,547	35,237	65,005
November <sup>p</sup>	170	50	220	46,302	4,269	11,371	37,762	53,402	99,704
Cumulative Jan. to Nov. 2007	1,724	1,006	2,730	475,385	57,095	163,742	163,475	384,312	859,697
Cumulative Jan. to Nov. 2006	1,849	1,759	3,608	546,333	40,242	137,541	119,396	297,179	843,512
<b>Moncton, New Brunswick</b>									
October <sup>r</sup>	63	88	151	16,462	198	5,808	4,757	10,763	27,225
November <sup>p</sup>	58	91	149	12,386	2,362	7,310	2,613	12,285	24,671
Cumulative Jan. to Nov. 2007	643	750	1,393	153,262	13,290	74,145	16,831	104,266	257,528
Cumulative Jan. to Nov. 2006	571	755	1,326	137,581	13,749	48,856	44,495	107,100	244,681
<b>Montréal, Quebec</b>									
October <sup>r</sup>	828	1,705	2,533	424,967	23,066	123,745	51,583	198,394	623,361
November <sup>p</sup>	859	1,487	2,346	387,403	90,958	86,635	14,817	192,410	579,813
Cumulative Jan. to Nov. 2007	8,200	14,240	22,440	3,731,842	426,553	1,269,449	639,085	2,335,087	6,066,929
Cumulative Jan. to Nov. 2006	7,798	14,726	22,524	3,641,523	343,336	1,059,500	486,859	1,889,695	5,531,218
<b>Oshawa, Ontario</b>									
October <sup>r</sup>	141	72	213	46,540	2,019	3,205	27,616	32,840	79,380
November <sup>p</sup>	201	118	319	66,314	578	32,358	44	32,980	99,294
Cumulative Jan. to Nov. 2007	1,454	543	1,997	452,548	104,424	97,104	58,736	260,264	712,812
Cumulative Jan. to Nov. 2006	1,732	1,086	2,818	538,057	128,031	112,553	31,734	272,318	810,375
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
October <sup>r</sup>	311	445	756	127,995	1,153	29,095	61,033	91,281	219,276
November <sup>p</sup>	323	339	662	112,180	4,398	21,433	40,658	66,489	178,669
Cumulative Jan. to Nov. 2007	2,855	3,635	6,490	1,051,676	50,692	468,472	263,504	782,668	1,834,344
Cumulative Jan. to Nov. 2006	2,341	2,507	4,848	798,491	30,888	441,063	279,192	751,143	1,549,634
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
October <sup>r</sup>	111	80	191	30,538	431	4,861	379	5,671	36,209
November <sup>p</sup>	79	90	169	25,729	2	6,159	2,933	9,094	34,823
Cumulative Jan. to Nov. 2007	1,007	1,918	2,925	396,689	12,403	82,915	52,616	147,934	544,623
Cumulative Jan. to Nov. 2006	1,091	2,056	3,147	396,608	8,998	54,481	32,970	96,449	493,057
<b>Peterborough, Ontario</b>									
October <sup>r</sup>	28	53	81	11,341	152	15,483	54	15,689	27,030
November <sup>p</sup>	31	17	48	8,357	360	857	15	1,232	9,589
Cumulative Jan. to Nov. 2007	306	327	633	111,224	4,424	38,381	917	43,722	154,946
Cumulative Jan. to Nov. 2006	307	130	437	83,735	6,459	36,825	7,716	51,000	134,735
<b>Québec, Quebec</b>									
October <sup>r</sup>	171	299	470	68,856	4,356	17,935	42,719	65,010	133,866
November <sup>p</sup>	151	244	395	55,416	3,875	49,232	14,463	67,570	122,986
Cumulative Jan. to Nov. 2007	2,103	3,344	5,447	786,708	83,947	330,497	166,323	580,767	1,367,475
Cumulative Jan. to Nov. 2006	2,167	2,411	4,578	646,556	51,241	265,272	95,655	412,168	1,058,724

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, 2007

	Number of dwelling units			Residential	Estimated value of construction				Total
	Singles <sup>1</sup>	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Regina, Saskatchewan</b>									
October <sup>r</sup>	103	96	199	26,719	673	6,072	7,676	14,421	41,140
November <sup>p</sup>	51	0	51	11,553	880	3,812	2,754	7,446	18,999
Cumulative Jan. to Nov. 2007	725	286	1,011	164,544	17,281	138,982	23,772	180,035	344,579
Cumulative Jan. to Nov. 2006	722	245	967	139,337	32,543	67,482	97,300	197,325	336,662
<b>Saguenay, Quebec</b>									
October <sup>r</sup>	43	88	131	17,160	2,039	2,542	4,135	8,716	25,876
November <sup>p</sup>	20	9	29	5,767	1,833	4,189	1,188	7,210	12,977
Cumulative Jan. to Nov. 2007	376	346	722	120,765	14,421	29,719	31,579	75,719	196,484
Cumulative Jan. to Nov. 2006	302	311	613	89,903	32,126	27,765	48,439	108,330	198,233
<b>Saint John, New Brunswick</b>									
October <sup>r</sup>	52	7	59	9,715	421	3,864	142	4,427	14,142
November <sup>p</sup>	77	5	82	12,517	1,050	5,541	330	6,921	19,438
Cumulative Jan. to Nov. 2007	568	178	746	115,729	45,129	41,626	2,215	88,970	204,699
Cumulative Jan. to Nov. 2006	446	255	701	90,584	26,250	29,536	21,813	77,599	168,183
<b>Saskatoon, Saskatchewan</b>									
October <sup>r</sup>	124	32	156	24,493	1,887	13,795	562	16,244	40,737
November <sup>p</sup>	107	60	167	26,239	12,781	15,933	667	29,381	55,620
Cumulative Jan. to Nov. 2007	1,391	989	2,380	338,656	55,120	160,916	48,434	264,470	603,126
Cumulative Jan. to Nov. 2006	918	437	1,355	172,052	28,288	112,399	77,385	218,072	390,124
<b>Sherbrooke, Quebec</b>									
October <sup>r</sup>	72	90	162	25,975	3,370	4,428	3,077	10,875	36,850
November <sup>p</sup>	53	53	106	15,365	473	1,728	1,480	3,681	19,046
Cumulative Jan. to Nov. 2007	689	569	1,258	204,294	16,809	32,356	22,359	71,524	275,818
Cumulative Jan. to Nov. 2006	582	1,013	1,595	204,337	11,450	67,848	60,249	139,547	343,884
<b>St. Catharines-Niagara, Ontario</b>									
October <sup>r</sup>	68	87	155	29,301	12,623	43,849	616	57,088	86,389
November <sup>p</sup>	86	32	118	27,876	650	25,693	818	27,161	55,037
Cumulative Jan. to Nov. 2007	756	339	1,095	243,566	36,880	154,554	21,013	212,447	456,013
Cumulative Jan. to Nov. 2006	845	515	1,360	286,457	49,828	85,400	64,609	199,837	486,294
<b>St. John's, Newfoundland and Labrador</b>									
October <sup>r</sup>	146	34	180	27,559	1,003	4,169	917	6,089	33,648
November <sup>p</sup>	139	19	158	25,408	587	5,445	5,002	11,034	36,442
Cumulative Jan. to Nov. 2007	1,101	413	1,514	252,335	5,300	59,469	34,089	98,858	351,193
Cumulative Jan. to Nov. 2006	961	316	1,277	198,110	72,610	68,037	14,601	155,248	353,358
<b>Thunder Bay, Ontario</b>									
October <sup>r</sup>	22	0	22	4,075	174	1,836	85	2,095	6,170
November <sup>p</sup>	18	0	18	3,309	263	1,383	3,860	5,506	8,815
Cumulative Jan. to Nov. 2007	184	25	209	39,268	1,863	18,538	28,495	48,896	88,164
Cumulative Jan. to Nov. 2006	152	78	230	40,245	6,273	19,934	18,757	44,964	85,209
<b>Toronto, Ontario</b>									
October <sup>r</sup>	1,371	2,147	3,518	756,581	47,131	217,712	66,446	331,289	1,087,870
November <sup>p</sup>	1,152	1,982	3,134	776,378	87,637	177,810	39,940	305,387	1,081,765
Cumulative Jan. to Nov. 2007	13,428	17,912	31,340	7,181,927	875,798	2,861,324	1,059,598	4,796,720	11,978,647
Cumulative Jan. to Nov. 2006	12,572	19,043	31,615	6,466,031	625,301	2,156,417	742,469	3,524,187	9,990,218
<b>Trois-Rivières, Quebec</b>									
October <sup>r</sup>	35	14	49	9,599	7,244	2,344	3,253	12,841	22,440
November <sup>p</sup>	50	163	213	21,857	54	2,542	1,613	4,209	26,066
Cumulative Jan. to Nov. 2007	380	776	1,156	162,511	30,159	56,417	32,846	119,422	281,933
Cumulative Jan. to Nov. 2006	318	620	938	121,530	35,723	51,560	16,643	103,926	225,456

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, 2007**

	Number of dwelling units			Residential	Estimated value of construction				Total
	Singles <sup>1</sup>	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Vancouver, British Columbia</b>									
October <sup>r</sup>	405	2,016	2,421	510,247	8,654	117,668	32,421	158,743	668,990
November <sup>p</sup>	365	792	1,157	293,200	14,165	92,980	45,757	152,902	446,102
Cumulative Jan. to Nov. 2007	3,808	17,468	21,276	4,353,773	107,066	1,598,953	386,909	2,092,928	6,446,701
Cumulative Jan. to Nov. 2006	4,984	14,600	19,584	3,913,977	164,278	1,576,913	500,888	2,242,079	6,156,056
<b>Victoria, British Columbia</b>									
October <sup>r</sup>	65	66	131	38,383	190	9,395	668	10,253	48,636
November <sup>p</sup>	91	103	194	48,774	3,052	5,989	2,705	11,746	60,520
Cumulative Jan. to Nov. 2007	867	1,978	2,845	642,276	13,333	82,593	141,564	237,490	879,766
Cumulative Jan. to Nov. 2006	952	1,523	2,475	519,823	11,510	98,943	105,003	215,456	735,279
<b>Windsor, Ontario</b>									
October <sup>r</sup>	35	26	61	13,120	4,410	2,595	619	7,624	20,744
November <sup>p</sup>	25	26	51	9,826	1,227	4,938	12,763	18,928	28,754
Cumulative Jan. to Nov. 2007	392	213	605	127,151	26,033	68,802	69,100	163,935	291,086
Cumulative Jan. to Nov. 2006	617	352	969	199,334	73,606	92,490	97,783	263,879	463,213
<b>Winnipeg, Manitoba</b>									
October <sup>r</sup>	175	27	202	38,893	851	19,930	2,293	23,074	61,967
November <sup>p</sup>	190	104	294	52,795	1,327	8,901	4,090	14,318	67,113
Cumulative Jan. to Nov. 2007	1,984	1,499	3,483	548,313	11,159	172,382	99,666	283,207	831,520
Cumulative Jan. to Nov. 2006	1,791	1,580	3,371	478,510	56,086	165,075	135,107	356,268	834,778

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, 2007**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
<b>Canada</b>							
October <sup>r</sup>	10,689	50	901	2,143	8,180	221	22,184
November <sup>p</sup>	8,652	22	829	1,972	7,149	288	18,912
Cumulative Jan. to Nov. 2007	110,654	553	10,709	21,644	75,137	3,723	222,420
Cumulative Jan. to Nov. 2006	111,999	650	10,322	20,010	71,150	4,764	218,895
<b>Newfoundland and Labrador</b>							
October <sup>r</sup>	241	0	0	5	43	1	290
November <sup>p</sup>	146	0	0	1	36	5	188
Cumulative Jan. to Nov. 2007	1,906	4	50	33	410	43	2,446
Cumulative Jan. to Nov. 2006	1,542	9	70	56	220	58	1,955
<b>Prince Edward Island</b>							
October <sup>r</sup>	66	5	4	0	10	2	87
November <sup>p</sup>	49	3	4	4	11	1	72
Cumulative Jan. to Nov. 2007	571	33	60	11	59	8	742
Cumulative Jan. to Nov. 2006	610	65	40	3	152	11	881
<b>Nova Scotia</b>							
October <sup>r</sup>	343	9	4	50	48	3	457
November <sup>p</sup>	267	2	10	57	42	6	384
Cumulative Jan. to Nov. 2007	2,901	71	160	443	1,317	67	4,959
Cumulative Jan. to Nov. 2006	2,795	76	138	95	2,283	96	5,483
<b>New Brunswick</b>							
October <sup>r</sup>	217	6	8	12	110	1	354
November <sup>p</sup>	203	3	2	21	111	10	350
Cumulative Jan. to Nov. 2007	2,578	42	166	100	1,038	88	4,012
Cumulative Jan. to Nov. 2006	2,286	67	320	146	979	144	3,942
<b>Quebec</b>							
October <sup>r</sup>	2,189	19	194	219	2,890	100	5,611
November <sup>p</sup>	1,844	7	232	298	2,224	84	4,689
Cumulative Jan. to Nov. 2007	21,669	211	2,102	2,353	20,119	1,684	48,138
Cumulative Jan. to Nov. 2006	20,676	230	2,159	1,371	19,510	2,157	46,103
<b>Ontario</b>							
October <sup>r</sup>	3,892	7	317	866	2,004	74	7,160
November <sup>p</sup>	2,931	4	246	954	1,777	76	5,988
Cumulative Jan. to Nov. 2007	37,061	104	4,108	10,556	14,806	837	67,472
Cumulative Jan. to Nov. 2006	36,054	117	3,736	10,350	16,155	1,368	67,780
<b>Manitoba</b>							
October <sup>r</sup>	336	1	8	12	38	5	400
November <sup>p</sup>	316	0	4	32	101	0	453
Cumulative Jan. to Nov. 2007	3,810	17	72	162	1,646	12	5,719
Cumulative Jan. to Nov. 2006	3,299	22	51	213	1,705	13	5,303
<b>Saskatchewan</b>							
October <sup>r</sup>	373	1	31	27	130	4	566
November <sup>p</sup>	245	2	4	16	53	3	323
Cumulative Jan. to Nov. 2007	3,270	6	167	467	783	168	4,861
Cumulative Jan. to Nov. 2006	2,239	4	86	258	373	113	3,073
<b>Alberta</b>							
October <sup>r</sup>	1,813	2	265	415	770	4	3,269
November <sup>p</sup>	1,653	1	259	289	1,770	1	3,973
Cumulative Jan. to Nov. 2007	24,407	48	2,930	3,278	14,336	178	45,177
Cumulative Jan. to Nov. 2006	28,704	33	2,916	3,079	12,680	185	47,597
<b>British Columbia</b>							
October <sup>r</sup>	1,203	0	68	537	2,135	27	3,970
November <sup>p</sup>	994	0	64	300	1,009	102	2,469
Cumulative Jan. to Nov. 2007	12,242	13	864	4,225	20,417	632	38,393
Cumulative Jan. to Nov. 2006	13,521	24	784	4,426	16,967	611	36,333

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2007

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
<b>Yukon Territory</b>							
October <sup>r</sup>	13	0	2	0	2	0	17
November <sup>p</sup>	4	0	4	0	0	0	8
Cumulative Jan. to Nov. 2007	173	4	26	0	24	3	230
Cumulative Jan. to Nov. 2006	190	3	22	0	18	6	239
<b>Northwest Territories</b>							
October <sup>r</sup>	2	0	0	0	0	0	2
November <sup>p</sup>	0	0	0	0	0	0	0
Cumulative Jan. to Nov. 2007	51	0	0	4	0	0	55
Cumulative Jan. to Nov. 2006	63	0	0	0	16	0	79
<b>Nunavut</b>							
October <sup>r</sup>	1	0	0	0	0	0	1
November <sup>p</sup>	0	0	0	0	15	0	15
Cumulative Jan. to Nov. 2007	15	0	4	12	182	3	216
Cumulative Jan. to Nov. 2006	20	0	0	13	92	2	127

**Table 8**  
**Dwelling units, census metropolitan areas, unadjusted, November 2007**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford, British Columbia	38	0	0	70	14	0	122
Barrie, Ontario	64	0	0	4	0	3	71
Brantford, Ontario	27	0	0	22	0	0	49
Calgary, Alberta	507	0	61	94	105	0	767
Edmonton, Alberta	380	0	154	166	1,228	0	1,928
Greater Sudbury, Ontario	51	0	2	0	0	0	53
Guelph, Ontario	38	0	0	15	47	2	102
Halifax, Nova Scotia	139	0	2	57	16	1	215
Hamilton, Ontario	127	0	8	16	0	0	151
Kelowna, British Columbia	87	0	0	28	138	5	258
Kingston, Ontario	38	0	0	11	0	0	49
Kitchener, Ontario	129	0	24	57	0	3	213
London, Ontario	148	0	0	43	6	1	198
Moncton, New Brunswick	50	0	0	0	83	8	141
Montréal, Quebec	875	0	54	229	1,344	26	2,528
Oshawa, Ontario	175	0	14	102	0	2	293
Ottawa-Gatineau, Ontario/Quebec	362	0	79	286	59	15	801
Ottawa-Gatineau, Ontario part, Ontario/Quebec	281	0	18	269	39	13	620
Ottawa-Gatineau, Quebec part, Ontario/Quebec	81	0	61	17	20	2	181
Peterborough, Ontario	27	0	0	17	0	0	44
Québec, Quebec	154	0	42	23	184	22	425
Regina, Saskatchewan	54	0	0	0	0	0	54
Saguenay, Quebec	20	0	2	1	6	1	30
Saint John, New Brunswick	66	0	0	3	2	0	71
Saskatoon, Saskatchewan	114	0	4	8	45	3	174
Sherbrooke, Quebec	54	0	10	5	42	2	113
St. Catharines-Niagara, Ontario	75	0	6	21	0	5	107
St. John's, Newfoundland and Labrador	122	0	0	1	17	1	141
Thunder Bay, Ontario	15	1	0	0	0	0	16
Toronto, Ontario	1,002	0	150	301	1,488	43	2,984
Trois-Rivières, Quebec	51	0	3	0	173	5	232
Vancouver, British Columbia	335	0	16	121	579	76	1,127
Victoria, British Columbia	84	0	0	19	74	10	187
Windsor, Ontario	22	0	2	12	12	0	48
Winnipeg, Manitoba	191	0	0	32	72	0	295

**Table 9**  
**Dwelling units, census metropolitan areas, unadjusted, cumulative, January to November 2007**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford, British Columbia	554	0	0	239	255	21	1,069
Barrie, Ontario	787	0	13	124	56	39	1,019
Brantford, Ontario	486	0	18	74	28	31	637
Calgary, Alberta	6,991	0	885	1,316	4,962	102	14,256
Edmonton, Alberta	6,796	0	1,477	1,057	5,423	10	14,763
Greater Sudbury, Ontario	541	1	13	0	49	0	604
Guelph, Ontario	541	0	42	230	167	70	1,050
Halifax, Nova Scotia	1,274	2	89	393	1,010	8	2,776
Hamilton, Ontario	1,784	0	101	952	266	7	3,110
Kelowna, British Columbia	1,030	0	10	200	1,381	20	2,641
Kingston, Ontario	595	5	16	78	133	5	832
Kitchener, Ontario	1,164	0	176	527	710	58	2,635
London, Ontario	1,774	0	41	401	554	10	2,780
Moncton, New Brunswick	685	2	109	0	612	31	1,439
Montréal, Quebec	8,393	2	730	1,160	11,900	592	22,777
Oshawa, Ontario	1,524	0	225	303	10	5	2,067
Ottawa-Gatineau, Ontario/Quebec	4,001	5	548	2,738	1,959	307	9,558
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,970	0	286	2,248	992	109	6,605
Ottawa-Gatineau, Quebec part, Ontario/Quebec	1,031	5	262	490	967	198	2,953
Peterborough, Ontario	332	0	0	115	212	0	659
Québec, Quebec	2,184	3	292	397	2,400	228	5,504
Regina, Saskatchewan	750	0	8	1	277	0	1,036
Saguenay, Quebec	400	4	24	8	289	54	779
Saint John, New Brunswick	559	15	18	34	125	1	752
Saskatoon, Saskatchewan	1,446	0	132	313	384	161	2,436
Sherbrooke, Quebec	722	0	55	26	474	17	1,294
St. Catharines-Niagara, Ontario	778	1	52	178	95	15	1,119
St. John's, Newfoundland and Labrador	1,246	0	44	33	302	34	1,659
Thunder Bay, Ontario	196	3	4	16	2	4	225
Toronto, Ontario	13,950	0	2,692	4,534	10,313	373	31,862
Trois-Rivières, Quebec	404	0	114	24	557	53	1,152
Vancouver, British Columbia	3,953	0	312	2,680	14,200	281	21,426
Victoria, British Columbia	895	1	54	293	1,479	158	2,880
Windsor, Ontario	410	0	85	95	32	2	624
Winnipeg, Manitoba	2,080	0	18	150	1,331	0	3,579

**Table 10**  
**Value of residential and non-residential building permits, provinces and territories, unadjusted, 2007**

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Canada</b>					
October r	4,399,827	339,080	1,804,750	678,849	7,222,506
November p	3,607,693	506,132	1,148,634	579,521	5,841,980
Cumulative Jan. to Nov. 2007	42,667,597	4,625,409	15,721,700	6,328,830	69,343,536
Cumulative Jan. to Nov. 2006	38,521,943	4,101,410	13,183,887	5,899,791	61,707,031
<b>Newfoundland and Labrador</b>					
October r	46,589	2,375	7,123	932	57,019
November p	30,904	804	9,038	10,036	50,782
Cumulative Jan. to Nov. 2007	409,432	24,865	90,542	55,795	580,634
Cumulative Jan. to Nov. 2006	310,994	81,681	96,740	27,114	516,529
<b>Prince Edward Island</b>					
October r	11,558	4,142	7,861	2,626	26,187
November p	10,988	326	1,678	970	13,962
Cumulative Jan. to Nov. 2007	110,211	10,472	27,891	6,111	154,685
Cumulative Jan. to Nov. 2006	121,988	18,439	32,752	26,140	199,319
<b>Nova Scotia</b>					
October r	84,511	12,773	35,138	2,783	135,205
November p	59,885	7,673	21,757	10,574	99,889
Cumulative Jan. to Nov. 2007	813,231	64,955	270,292	81,617	1,230,095
Cumulative Jan. to Nov. 2006	803,052	81,227	244,842	49,274	1,178,395
<b>New Brunswick</b>					
October r	48,812	5,973	27,760	12,605	95,150
November p	39,892	3,692	23,330	8,225	75,139
Cumulative Jan. to Nov. 2007	544,537	110,134	221,365	62,280	938,316
Cumulative Jan. to Nov. 2006	476,090	55,230	189,822	165,295	886,437
<b>Quebec</b>					
October r	889,764	68,518	249,241	128,619	1,336,142
November p	725,367	123,409	245,828	58,869	1,153,473
Cumulative Jan. to Nov. 2007	7,932,125	842,729	2,279,461	1,184,628	12,238,943
Cumulative Jan. to Nov. 2006	7,355,407	772,928	1,951,511	983,546	11,063,392
<b>Ontario</b>					
October r	1,600,403	165,294	535,596	399,300	2,700,593
November p	1,334,278	231,035	370,996	257,906	2,194,215
Cumulative Jan. to Nov. 2007	14,457,129	2,277,418	5,163,219	2,914,933	24,812,699
Cumulative Jan. to Nov. 2006	13,385,514	1,665,602	4,480,452	2,182,674	21,714,242
<b>Manitoba</b>					
October r	72,287	5,073	30,807	6,064	114,231
November p	79,579	4,592	13,084	4,477	101,732
Cumulative Jan. to Nov. 2007	928,056	57,836	250,157	178,552	1,414,601
Cumulative Jan. to Nov. 2006	783,533	100,770	254,794	152,046	1,291,143
<b>Saskatchewan</b>					
October r	96,908	3,708	24,871	11,828	137,315
November p	54,638	17,513	29,685	3,852	105,688
Cumulative Jan. to Nov. 2007	795,778	91,295	438,770	110,580	1,436,423
Cumulative Jan. to Nov. 2006	458,783	89,102	269,077	259,787	1,076,749
<b>Alberta</b>					
October r	673,038	49,317	692,704	50,088	1,465,147
November p	692,188	85,290	268,551	128,377	1,174,406
Cumulative Jan. to Nov. 2007	8,565,730	831,813	4,490,707	828,114	14,716,364
Cumulative Jan. to Nov. 2006	7,634,425	891,901	3,258,428	986,394	12,771,148
<b>British Columbia</b>					
October r	871,904	21,464	190,997	63,475	1,147,840
November p	573,910	30,833	162,377	96,114	863,234
Cumulative Jan. to Nov. 2007	8,002,319	296,498	2,448,272	872,406	11,619,495
Cumulative Jan. to Nov. 2006	7,109,213	341,786	2,359,149	1,016,364	10,826,512

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2007

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Yukon Territory</b>					
October r	3,204	22	1,316	529	5,071
November p	1,332	65	210	121	1,728
Cumulative Jan. to Nov. 2007	37,322	13,611	7,257	15,071	73,261
Cumulative Jan. to Nov. 2006	36,152	1,017	23,811	32,074	93,054
<b>Northwest Territories</b>					
October r	693	421	501	0	1,615
November p	821	900	2,000	0	3,721
Cumulative Jan. to Nov. 2007	18,002	3,762	29,771	12,897	64,432
Cumulative Jan. to Nov. 2006	17,217	1,429	10,800	7,823	37,269
<b>Nunavut</b>					
October r	156	0	835	0	991
November p	3,911	0	100	0	4,011
Cumulative Jan. to Nov. 2007	53,725	21	3,996	5,846	63,588
Cumulative Jan. to Nov. 2006	29,575	298	11,709	11,260	52,842

**Table 11**  
**Value of residential and non-residential building permits, census metropolitan areas, unadjusted, November 2007**

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	20,769	133	13,462	0	34,364
Barrie, Ontario	15,880	1,415	3,567	536	21,398
Brantford, Ontario	6,977	3,591	1,091	2,814	14,473
Calgary, Alberta	184,744	7,372	122,106	16,251	330,473
Edmonton, Alberta	276,319	42,675	85,380	9,973	414,347
Greater Sudbury, Ontario	10,934	7,414	3,163	2,057	23,568
Guelph, Ontario	14,178	4,809	4,894	950	24,831
Halifax, Nova Scotia	31,634	135	13,636	6,610	52,015
Hamilton, Ontario	46,125	25,726	22,190	88,180	182,221
Kelowna, British Columbia	61,907	1,528	18,585	30	82,050
Kingston, Ontario	8,530	560	4,712	350	14,152
Kitchener, Ontario	38,724	15,215	5,469	923	60,331
London, Ontario	41,349	4,269	11,663	37,762	95,043
Moncton, New Brunswick	11,368	2,362	7,310	2,613	23,653
Montréal, Quebec	400,457	90,958	104,323	14,817	610,555
Oshawa, Ontario	59,695	578	33,189	44	93,506
Ottawa-Gatineau, Ontario/Quebec	129,760	4,400	29,401	43,591	207,152
Ottawa-Gatineau, Ontario part, Ontario/Quebec	103,328	4,398	21,984	40,658	170,368
Ottawa-Gatineau, Quebec part, Ontario/Quebec	26,432	2	7,417	2,933	36,784
Peterborough, Ontario	7,523	360	879	15	8,777
Québec, Quebec	57,450	3,875	59,284	14,463	135,072
Regina, Saskatchewan	10,579	880	3,812	2,754	18,025
Saguenay, Quebec	5,801	1,833	5,044	1,188	13,866
Saint John, New Brunswick	11,096	1,050	5,541	330	18,017
Saskatoon, Saskatchewan	24,563	12,781	15,933	667	53,944
Sherbrooke, Quebec	15,718	473	2,081	1,480	19,752
St. Catharines-Niagara, Ontario	25,111	650	26,353	818	52,932
St. John's, Newfoundland and Labrador	23,583	587	5,445	5,002	34,617
Thunder Bay, Ontario	2,883	263	1,419	3,860	8,425
Toronto, Ontario	724,261	87,637	182,379	39,940	1,034,217
Trois-Rivières, Quebec	22,736	54	3,061	1,613	27,464
Vancouver, British Columbia	281,115	14,165	92,980	45,757	434,017
Victoria, British Columbia	46,618	3,052	5,989	2,705	58,364
Windsor, Ontario	9,036	1,227	5,065	12,763	28,091
Winnipeg, Manitoba	52,468	1,327	8,901	4,090	66,786

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to November 2007

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	179,315	19,625	71,792	11,041	281,773
Barrie, Ontario	228,013	14,800	83,223	33,151	359,187
Brantford, Ontario	92,753	15,160	45,761	22,500	176,174
Calgary, Alberta	2,949,301	98,706	2,698,318	292,069	6,038,394
Edmonton, Alberta	2,654,454	174,122	810,600	114,202	3,753,378
Greater Sudbury, Ontario	142,078	42,960	53,113	121,548	359,699
Guelph, Ontario	164,706	34,964	59,082	32,460	291,212
Halifax, Nova Scotia	426,730	13,739	157,504	37,393	635,366
Hamilton, Ontario	637,381	72,749	164,071	264,627	1,138,828
Kelowna, British Columbia	597,276	18,900	166,368	25,928	808,472
Kingston, Ontario	128,966	7,149	42,244	145,180	323,539
Kitchener, Ontario	446,484	87,759	147,743	111,282	793,268
London, Ontario	485,244	57,095	170,191	163,475	876,005
Moncton, New Brunswick	162,686	13,290	74,145	16,831	266,952
Montréal, Quebec	3,798,625	426,553	1,259,438	639,085	6,123,701
Oshawa, Ontario	469,832	104,424	100,843	58,736	733,835
Ottawa-Gatineau, Ontario/Quebec	1,482,514	63,095	532,409	316,120	2,394,138
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,075,386	50,692	449,066	263,504	1,838,648
Ottawa-Gatineau, Quebec part, Ontario/Quebec	407,128	12,403	83,343	52,616	555,490
Peterborough, Ontario	116,873	4,424	42,672	917	164,886
Québec, Quebec	793,410	83,947	341,148	166,323	1,384,828
Regina, Saskatchewan	169,568	17,281	138,982	23,772	349,603
Saguenay, Quebec	130,598	14,421	31,242	31,579	207,840
Saint John, New Brunswick	116,531	45,129	41,626	2,215	205,501
Saskatoon, Saskatchewan	345,371	55,120	160,916	48,434	609,841
Sherbrooke, Quebec	210,658	16,809	31,380	22,359	281,206
St. Catharines-Niagara, Ontario	251,613	36,880	163,756	21,013	473,262
St. John's, Newfoundland and Labrador	278,378	5,300	59,469	34,089	377,236
Thunder Bay, Ontario	42,563	1,863	19,199	28,495	92,120
Toronto, Ontario	7,350,986	875,798	2,945,346	1,059,598	12,231,728
Trois-Rivières, Quebec	162,149	30,159	57,957	32,846	283,111
Vancouver, British Columbia	4,386,600	107,066	1,598,953	386,909	6,479,528
Victoria, British Columbia	651,193	13,333	82,593	141,564	888,683
Windsor, Ontario	132,169	26,033	70,587	69,100	297,889
Winnipeg, Manitoba	566,963	11,159	172,382	99,666	850,170



**Table 13**  
**Value of the non-residential permits by type of building, provinces and territories, November 2007**

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>2,234,287</b>	<b>19,878</b>	<b>2,974</b>	<b>40,004</b>	<b>35,247</b>	<b>428,106</b>	<b>859,937</b>
<b>Industrial</b>	<b>506,132</b>	<b>804</b>	<b>326</b>	<b>7,673</b>	<b>3,692</b>	<b>123,409</b>	<b>231,035</b>
Factories, plants	264,410	268	0	3,432	0	94,417	111,980
Transportation, utilities	107,109	0	0	1,771	1,254	8,268	64,347
Mining and agriculture	72,723	0	0	1,400	1,860	6,887	27,941
Minor industrial projects, new and improvements <sup>1</sup>	61,890	536	326	1,070	578	13,837	26,767
<b>Commercial</b>	<b>1,148,634</b>	<b>9,038</b>	<b>1,678</b>	<b>21,757</b>	<b>23,330</b>	<b>245,828</b>	<b>370,996</b>
Trade and services	273,746	1,800	0	4,214	8,594	69,479	71,746
Warehouses	152,459	250	0	350	2,087	26,492	32,601
Service stations	16,013	500	0	375	500	3,175	3,900
Office buildings	321,549	2,510	1,250	8,012	5,200	70,604	90,697
Recreation	113,571	1,477	0	0	331	19,694	72,942
Hotels, restaurants	107,753	250	0	4,024	1,800	25,206	36,857
Laboratories	590	0	0	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	162,953	2,251	428	4,782	4,818	31,178	62,253
<b>Institutional and governmental</b>	<b>579,521</b>	<b>10,036</b>	<b>970</b>	<b>10,574</b>	<b>8,225</b>	<b>58,869</b>	<b>257,906</b>
Schools, education	238,397	496	0	4,000	3,808	26,324	68,265
Hospitals, medical	187,597	4,673	0	0	0	17,580	153,965
Welfare, home	66,270	0	400	700	300	2,226	8,901
Churches, religion	14,811	0	450	3,908	0	0	9,276
Government buildings	44,857	4,520	0	1,700	1,680	6,301	7,246
Minor institutional and governmental projects, new and improvements <sup>1</sup>	27,589	347	120	266	2,437	6,438	10,253
thousands of dollars							
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
<b>Total non-residential</b>	<b>22,153</b>	<b>51,050</b>	<b>482,218</b>	<b>289,324</b>	<b>396</b>	<b>2,900</b>	<b>100</b>
<b>Industrial</b>	<b>4,592</b>	<b>17,513</b>	<b>85,290</b>	<b>30,833</b>	<b>65</b>	<b>900</b>	<b>0</b>
Factories, plants	1,122	3,614	40,514	8,813	0	250	0
Transportation, utilities	0	500	28,985	1,984	0	0	0
Mining and agriculture	1,000	11,500	9,200	12,935	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	2,470	1,899	6,591	7,101	65	650	0
<b>Commercial</b>	<b>13,084</b>	<b>29,685</b>	<b>268,551</b>	<b>162,377</b>	<b>210</b>	<b>2,000</b>	<b>100</b>
Trade and services	1,500	7,992	66,903	41,518	0	0	0
Warehouses	1,149	4,795	55,986	28,749	0	0	0
Service stations	1,000	350	2,486	3,727	0	0	0
Office buildings	1,379	5,256	107,573	29,068	0	0	0
Recreation	0	0	3,254	15,873	0	0	0
Hotels, restaurants	1,425	7,817	12,292	18,082	0	0	0
Laboratories	0	0	590	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	6,631	3,475	19,467	25,360	210	2,000	100
<b>Institutional and governmental</b>	<b>4,477</b>	<b>3,852</b>	<b>128,377</b>	<b>96,114</b>	<b>121</b>	<b>0</b>	<b>0</b>
Schools, education	2,001	440	103,947	29,116	0	0	0
Hospitals, medical	579	0	5,650	5,150	0	0	0
Welfare, home	0	0	7,868	45,875	0	0	0
Churches, religion	377	0	0	800	0	0	0
Government buildings	700	2,393	8,019	12,298	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	820	1,019	2,893	2,875	121	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 approximately 2,400, 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 eighty-eight CDs (data on this geographic group is available on request).

**Census metropolitan area (CMA)** : Its delineation corresponds to the 2006 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 thirty-three CMAs are shown in this publication. Although the 2006 Census defines the Ottawa-Gatineau 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 2006 Census. There are one hundred and eleven 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 2006 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 2006, 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 (613-951-6321 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