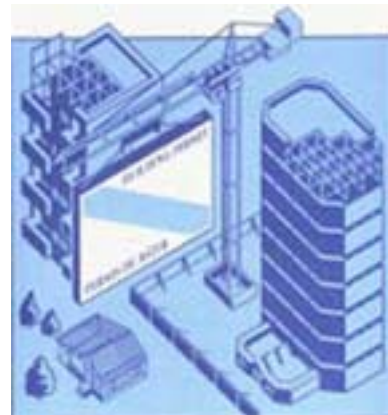


Catalogue no. 64-001-X

Building Permits

April 2008



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building Permits

April 2008

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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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Current Investment Indicators Section
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Highlights

- The total value of building permits was up strongly in April as construction intentions rose in all provinces and in both the residential and non-residential sectors. Contractors took out \$6.4 billion worth of permits, up 14.5% from March, the highest level since October 2007.

Analysis – April 2008

The total value of building permits was up strongly in April as construction intentions rose in all provinces and in both the residential and non-residential sectors.

Contractors took out \$6.4 billion worth of permits in April, up 14.5% from March and the highest level since October 2007.

In the residential sector, the value of building permits increased 13.4% to \$4.0 billion, the highest value in six months. The increase was generated by a strong gain in the value of multi-family permits.

In the non-residential sector, the value of permits advanced 16.5% to \$2.4 billion, due to strong commercial intentions.

Despite the fact that permits increased in April, there has been a downward trend since last summer.

Residential: Multi-family housing boosts intentions

A strong increase in the value of permits for multi-family dwellings boosted intentions in the residential sector in April.

Municipalities issued \$1.9 billion worth of permits for multi-family housing, up 39.9% from March and the highest level since December 2005. At the same time, single-family permits fell 2.4%.

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 2,400 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).

The number of multi-family units approved increased 19.1%, while the number of single-family units declined 0.6%.

This was consistent with a general tendency observed over the last five years, whereby demand has shifted from the more expensive single-family dwellings toward more affordable multi-family units.

Non-residential: Strong gains in the commercial component

Intentions increased in all three components in the non-residential sector in April, especially in commercial.

The value of commercial permits rose 20.2% to \$1.5 billion. Again, this was the highest value since October 2007. The gain was due largely to higher construction intentions for hotels and retail outlets.

The value of industrial permits rose 6.7% to \$335 million following a 22.9% drop in March. This result was fuelled by increases in permits for manufacturing and primary industries buildings, mainly in Alberta.

In the institutional component, builders took out \$524 million in permits, a 13.0% increase, which followed two consecutive monthly drops. The gain was attributable to an increase in projects for medical buildings.

The non-residential sector continued to be positively affected by low office vacancy rates and a vigorous retail sector, despite a drop in corporate profits.

Permits up in all provinces

The value of building permits increased in all provinces in April, especially in Ontario, British Columbia, Alberta and Quebec, which all posted double-digit gains.

The most significant increase (in dollars) occurred in Ontario (+12.5% to \$2.4 billion) in the wake of a 50.3% advance in the value of construction intentions for multi-family dwellings. These intentions reached their second highest level on record.

Also posting sizeable gains were Alberta (+11.7%) and Quebec (+11.0%). In both provinces, the rise came from both residential and non-residential components. The increase in Alberta followed a low level of construction intentions in March.

Intentions rose 13.5% in British Columbia, thanks to the commercial component.

The value of permits in Saskatchewan hit a record high of \$229 million in April, fuelled by strong results in both components. This was 6.4% above the previous all-time high in December 2007.

A record high was also set in the value of residential permits in Prince Edward Island.

Strong demand for multiple dwellings in Toronto

Of the 34 census metropolitan areas, 24 recorded gains in the value of building permits in April.

The largest increase (in dollars) was recorded in Toronto, where an increase in permits for multi-family dwellings more than offset a decline in intentions for single-family dwellings. Municipalities approved 3,716 units in Toronto in April, the highest number in four months. Just over three-quarters of these were multi-family dwellings and their value was the second highest since December 2005.

In contrast, the total value of permits in Hamilton declined in April, due to large drops in the residential sector following a record monthly high in March.

Chart 1
Total value of building permits

billions of dollars

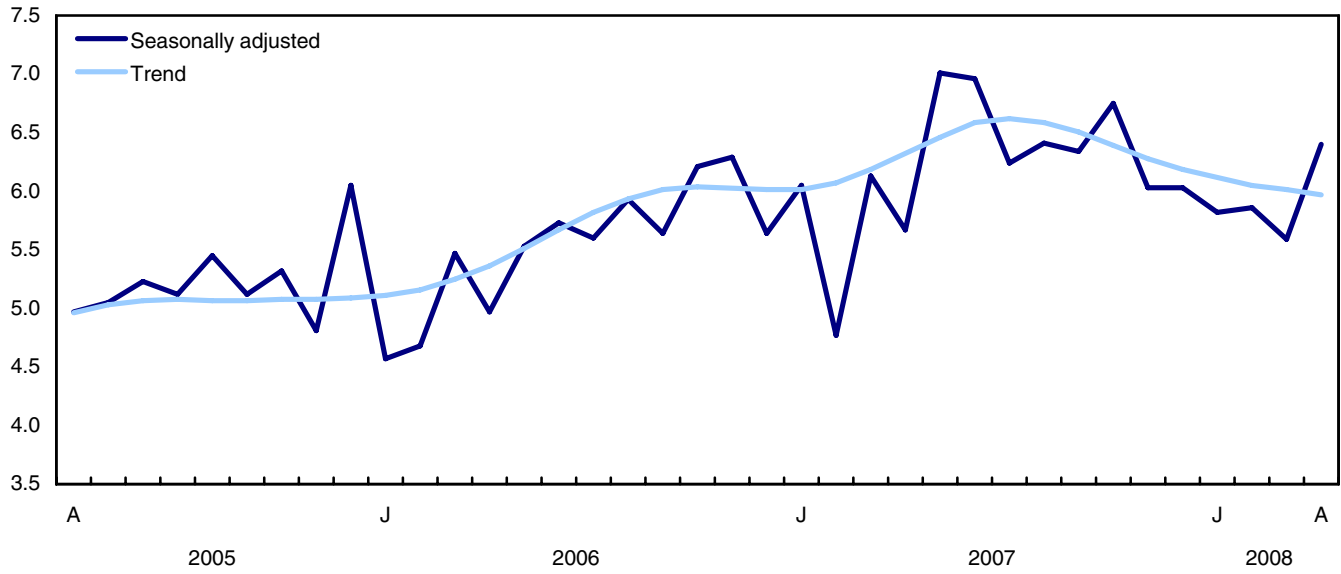


Chart 2
Residential value of building permits – Total

billions of dollars

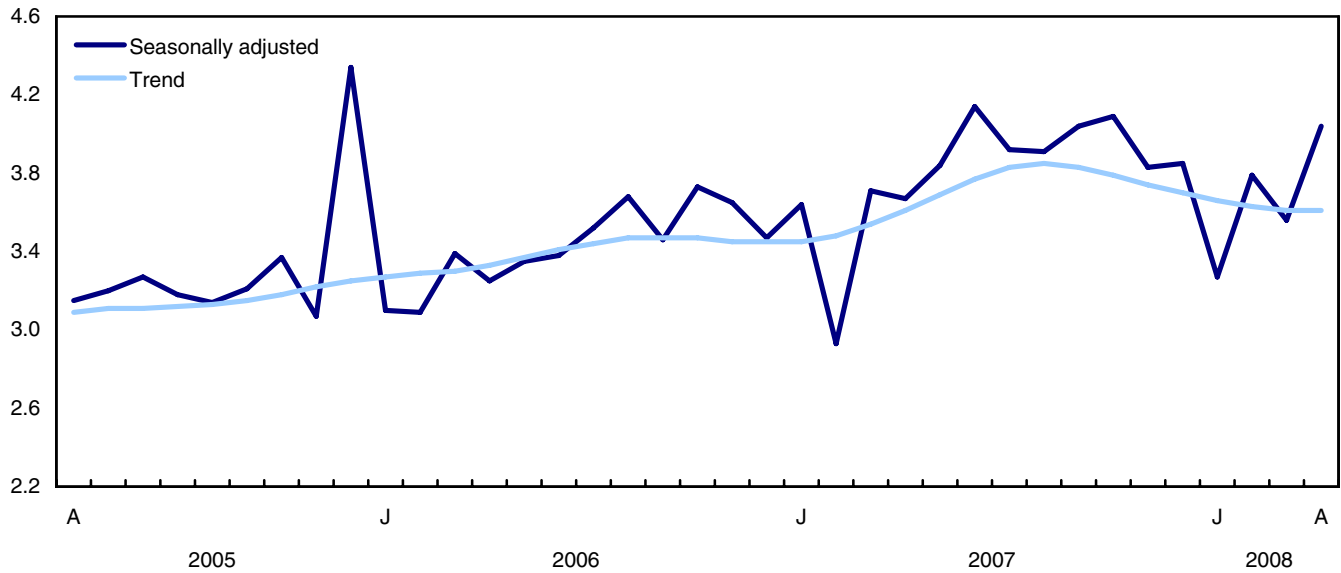


Chart 3
Number of dwelling units – Single and multiple

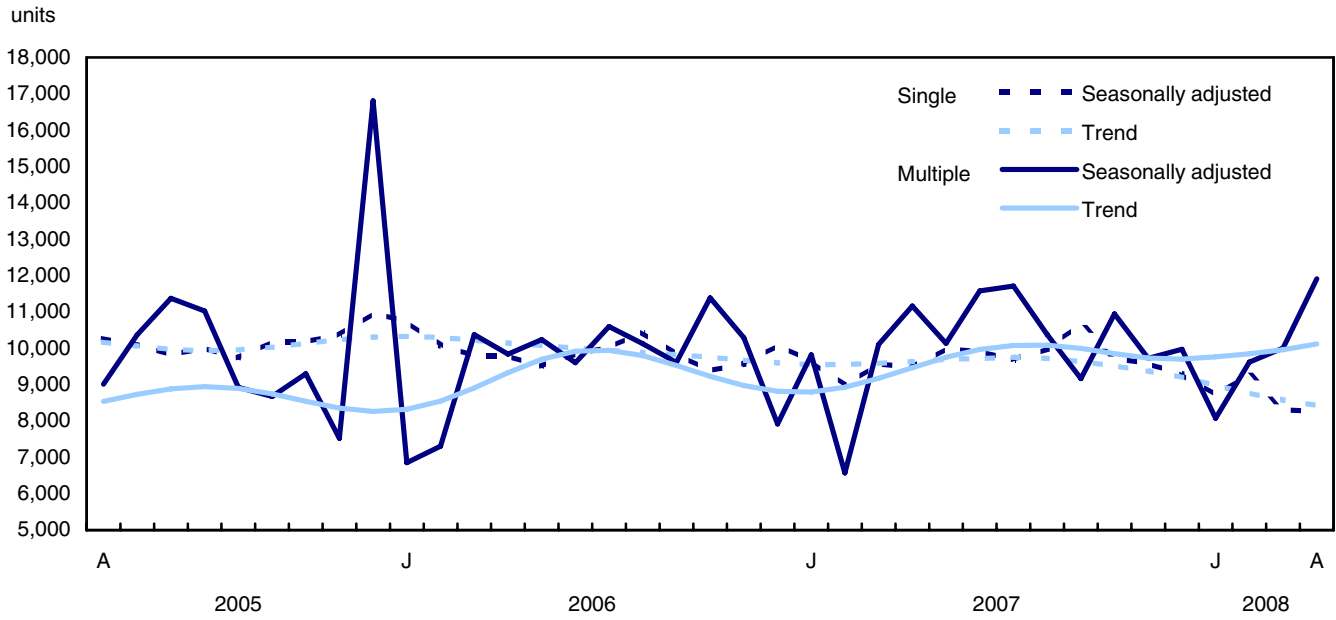


Chart 4
Non-residential value of building permits – Total

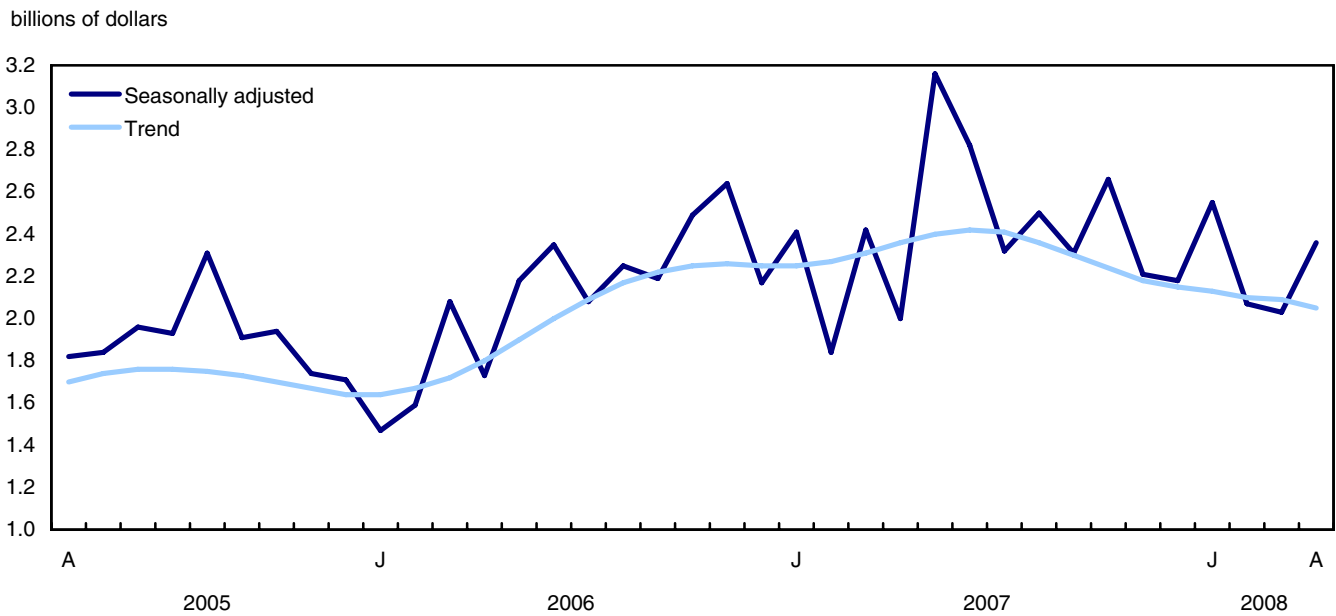


Chart 5
Commercial value of building permits

millions of dollars

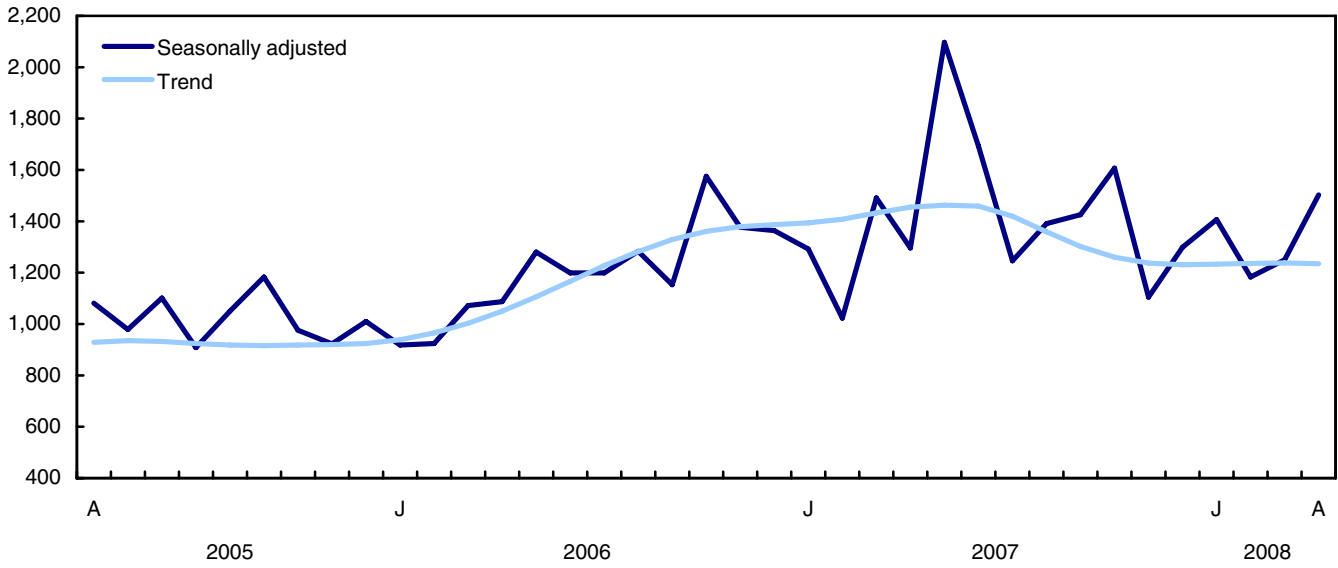


Chart 6
Industrial value of building permits

millions of dollars

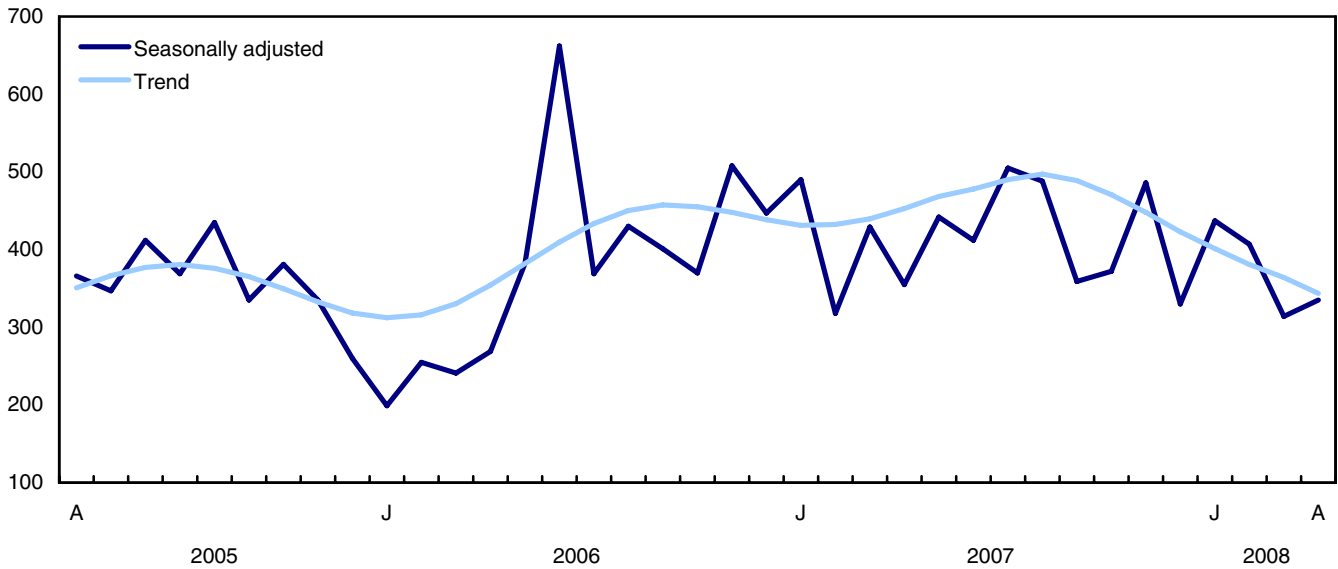
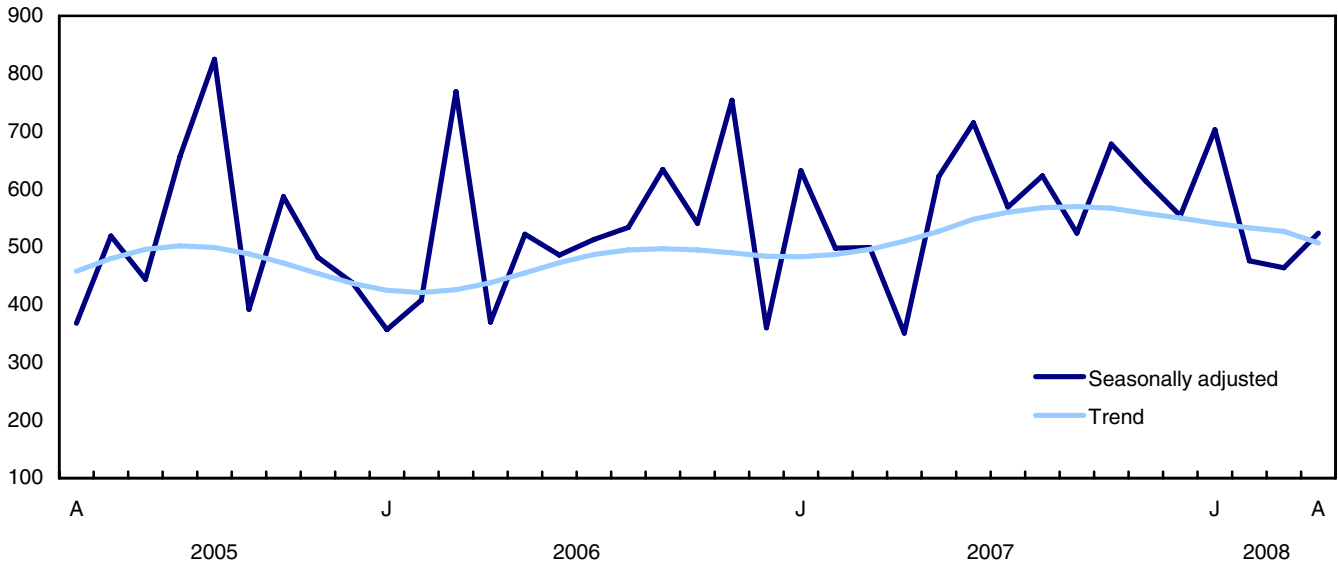


Chart 7
Institutional and governmental value of building permits

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
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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

Selected surveys from Statistics Canada

2802	Building Permits Survey
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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

	2008 April ^p	2008 March ^r	April to March	March to February	February to January	January to December	December to November	November to October
	thousands of dollars		percentage change					
Canada	6,400,984	5,591,355	14.5	-4.6	0.8	-3.5	-0.1	-10.6
Newfoundland and Labrador	67,422	51,365	31.3	-19.6	43.5	-55.7	68.7	19.9
Prince Edward Island	20,552	15,775	30.3	49.4	24.5	-31.3	-21.2	-37.8
Nova Scotia	130,259	98,164	32.7	7.7	18.2	5.0	-35.3	-7.7
New Brunswick	72,223	58,256	24.0	-0.2	-10.3	29.3	-41.0	-11.3
Quebec	1,112,755	1,002,494	11.0	3.0	-0.8	1.1	-14.4	-5.8
Ontario	2,402,950	2,135,022	12.5	6.8	-17.5	5.2	0.8	-5.4
Manitoba	140,421	116,897	20.1	-5.6	11.1	14.2	-11.5	-3.5
Saskatchewan	228,532	147,427	55.0	31.3	-3.1	-46.0	81.2	-7.6
Alberta	1,109,241	993,316	11.7	-33.1	26.6	3.2	-5.5	-17.6
British Columbia	1,078,253	949,600	13.5	1.1	15.4	-22.5	16.7	-20.3
Yukon Territory	2,187	4,586	-52.3	31.9	79.3	-81.2	509.3	-50.7
Northwest Territories	1,027	18,113	-94.3	1,986.8	292.8	-97.7	174.1	121.6
Nunavut	35,162	340	10,241.8	8,400.0	-87.5	...	-100.0	304.7

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

	2008 April ^p	2008 March ^r	April to March	March to February	February to January	January to December	December to November	November to October
	thousands of dollars		percentage change					
Canada	2,361,334	2,027,574	16.5	-1.9	-18.9	16.7	-1.0	-17.0
Newfoundland and Labrador	25,433	8,245	208.5	48.0	-13.2	-90.4	227.1	104.5
Prince Edward Island	2,076	7,170	-71.0	118.2	-7.5	-32.3	76.4	-79.7
Nova Scotia	70,799	35,947	97.0	186.8	22.2	-53.6	-50.9	-13.6
New Brunswick	18,663	25,763	-27.6	43.2	-31.6	153.3	-71.4	-21.8
Quebec	396,851	350,459	13.2	31.8	-12.5	14.3	-33.0	0.5
Ontario	796,363	742,911	7.2	-1.2	-45.0	67.7	-5.1	-11.1
Manitoba	53,006	23,757	123.1	-39.6	65.1	-11.6	23.9	-48.6
Saskatchewan	117,647	53,105	121.5	91.9	-24.9	-69.0	139.1	23.2
Alberta	501,717	480,700	4.4	-35.8	23.5	14.3	9.8	-40.5
British Columbia	377,963	280,287	34.8	45.4	19.0	-48.1	8.6	4.2
Yukon Territory	268	890	-69.9	182.5	-40.6	-36.3	110.1	-78.8
Northwest Territories	198	18,000	-98.9	16,566.7	-16.9	-98.5	200.2	205.9
Nunavut	350	340	2.9	...	...	...	-100.0	-88.0

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

	2008 April ^p	2008 March ^r	April to March	March to February	February to January	January to December	December to November	November to October
	thousands of dollars		percentage change					
Canada	4,039,650	3,563,781	13.4	-6.1	16.1	-15.0	0.5	-6.5
Newfoundland and Labrador	41,989	43,120	-2.6	-26.0	53.0	12.2	-13.5	-1.2
Prince Edward Island	18,476	8,605	114.7	18.3	47.5	-30.6	-44.0	20.2
Nova Scotia	59,460	62,217	-4.4	-20.8	17.6	30.3	-25.0	-3.3
New Brunswick	53,560	32,493	64.8	-19.6	4.0	-2.9	-18.7	-1.5
Quebec	715,904	652,035	9.8	-7.8	4.4	-3.9	-4.4	-9.0
Ontario	1,606,587	1,392,111	15.4	11.6	18.1	-29.0	4.4	-1.6
Manitoba	87,415	93,140	-6.1	10.2	-3.6	24.1	-20.2	23.0
Saskatchewan	110,885	94,322	17.6	11.5	7.0	-17.4	39.3	-21.7
Alberta	607,524	512,616	18.5	-30.4	29.9	-6.5	-15.8	11.0
British Columbia	700,290	669,313	4.6	-10.3	14.5	-11.7	20.5	-28.2
Yukon Territory	1,919	3,696	-48.1	16.9	124.3	-85.1	631.2	-17.3
Northwest Territories	829	113	633.6	-85.1	735.2	-93.2	77.2	9.5
Nunavut	34,812	0	...	-100.0	-87.5	...	-100.0	2,407.1

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

	2008 April ^p	2008 March ^r	April to March	March to February	February to January	January to December	December to November	November to October
	units		percentage change					
Canada	242,136	219,804	10.2	-3.1	12.7	-12.9	-0.2	-6.6
Newfoundland and Labrador	3,216	2,688	19.6	-31.1	62.5	13.0	-18.8	-12.1
Prince Edward Island	1,476	780	89.2	51.2	65.4	-54.4	-24.0	5.6
Nova Scotia	3,936	4,044	-2.7	-20.9	16.4	35.1	-36.7	3.1
New Brunswick	5,472	2,832	93.2	-16.9	-6.0	-0.7	-24.8	10.4
Quebec	52,464	46,548	12.7	-13.6	5.2	-1.7	-2.5	-8.6
Ontario	82,488	82,296	0.2	23.5	4.6	-24.7	16.4	-8.4
Manitoba	5,220	6,252	-16.5	7.4	15.2	-20.1	3.1	26.2
Saskatchewan	7,044	6,108	15.3	17.8	-4.2	-19.3	30.9	-14.9
Alberta	41,460	28,416	45.9	-34.1	38.2	-10.8	-29.2	26.5
British Columbia	38,916	39,540	-1.6	0.8	15.3	-4.9	15.2	-33.8
Yukon Territory	108	300	-64.0	127.3	22.2	-88.6	887.5	-11.1
Northwest Territories	48	0	...	-100.0	...	...	...	-100.0
Nunavut	288	0	...	...	...	...	-100.0	1,400.0

Table 5
Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2008

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Canada									
March r	8,311	10,006	18,317	3,563,781	313,827	1,249,978	463,769	2,027,574	5,591,355
April p	8,265	11,913	20,178	4,039,650	334,878	1,502,589	523,867	2,361,334	6,400,984
Cumulative Jan. to Apr. 2008	34,571	39,617	74,188	14,666,112	1,492,656	5,342,602	2,166,816	9,002,074	23,668,186
Cumulative Jan. to Apr. 2007	37,677	37,663	75,340	13,936,885	1,591,039	5,102,204	1,980,495	8,673,738	22,610,623
Newfoundland and Labrador									
March r	194	30	224	43,120	3,244	3,031	1,970	8,245	51,365
April p	221	47	268	41,989	8,900	10,061	6,472	25,433	67,422
Cumulative Jan. to Apr. 2008	923	94	1,017	181,506	14,319	20,451	10,897	45,667	227,173
Cumulative Jan. to Apr. 2007	613	61	674	111,751	9,787	34,568	10,874	55,229	166,980
Prince Edward Island									
March r	52	13	65	8,605	282	6,763	125	7,170	15,775
April p	66	57	123	18,476	1,076	921	79	2,076	20,552
Cumulative Jan. to Apr. 2008	168	89	257	39,287	2,898	11,893	1,294	16,085	55,372
Cumulative Jan. to Apr. 2007	236	39	275	37,759	2,569	8,383	690	11,642	49,401
Nova Scotia									
March r	273	64	337	62,217	596	28,004	7,347	35,947	98,164
April p	259	69	328	59,460	7,492	22,887	40,420	70,799	130,259
Cumulative Jan. to Apr. 2008	1,178	279	1,457	267,059	10,841	64,569	54,129	129,539	396,598
Cumulative Jan. to Apr. 2007	964	729	1,693	254,839	12,747	84,183	8,418	105,348	360,187
New Brunswick									
March r	153	83	236	32,493	2,520	14,524	8,719	25,763	58,256
April p	205	251	456	53,560	2,484	12,202	3,977	18,663	72,223
Cumulative Jan. to Apr. 2008	871	407	1,278	165,277	5,593	54,429	28,699	88,721	253,998
Cumulative Jan. to Apr. 2007	824	311	1,135	158,821	70,249	56,897	10,792	137,938	296,759
Quebec									
March r	1,570	2,309	3,879	652,035	97,762	187,674	65,023	350,459	1,002,494
April p	1,688	2,684	4,372	715,904	76,459	207,098	113,294	396,851	1,112,755
Cumulative Jan. to Apr. 2008	6,916	10,087	17,003	2,752,051	239,410	823,319	254,712	1,317,441	4,069,492
Cumulative Jan. to Apr. 2007	7,434	8,150	15,584	2,563,297	229,016	836,589	325,999	1,391,604	3,954,901
Ontario									
March r	3,009	3,849	6,858	1,392,111	119,301	440,536	183,074	742,911	2,135,022
April p	2,827	4,047	6,874	1,606,587	126,684	498,797	170,882	796,363	2,402,950
Cumulative Jan. to Apr. 2008	11,701	12,892	24,593	5,301,601	577,823	1,999,651	1,079,627	3,657,101	8,958,702
Cumulative Jan. to Apr. 2007	12,153	10,120	22,273	4,630,040	946,904	1,771,952	912,526	3,631,382	8,261,422
Manitoba									
March r	358	163	521	93,140	3,442	18,846	1,469	23,757	116,897
April p	385	50	435	87,415	4,777	36,354	11,875	53,006	140,421
Cumulative Jan. to Apr. 2008	1,537	325	1,862	352,696	25,463	83,500	30,943	139,906	492,602
Cumulative Jan. to Apr. 2007	1,264	722	1,986	308,575	24,557	75,299	66,992	166,848	475,423
Saskatchewan									
March r	408	101	509	94,322	8,786	24,112	20,207	53,105	147,427
April p	349	238	587	110,885	7,754	77,984	31,909	117,647	228,532
Cumulative Jan. to Apr. 2008	1,481	498	1,979	368,872	20,009	146,421	68,841	235,271	604,143
Cumulative Jan. to Apr. 2007	1,063	451	1,514	243,245	14,510	98,488	40,460	153,458	396,703
Alberta									
March r	1,264	1,104	2,368	512,616	49,044	299,349	132,307	480,700	993,316
April p	1,221	2,234	3,455	607,524	71,565	313,774	116,378	501,717	1,109,241
Cumulative Jan. to Apr. 2008	5,483	6,535	12,018	2,422,917	491,004	1,355,844	491,387	2,338,235	4,761,152
Cumulative Jan. to Apr. 2007	8,957	7,671	16,628	2,941,630	173,808	1,212,142	329,963	1,715,913	4,657,543

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, 2008

	Number of dwelling units			Residential	Estimated value of construction				Total
	Singles ¹	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
British Columbia									
March r	1,014	2,281	3,295	669,313	28,550	208,679	43,058	280,287	949,600
April p	1,032	2,211	3,243	700,290	27,607	322,075	28,281	377,963	1,078,253
Cumulative Jan. to Apr. 2008	4,265	8,376	12,641	2,768,017	104,790	762,833	145,356	1,012,979	3,780,996
Cumulative Jan. to Apr. 2007	4,119	9,237	13,356	2,633,518	94,207	906,723	269,509	1,270,439	3,903,957
Yukon Territory									
March r	16	9	25	3,696	100	460	330	890	4,586
April p	9	0	9	1,919	0	9	259	268	2,187
Cumulative Jan. to Apr. 2008	44	10	54	10,188	176	1,077	750	2,003	12,191
Cumulative Jan. to Apr. 2007	36	20	56	11,133	12,154	2,501	3,671	18,326	29,459
Northwest Territories									
March r	0	0	0	113	0	18,000	0	18,000	18,113
April p	1	3	4	829	80	77	41	198	1,027
Cumulative Jan. to Apr. 2008	2	3	5	1,793	130	18,265	41	18,436	20,229
Cumulative Jan. to Apr. 2007	6	0	6	2,047	531	13,275	401	14,207	16,254
Nunavut									
March r	0	0	0	0	200	0	140	340	340
April p	2	22	24	34,812	0	350	0	350	35,162
Cumulative Jan. to Apr. 2008	2	22	24	34,848	200	350	140	690	35,538
Cumulative Jan. to Apr. 2007	8	152	160	40,230	0	1,204	200	1,404	41,634

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, 2008

	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					
Abbotsford, British Columbia									
March r	36	271	307	30,195	7,653	5,938	0	13,591	43,786
April p	26	25	51	9,669	867	57,344	2,210	60,421	70,090
Cumulative Jan. to Apr. 2008	123	560	683	84,288	11,117	83,677	2,250	97,044	181,332
Cumulative Jan. to Apr. 2007	212	343	555	88,951	6,593	17,017	0	23,610	112,561
Barrie, Ontario									
March r	71	0	71	19,599	377	1,555	81	2,013	21,612
April p	79	0	79	22,605	1,148	18,057	2,216	21,421	44,026
Cumulative Jan. to Apr. 2008	328	1	329	84,695	4,571	50,080	11,441	66,092	150,787
Cumulative Jan. to Apr. 2007	187	15	202	51,771	4,223	24,467	10,756	39,446	91,217
Brantford, Ontario									
March r	17	128	145	13,436	495	155	286	936	14,372
April p	30	6	36	5,143	1,129	194	816	2,139	7,282
Cumulative Jan. to Apr. 2008	103	141	244	29,183	1,962	2,056	8,828	12,846	42,029
Cumulative Jan. to Apr. 2007	97	49	146	18,665	3,493	24,669	12,598	40,760	59,425
Calgary, Alberta									
March r	364	284	648	164,494	3,563	121,364	42,139	167,066	331,560
April p	294	1,023	1,317	230,019	3,208	115,143	81,227	199,578	429,597
Cumulative Jan. to Apr. 2008	1,575	3,110	4,685	963,210	105,329	558,793	161,327	825,449	1,788,659
Cumulative Jan. to Apr. 2007	2,540	2,542	5,082	967,791	17,756	599,414	161,327	778,497	1,746,288
Edmonton, Alberta									
March r	216	466	682	127,202	26,903	73,795	16,026	116,724	243,926
April p	207	576	783	132,895	25,341	91,953	12,247	129,541	262,436
Cumulative Jan. to Apr. 2008	988	1,770	2,758	546,257	122,329	360,744	130,616	613,689	1,159,946
Cumulative Jan. to Apr. 2007	2,700	3,269	5,969	990,071	45,864	261,713	50,473	358,050	1,348,121
Greater Sudbury, Ontario									
March r	34	2	36	8,297	965	3,012	629	4,606	12,903
April p	68	10	78	17,056	1,137	2,850	9,217	13,204	30,260
Cumulative Jan. to Apr. 2008	136	20	156	35,221	6,393	12,077	27,640	46,110	81,331
Cumulative Jan. to Apr. 2007	125	6	131	29,383	10,476	12,313	97,511	120,300	149,683
Guelph, Ontario									
March r	36	15	51	10,480	57	1,996	185	2,238	12,718
April p	45	22	67	11,445	890	5,181	1,120	7,191	18,636
Cumulative Jan. to Apr. 2008	182	139	321	50,926	1,478	18,064	18,975	38,517	89,443
Cumulative Jan. to Apr. 2007	195	140	335	52,121	8,367	27,942	3,146	39,455	91,576
Halifax, Nova Scotia									
March r	111	16	127	26,925	109	23,266	3,967	27,342	54,267
April p	115	37	152	28,369	3,874	10,611	37,051	51,536	79,905
Cumulative Jan. to Apr. 2008	519	132	651	124,059	4,749	41,741	46,546	93,036	217,095
Cumulative Jan. to Apr. 2007	363	615	978	134,048	480	43,878	159	44,517	178,565
Hamilton, Ontario									
March r	243	551	794	159,825	5,184	27,412	13,194	45,790	205,615
April p	161	191	352	66,459	1,326	50,439	3,911	55,676	122,135
Cumulative Jan. to Apr. 2008	722	1,046	1,768	349,233	18,819	114,617	184,243	317,679	666,912
Cumulative Jan. to Apr. 2007	730	431	1,161	257,818	6,959	49,157	47,870	103,986	361,804
Kelowna, British Columbia									
March r	85	189	274	52,672	400	10,220	115	10,735	63,407
April p	77	135	212	51,709	463	12,068	1,675	14,206	65,915
Cumulative Jan. to Apr. 2008	312	887	1,199	250,122	4,546	31,424	1,860	37,830	287,952
Cumulative Jan. to Apr. 2007	374	582	956	197,501	4,928	59,255	226	64,409	261,910

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, 2008

	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					
Kingston, Ontario									
March r	61	0	61	10,295	383	7,532	375	8,290	18,585
April p	60	12	72	15,160	2,721	11,267	3,725	17,713	32,873
Cumulative Jan. to Apr. 2008	158	14	172	32,807	3,149	25,391	4,282	32,822	65,629
Cumulative Jan. to Apr. 2007	155	16	171	27,710	4,186	9,870	24,611	38,667	66,377
Kitchener, Ontario									
March r	71	260	331	66,539	13,588	62,092	1,676	77,356	143,895
April p	118	127	245	44,994	8,987	35,826	12,336	57,149	102,143
Cumulative Jan. to Apr. 2008	395	516	911	173,181	29,938	112,363	33,731	176,032	349,213
Cumulative Jan. to Apr. 2007	324	497	821	143,255	17,063	52,933	29,396	99,392	242,647
London, Ontario									
March r	103	37	140	32,011	1,523	4,674	2,198	8,395	40,406
April p	157	77	234	45,160	1,736	5,664	16,782	24,182	69,342
Cumulative Jan. to Apr. 2008	506	345	851	161,542	5,027	27,651	167,014	199,692	361,234
Cumulative Jan. to Apr. 2007	688	341	1,029	177,951	11,314	42,150	40,473	93,937	271,888
Moncton, New Brunswick									
March r	18	46	64	7,737	2,020	6,311	205	8,536	16,273
April p	53	95	148	18,871	429	1,393	2,044	3,866	22,737
Cumulative Jan. to Apr. 2008	143	149	292	35,928	2,479	20,223	10,736	33,438	69,366
Cumulative Jan. to Apr. 2007	216	189	405	46,518	505	14,206	2,553	17,264	63,782
Montréal, Quebec									
March r	530	975	1,505	281,771	44,740	81,461	15,054	141,255	423,026
April p	552	1,572	2,124	343,513	42,971	91,326	46,510	180,807	524,320
Cumulative Jan. to Apr. 2008	2,570	5,660	8,230	1,337,217	116,672	412,427	80,577	609,676	1,946,893
Cumulative Jan. to Apr. 2007	2,863	4,352	7,215	1,238,658	115,894	512,011	178,407	806,312	2,044,970
Oshawa, Ontario									
March r	80	55	135	31,492	110	37,277	500	37,887	69,379
April p	157	60	217	50,213	2,453	9,319	22,850	34,622	84,835
Cumulative Jan. to Apr. 2008	469	176	645	149,013	11,855	62,813	26,832	101,500	250,513
Cumulative Jan. to Apr. 2007	474	110	584	144,067	76,999	20,019	2,522	99,540	243,607
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
March r	315	508	823	124,277	823	14,094	11,120	26,037	150,314
April p	221	393	614	92,609	705	33,499	31,920	66,124	158,733
Cumulative Jan. to Apr. 2008	980	1,566	2,546	392,993	6,701	183,275	48,157	238,133	631,126
Cumulative Jan. to Apr. 2007	917	1,159	2,076	344,228	27,610	231,124	71,725	330,459	674,687
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
March r	80	104	184	29,265	25	6,543	12,853	19,421	48,686
April p	73	107	180	27,670	54	6,471	8,448	14,973	42,643
Cumulative Jan. to Apr. 2008	296	382	678	96,541	2,257	26,937	22,990	52,184	148,725
Cumulative Jan. to Apr. 2007	287	706	993	123,881	8,685	25,182	19,758	53,625	177,506
Peterborough, Ontario									
March r	21	16	37	7,394	461	235	5,310	6,006	13,400
April p	53	22	75	13,996	30	661	3,190	3,881	17,877
Cumulative Jan. to Apr. 2008	88	38	126	24,913	1,511	1,348	8,541	11,400	36,313
Cumulative Jan. to Apr. 2007	90	35	125	22,579	1,116	5,159	635	6,910	29,489
Québec, Quebec									
March r	190	569	759	90,818	36,352	28,000	4,084	68,436	159,254
April p	175	313	488	76,130	3,067	43,882	26,818	73,767	149,897
Cumulative Jan. to Apr. 2008	692	1,392	2,084	291,132	42,057	158,750	36,555	237,362	528,494
Cumulative Jan. to Apr. 2007	858	1,167	2,025	274,192	26,722	85,410	55,017	167,149	441,341

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, 2008

	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					
Regina, Saskatchewan									
March r	71	47	118	19,703	281	12,706	18,369	31,356	51,059
April p	79	14	93	18,749	1,270	7,820	762	9,852	28,601
Cumulative Jan. to Apr. 2008	335	91	426	83,621	2,644	23,498	20,954	47,096	130,717
Cumulative Jan. to Apr. 2007	228	0	228	47,625	223	26,827	7,467	34,517	82,142
Saguenay, Quebec									
March r	35	71	106	15,157	1,535	5,676	163	7,374	22,531
April p	49	29	78	13,968	975	4,524	1,017	6,516	20,484
Cumulative Jan. to Apr. 2008	115	134	249	36,793	2,908	14,244	2,250	19,402	56,195
Cumulative Jan. to Apr. 2007	101	90	191	29,714	585	6,471	1,338	8,394	38,108
Saint John, New Brunswick									
March r	66	6	72	12,727	50	3,063	0	3,113	15,840
April p	54	2	56	8,778	1,426	6,364	42	7,832	16,610
Cumulative Jan. to Apr. 2008	281	16	297	42,154	1,513	16,149	499	18,161	60,315
Cumulative Jan. to Apr. 2007	190	86	276	38,535	37,512	16,673	222	54,407	92,942
Saskatoon, Saskatchewan									
March r	157	24	181	30,229	5,821	4,254	1,709	11,784	42,013
April p	152	135	287	40,911	3,554	34,906	28,051	66,511	107,422
Cumulative Jan. to Apr. 2008	579	260	839	128,880	10,632	60,110	42,725	113,467	242,347
Cumulative Jan. to Apr. 2007	540	396	936	127,215	12,438	38,048	10,566	61,052	188,267
Sherbrooke, Quebec									
March r	54	124	178	23,927	188	12,908	14,239	27,335	51,262
April p	49	77	126	20,751	2,466	8,450	1,811	12,727	33,478
Cumulative Jan. to Apr. 2008	233	377	610	86,123	2,885	30,209	16,889	49,983	136,106
Cumulative Jan. to Apr. 2007	252	214	466	71,557	6,403	17,749	3,153	27,305	98,862
St. Catharines-Niagara, Ontario									
March r	69	53	122	25,257	2,304	3,836	2,126	8,266	33,523
April p	71	27	98	22,291	1,850	5,880	2,013	9,743	32,034
Cumulative Jan. to Apr. 2008	234	183	417	90,702	8,269	26,966	5,404	40,639	131,341
Cumulative Jan. to Apr. 2007	248	67	315	71,762	11,184	45,841	3,735	60,760	132,522
St. John's, Newfoundland and Labrador									
March r	112	22	134	28,177	2,313	1,796	0	4,109	32,286
April p	146	23	169	26,390	7,640	5,940	6,300	19,880	46,270
Cumulative Jan. to Apr. 2008	635	61	696	119,491	10,053	14,135	8,661	32,849	152,340
Cumulative Jan. to Apr. 2007	350	59	409	68,708	1,762	27,108	4,023	32,893	101,601
Thunder Bay, Ontario									
March r	9	2	11	2,514	0	194	6,938	7,132	9,646
April p	19	0	19	3,329	115	11,305	11,083	22,503	25,832
Cumulative Jan. to Apr. 2008	32	34	66	9,228	162	13,943	19,507	33,612	42,840
Cumulative Jan. to Apr. 2007	43	1	44	8,643	610	8,419	11,249	20,278	28,921
Toronto, Ontario									
March r	1,072	2,009	3,081	626,272	49,989	224,542	113,976	388,507	1,014,779
April p	802	2,914	3,716	953,858	65,129	220,577	16,931	302,637	1,256,495
Cumulative Jan. to Apr. 2008	4,096	7,820	11,916	2,696,332	301,505	1,058,464	368,230	1,728,199	4,424,531
Cumulative Jan. to Apr. 2007	4,437	6,542	10,979	2,353,503	367,543	927,427	385,016	1,679,986	4,033,489
Trois-Rivières, Quebec									
March r	24	53	77	8,712	497	5,771	408	6,676	15,388
April p	33	96	129	16,145	1,537	4,512	9,273	15,322	31,467
Cumulative Jan. to Apr. 2008	114	320	434	53,217	7,963	12,152	12,632	32,747	85,964
Cumulative Jan. to Apr. 2007	115	201	316	44,170	10,212	13,146	8,342	31,700	75,870

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, 2008

	Number of dwelling units			Residential	Estimated value of construction				Total
	Singles ¹	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Vancouver, British Columbia									
March r	348	1,116	1,464	321,101	6,389	132,086	14,568	153,043	474,144
April p	356	1,430	1,786	376,801	10,651	154,721	7,585	172,957	549,758
Cumulative Jan. to Apr. 2008	1,431	4,630	6,061	1,358,887	50,358	425,533	57,882	533,773	1,892,660
Cumulative Jan. to Apr. 2007	1,299	5,787	7,086	1,401,136	41,038	633,872	124,630	799,540	2,200,676
Victoria, British Columbia									
March r	57	164	221	50,587	172	10,115	11,716	22,003	72,590
April p	82	109	191	46,240	4,474	6,131	806	11,411	57,651
Cumulative Jan. to Apr. 2008	302	485	787	187,288	6,625	38,030	26,583	71,238	258,526
Cumulative Jan. to Apr. 2007	295	1,029	1,324	276,123	6,747	17,141	71,800	95,688	371,811
Windsor, Ontario									
March r	32	9	41	10,300	165	553	1,120	1,838	12,138
April p	36	10	46	10,891	8,124	9,584	1,080	18,788	29,679
Cumulative Jan. to Apr. 2008	110	23	133	31,279	9,518	20,477	4,876	34,871	66,150
Cumulative Jan. to Apr. 2007	145	20	165	36,848	11,190	22,860	14,967	49,017	85,865
Winnipeg, Manitoba									
March r	180	141	321	58,978	502	14,158	369	15,029	74,007
April p	189	24	213	48,264	1,806	26,989	11,296	40,091	88,355
Cumulative Jan. to Apr. 2008	780	262	1,042	212,501	7,979	61,503	23,122	92,604	305,105
Cumulative Jan. to Apr. 2007	713	626	1,339	197,391	2,994	54,120	37,301	94,415	291,806

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, 2008

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Canada							
March r	8,020	24	824	2,352	6,175	391	17,786
April p	10,548	39	1,022	2,169	8,661	579	23,018
Cumulative Jan. to Apr. 2008	29,710	88	3,215	7,229	25,806	1,595	67,643
Cumulative Jan. to Apr. 2007	33,624	108	3,779	7,253	23,954	1,264	69,982
Newfoundland and Labrador							
March r	89	0	2	0	22	6	119
April p	275	4	0	1	46	0	326
Cumulative Jan. to Apr. 2008	479	4	2	1	82	9	577
Cumulative Jan. to Apr. 2007	319	0	12	3	18	28	380
Prince Edward Island							
March r	36	1	6	6	0	1	50
April p	87	0	6	0	51	0	144
Cumulative Jan. to Apr. 2008	135	3	16	6	66	1	227
Cumulative Jan. to Apr. 2007	128	5	24	3	12	0	172
Nova Scotia							
March r	210	4	24	7	31	2	278
April p	283	6	24	29	14	2	358
Cumulative Jan. to Apr. 2008	796	16	73	62	119	26	1,092
Cumulative Jan. to Apr. 2007	643	15	63	4	616	47	1,388
New Brunswick							
March r	108	2	26	0	41	16	193
April p	281	6	94	15	141	1	538
Cumulative Jan. to Apr. 2008	509	8	120	51	207	30	925
Cumulative Jan. to Apr. 2007	528	4	99	7	190	16	844
Quebec							
March r	1,927	8	218	211	1,461	219	4,044
April p	2,521	7	281	104	2,408	451	5,772
Cumulative Jan. to Apr. 2008	6,710	20	857	578	6,197	972	15,334
Cumulative Jan. to Apr. 2007	7,320	36	783	606	5,018	583	14,346
Ontario							
March r	2,772	1	255	1,596	1,867	65	6,556
April p	3,257	6	237	1,405	2,310	52	7,267
Cumulative Jan. to Apr. 2008	9,787	13	877	4,257	7,234	225	22,393
Cumulative Jan. to Apr. 2007	10,382	26	1,309	4,104	4,222	224	20,267
Manitoba							
March r	325	2	16	10	131	6	490
April p	483	4	11	12	27	0	537
Cumulative Jan. to Apr. 2008	1,280	8	36	35	247	7	1,613
Cumulative Jan. to Apr. 2007	1,088	5	42	45	632	3	1,815
Saskatchewan							
March r	362	3	23	11	62	5	466
April p	517	2	32	68	137	1	757
Cumulative Jan. to Apr. 2008	1,246	5	65	118	307	9	1,750
Cumulative Jan. to Apr. 2007	875	3	32	184	98	137	1,329
Alberta							
March r	1,230	3	174	78	844	8	2,337
April p	1,630	3	305	60	1,866	3	3,867
Cumulative Jan. to Apr. 2008	4,864	9	898	683	4,936	18	11,408
Cumulative Jan. to Apr. 2007	8,471	11	1,125	1,142	5,356	48	16,153
British Columbia							
March r	956	0	80	433	1,708	62	3,239
April p	1,206	0	32	475	1,636	69	3,418
Cumulative Jan. to Apr. 2008	3,887	1	271	1,438	6,378	296	12,271
Cumulative Jan. to Apr. 2007	3,842	3	282	1,148	7,640	173	13,088

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2008

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Yukon Territory							
March r	5	0	0	0	8	1	14
April p	5	1	0	0	0	0	6
Cumulative Jan. to Apr. 2008	13	1	0	0	8	2	24
Cumulative Jan. to Apr. 2007	14	0	8	0	10	2	34
Northwest Territories							
March r	0	0	0	0	0	0	0
April p	1	0	0	0	3	0	4
Cumulative Jan. to Apr. 2008	2	0	0	0	3	0	5
Cumulative Jan. to Apr. 2007	6	0	0	0	0	0	6
Nunavut							
March r	0	0	0	0	0	0	0
April p	2	0	0	0	22	0	24
Cumulative Jan. to Apr. 2008	2	0	0	0	22	0	24
Cumulative Jan. to Apr. 2007	8	0	0	7	142	3	160

Table 8
Dwelling units, census metropolitan areas, unadjusted, April 2008

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford, British Columbia	29	0	0	11	14	0	54
Barrie, Ontario	88	0	0	0	0	0	88
Brantford, Ontario	33	0	0	3	0	3	39
Calgary, Alberta	424	0	141	8	874	0	1,447
Edmonton, Alberta	298	0	107	42	426	1	874
Greater Sudbury, Ontario	76	0	0	0	10	0	86
Guelph, Ontario	50	0	8	7	0	7	72
Halifax, Nova Scotia	121	1	8	29	0	0	159
Hamilton, Ontario	180	0	14	108	68	1	371
Kelowna, British Columbia	85	0	0	10	124	1	220
Kingston, Ontario	67	0	12	0	0	0	79
Kitchener, Ontario	132	0	10	89	25	3	259
London, Ontario	176	0	2	22	52	1	253
Moncton, New Brunswick	69	0	86	3	6	0	164
Montréal, Quebec	808	0	59	61	1,454	254	2,636
Oshawa, Ontario	175	0	6	54	0	0	235
Ottawa-Gatineau, Ontario/Quebec	354	0	58	322	131	6	871
Ottawa-Gatineau, Ontario part, Ontario/Quebec	247	0	20	322	46	5	640
Ottawa-Gatineau, Quebec part, Ontario/Quebec	107	0	38	0	85	1	231
Peterborough, Ontario	59	0	0	16	6	0	81
Québec, Quebec	256	0	54	10	286	15	621
Regina, Saskatchewan	107	0	13	0	1	0	121
Saguenay, Quebec	72	0	0	0	14	20	106
Saint John, New Brunswick	70	1	2	0	0	0	73
Saskatoon, Saskatchewan	206	0	10	58	66	1	341
Sherbrooke, Quebec	72	0	16	0	63	10	161
St. Catharines-Niagara, Ontario	79	0	6	21	0	0	106
St. John's, Newfoundland and Labrador	174	0	0	1	22	0	197
Thunder Bay, Ontario	21	0	0	0	0	0	21
Toronto, Ontario	896	0	129	712	2,064	9	3,810
Trois-Rivières, Quebec	48	0	2	0	108	2	160
Vancouver, British Columbia	391	0	16	276	1,086	52	1,821
Victoria, British Columbia	89	0	2	32	73	3	199
Windsor, Ontario	40	0	2	4	4	0	50
Winnipeg, Manitoba	205	0	8	12	4	0	229

Table 9
Dwelling units, census metropolitan areas, unadjusted, cumulative, January to April 2008

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford, British Columbia	117	0	0	11	548	1	677
Barrie, Ontario	288	0	0	0	0	1	289
Brantford, Ontario	91	0	0	16	120	5	232
Calgary, Alberta	1,477	0	369	326	2,412	3	4,587
Edmonton, Alberta	946	0	361	242	1,156	11	2,716
Greater Sudbury, Ontario	135	0	0	0	16	4	155
Guelph, Ontario	158	0	15	38	61	25	297
Halifax, Nova Scotia	363	1	37	47	27	21	496
Hamilton, Ontario	655	0	54	502	483	7	1,701
Kelowna, British Columbia	300	0	0	90	786	11	1,187
Kingston, Ontario	154	0	14	0	0	0	168
Kitchener, Ontario	353	0	38	162	306	10	869
London, Ontario	458	0	6	115	211	13	803
Moncton, New Brunswick	107	0	104	3	30	12	256
Montréal, Quebec	2,552	0	250	354	3,649	499	7,304
Oshawa, Ontario	424	0	18	158	0	0	600
Ottawa-Gatineau, Ontario/Quebec	1,185	0	173	1,171	526	21	3,076
Ottawa-Gatineau, Ontario part, Ontario/Quebec	882	0	57	1,125	369	15	2,448
Ottawa-Gatineau, Quebec part, Ontario/Quebec	303	0	116	46	157	6	628
Peterborough, Ontario	90	0	0	16	22	0	128
Québec, Quebec	742	0	126	59	975	64	1,966
Regina, Saskatchewan	301	0	22	0	67	2	392
Saguenay, Quebec	141	0	6	0	50	64	261
Saint John, New Brunswick	173	2	8	3	4	1	191
Saskatoon, Saskatchewan	541	0	24	80	151	5	801
Sherbrooke, Quebec	236	0	55	22	222	16	551
St. Catharines-Niagara, Ontario	217	0	16	87	74	6	400
St. John's, Newfoundland and Labrador	339	0	0	1	52	8	400
Thunder Bay, Ontario	33	0	2	0	32	0	67
Toronto, Ontario	3,580	0	584	1,852	5,312	72	11,400
Trois-Rivières, Quebec	119	0	34	2	196	23	374
Vancouver, British Columbia	1,366	0	88	872	3,467	206	5,999
Victoria, British Columbia	287	0	5	115	344	24	775
Windsor, Ontario	102	0	2	8	12	1	125
Winnipeg, Manitoba	720	0	28	31	202	1	982

Table 10
Value of residential and non-residential building permits, provinces and territories, unadjusted, 2008

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
March r	3,314,503	294,940	1,204,493	454,968	5,268,904
April p	4,625,291	358,260	1,559,505	529,835	7,072,891
Cumulative Jan. to Apr. 2008	13,186,918	1,450,836	4,867,863	2,140,394	21,646,011
Cumulative Jan. to Apr. 2007	12,583,585	1,542,535	4,671,681	1,975,537	20,773,338
Newfoundland and Labrador					
March r	17,979	3,244	3,031	1,970	26,224
April p	55,440	8,900	10,061	6,472	80,873
Cumulative Jan. to Apr. 2008	97,694	14,319	20,451	10,897	143,361
Cumulative Jan. to Apr. 2007	62,256	9,787	34,568	10,874	117,485
Prince Edward Island					
March r	7,331	282	6,763	125	14,501
April p	21,538	1,076	921	79	23,614
Cumulative Jan. to Apr. 2008	34,655	2,898	11,893	1,294	50,740
Cumulative Jan. to Apr. 2007	25,188	2,569	8,383	690	36,830
Nova Scotia					
March r	49,782	596	28,004	7,347	85,729
April p	75,675	7,492	22,887	40,420	146,474
Cumulative Jan. to Apr. 2008	200,145	10,841	64,569	54,129	329,684
Cumulative Jan. to Apr. 2007	205,627	12,747	84,183	8,418	310,975
New Brunswick					
March r	23,142	2,520	14,524	8,719	48,905
April p	66,792	2,484	12,202	3,977	85,455
Cumulative Jan. to Apr. 2008	113,170	5,593	54,429	28,699	201,891
Cumulative Jan. to Apr. 2007	110,725	70,249	56,897	10,792	248,663
Quebec					
March r	666,186	97,762	155,613	56,222	975,783
April p	955,597	76,459	232,013	119,262	1,383,331
Cumulative Jan. to Apr. 2008	2,515,373	239,410	703,005	228,290	3,686,078
Cumulative Jan. to Apr. 2007	2,348,874	229,016	704,378	321,041	3,603,309
Ontario					
March r	1,235,696	100,414	400,497	183,074	1,919,681
April p	1,711,905	150,066	555,102	170,882	2,587,955
Cumulative Jan. to Apr. 2008	4,601,420	536,003	1,719,626	1,079,627	7,936,676
Cumulative Jan. to Apr. 2007	3,995,228	898,400	1,533,746	912,526	7,339,900
Manitoba					
March r	84,523	3,442	18,846	1,469	108,280
April p	103,848	4,777	36,354	11,875	156,854
Cumulative Jan. to Apr. 2008	291,974	25,463	83,500	30,943	431,880
Cumulative Jan. to Apr. 2007	265,858	24,557	75,299	66,992	432,706
Saskatchewan					
March r	81,816	8,786	24,112	20,207	134,921
April p	142,379	7,754	77,984	31,909	260,026
Cumulative Jan. to Apr. 2008	316,806	20,009	146,421	68,841	552,077
Cumulative Jan. to Apr. 2007	207,687	14,510	98,488	40,460	361,145
Alberta					
March r	501,832	49,044	325,964	132,307	1,009,147
April p	697,942	71,565	289,470	116,378	1,175,355
Cumulative Jan. to Apr. 2008	2,330,533	491,004	1,281,444	491,387	4,594,368
Cumulative Jan. to Apr. 2007	2,782,754	173,808	1,152,036	329,963	4,438,561
British Columbia					
March r	643,966	28,550	208,679	43,058	924,253
April p	757,009	27,607	322,075	28,281	1,134,972
Cumulative Jan. to Apr. 2008	2,643,846	104,790	762,833	145,356	3,656,825
Cumulative Jan. to Apr. 2007	2,531,718	94,207	906,723	269,509	3,802,157

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2008

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Yukon Territory					
March r	2,137	100	460	330	3,027
April p	1,525	0	9	259	1,793
Cumulative Jan. to Apr. 2008	4,661	176	1,077	750	6,664
Cumulative Jan. to Apr. 2007	5,393	12,154	2,501	3,671	23,719
Northwest Territories					
March r	113	0	18,000	0	18,113
April p	829	80	77	41	1,027
Cumulative Jan. to Apr. 2008	1,793	130	18,265	41	20,229
Cumulative Jan. to Apr. 2007	2,047	531	13,275	401	16,254
Nunavut					
March r	0	200	0	140	340
April p	34,812	0	350	0	35,162
Cumulative Jan. to Apr. 2008	34,848	200	350	140	35,538
Cumulative Jan. to Apr. 2007	40,230	0	1,204	200	41,634

Table 11
Value of residential and non-residential building permits, census metropolitan areas, unadjusted, April 2008

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	10,336	867	57,344	2,210	70,757
Barrie, Ontario	24,848	1,148	20,899	2,216	49,111
Brantford, Ontario	5,618	1,129	225	816	7,788
Calgary, Alberta	250,639	3,208	115,143	81,227	450,217
Edmonton, Alberta	147,477	25,341	91,953	12,247	277,018
Greater Sudbury, Ontario	18,608	1,137	3,299	9,217	32,261
Guelph, Ontario	12,395	890	5,996	1,120	20,401
Halifax, Nova Scotia	34,822	3,874	10,611	37,051	86,358
Hamilton, Ontario	70,212	1,326	58,376	3,911	133,825
Kelowna, British Columbia	54,578	463	12,068	1,675	68,784
Kingston, Ontario	16,358	2,721	13,040	3,725	35,844
Kitchener, Ontario	47,746	8,987	41,464	12,336	110,533
London, Ontario	48,786	1,736	6,555	16,782	73,859
Moncton, New Brunswick	21,321	429	1,393	2,044	25,187
Montréal, Quebec	427,030	42,971	102,569	46,510	619,080
Oshawa, Ontario	54,447	2,453	10,785	22,850	90,535
Ottawa-Gatineau, Ontario/Quebec	132,279	759	46,039	40,368	219,445
Ottawa-Gatineau, Ontario part, Ontario/Quebec	97,260	705	38,771	31,920	168,656
Ottawa-Gatineau, Quebec part, Ontario/Quebec	35,019	54	7,268	8,448	50,789
Peterborough, Ontario	15,117	30	765	3,190	19,102
Québec, Quebec	95,695	3,067	49,284	26,818	174,864
Regina, Saskatchewan	25,612	1,270	7,820	762	35,464
Saguenay, Quebec	18,437	975	5,081	1,017	25,510
Saint John, New Brunswick	11,720	1,426	6,364	42	19,552
Saskatoon, Saskatchewan	50,930	3,554	34,906	28,051	117,441
Sherbrooke, Quebec	26,261	2,466	9,490	1,811	40,028
St. Catharines-Niagara, Ontario	24,144	1,850	6,805	2,013	34,812
St. John's, Newfoundland and Labrador	35,714	7,640	5,940	6,300	55,594
Thunder Bay, Ontario	3,652	115	13,084	11,083	27,934
Toronto, Ontario	983,056	65,129	255,289	16,931	1,320,405
Trois-Rivières, Quebec	20,147	1,537	5,068	9,273	36,025
Vancouver, British Columbia	391,845	10,651	154,721	7,585	564,802
Victoria, British Columbia	49,443	4,474	6,131	806	60,854
Windsor, Ontario	11,814	8,124	11,092	1,080	32,110
Winnipeg, Manitoba	51,663	1,806	26,989	11,296	91,754

Table 12
Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to April 2008

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford, British Columbia	82,929	11,117	83,677	2,250	179,973
Barrie, Ontario	72,113	4,571	47,836	11,441	135,961
Brantford, Ontario	26,365	1,962	1,805	8,828	38,960
Calgary, Alberta	952,824	105,329	558,793	161,327	1,778,273
Edmonton, Alberta	542,717	122,329	360,744	130,616	1,156,406
Greater Sudbury, Ontario	33,158	6,393	10,588	27,640	77,779
Guelph, Ontario	44,692	1,478	16,884	18,975	82,029
Halifax, Nova Scotia	96,859	4,749	41,741	46,546	189,895
Hamilton, Ontario	323,354	18,819	111,325	184,243	637,741
Kelowna, British Columbia	244,900	4,546	31,424	1,860	282,730
Kingston, Ontario	30,664	3,149	24,796	4,282	62,891
Kitchener, Ontario	160,875	29,938	110,021	33,731	334,565
London, Ontario	145,894	5,027	24,137	167,014	342,072
Moncton, New Brunswick	31,273	2,479	20,223	10,736	64,711
Montréal, Quebec	1,237,949	116,672	363,958	80,577	1,799,156
Oshawa, Ontario	134,353	11,855	57,201	26,832	230,241
Ottawa-Gatineau, Ontario/Quebec	454,244	8,958	169,768	71,147	704,117
Ottawa-Gatineau, Ontario part, Ontario/Quebec	361,354	6,701	145,719	48,157	561,931
Ottawa-Gatineau, Quebec part, Ontario/Quebec	92,890	2,257	24,049	22,990	142,186
Peterborough, Ontario	24,416	1,511	1,304	8,541	35,772
Québec, Quebec	282,071	42,057	142,699	36,555	503,382
Regina, Saskatchewan	74,501	2,644	23,498	20,954	121,597
Saguenay, Quebec	39,926	2,908	13,278	2,250	58,362
Saint John, New Brunswick	28,269	1,513	16,149	499	46,430
Saskatoon, Saskatchewan	121,113	10,632	60,110	42,725	234,580
Sherbrooke, Quebec	80,968	2,885	27,856	16,889	128,598
St. Catharines-Niagara, Ontario	83,529	8,269	22,576	5,404	119,778
St. John's, Newfoundland and Labrador	69,851	10,053	14,135	8,661	102,700
Thunder Bay, Ontario	9,048	162	14,975	19,507	43,692
Toronto, Ontario	2,466,358	301,505	909,932	368,230	4,046,025
Trois-Rivières, Quebec	47,437	7,963	11,626	12,632	79,658
Vancouver, British Columbia	1,332,684	50,358	425,533	57,882	1,866,457
Victoria, British Columbia	183,391	6,625	38,030	26,583	254,629
Windsor, Ontario	28,126	9,518	18,616	4,876	61,136
Winnipeg, Manitoba	185,906	7,979	61,503	23,122	278,510

Table 13
Value of the non-residential permits by type of building, provinces and territories, April 2008

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,447,600	25,433	2,076	70,799	18,663	427,734	876,050
Industrial	358,260	8,900	1,076	7,492	2,484	76,459	150,066
Factories, plants	189,563	0	350	691	0	38,672	92,975
Transportation, utilities	51,871	7,630	0	4,208	493	16,073	7,936
Mining and agriculture	53,844	1,000	280	1,236	600	7,340	20,766
Minor industrial projects, new and improvements ¹	62,982	270	446	1,357	1,391	14,374	28,389
Commercial	1,559,505	10,061	921	22,887	12,202	232,013	555,102
Trade and services	445,088	3,865	0	6,210	2,350	65,798	201,105
Warehouses	111,921	2,070	0	400	0	7,699	21,418
Service stations	27,135	650	0	368	0	5,600	678
Office buildings	361,979	1,601	0	8,495	2,120	66,509	142,956
Recreation	141,609	0	0	2,221	0	15,147	20,650
Hotels, restaurants	276,944	0	0	250	4,502	21,787	99,577
Laboratories	13,526	0	0	0	0	12,107	0
Minor commercial projects, new and improvements ¹	181,303	1,875	921	4,943	3,230	37,366	68,718
Institutional and governmental	529,835	6,472	79	40,420	3,977	119,262	170,882
Schools, education	164,392	0	0	11,650	900	28,934	77,651
Hospitals, medical	160,146	0	0	700	0	23,187	27,348
Welfare, home	77,236	4,660	0	26,667	1,400	24,131	13,659
Churches, religion	19,936	1,500	0	752	0	2,865	6,834
Government buildings	72,542	0	0	0	0	29,024	30,818
Minor institutional and governmental projects, new and improvements ¹	35,583	312	79	651	1,677	11,121	14,572
thousands of dollars							
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
Total non-residential	53,006	117,647	477,413	377,963	268	198	350
Industrial	4,777	7,754	71,565	27,607	0	80	0
Factories, plants	1,243	2,362	38,393	14,877	0	0	0
Transportation, utilities	1,361	2,841	8,434	2,895	0	0	0
Mining and agriculture	1,323	0	17,683	3,616	0	0	0
Minor industrial projects, new and improvements ¹	850	2,551	7,055	6,219	0	80	0
Commercial	36,354	77,984	289,470	322,075	9	77	350
Trade and services	3,065	18,852	102,423	41,420	0	0	0
Warehouses	2,800	8,940	37,390	31,204	0	0	0
Service stations	3,839	8,495	4,852	2,653	0	0	0
Office buildings	8,904	19,954	69,146	41,944	0	0	350
Recreation	7,200	16,113	13,580	66,698	0	0	0
Hotels, restaurants	4,750	500	34,358	111,220	0	0	0
Laboratories	0	0	1,419	0	0	0	0
Minor commercial projects, new and improvements ¹	5,796	5,130	26,302	26,936	9	77	0
Institutional and governmental	11,875	31,909	116,378	28,281	259	41	0
Schools, education	10,546	3,757	23,052	7,902	0	0	0
Hospitals, medical	0	19,958	73,527	15,426	0	0	0
Welfare, home	0	0	5,719	1,000	0	0	0
Churches, religion	300	1,233	4,752	1,700	0	0	0
Government buildings	250	6,130	6,320	0	0	0	0
Minor institutional and governmental projects, new and improvements ¹	779	831	3,008	2,253	259	41	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 2007, 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 and 026-0010.

Appendix I

Geographical abbreviations

C	Cité / City
CC	Chartered community
CÉ	Cité
CG	Community government
CM	County (municipality)
CN	Colonie de la couronne / Crown colony
COM	Community
CT	Canton (municipalité de)
CU	Cantons unis (municipalité de)
CY	City
DM	District municipality
HAM	Hamlet
ID	Improvement district
IGD	Indian government district
IM	Island municipality
IRI	Réserve indienne / Indian reserve
LGD	Local government district
LOT	Township and royalty
M	Municipalité / Municipality
MD	Municipal district
MÉ	Municipalité
MU	Municipality
NH	Northern hamlet
NL	Nisgaa land
NO	Non organisé / Unorganized
NV	Northern village
NVL	Nisgaa village
P	Paroisse (municipalité de) / Parish
PE	Paroisse (municipalité de)
RCR	Communauté rurale / Rural community
RDA	Regional district electoral area
RG	Region
RGM	Regional municipality
RM	Rural municipality
RV	Resort village
S-É	Établissement indien / Indian settlement
SA	Special area
SC	Subdivision municipalité de comté / Subdivision of county municipality
SÉ	Établissement / Settlement
SET	Settlement
SM	Specialized municipality
SNO	Subdivision non organisée / Subdivision of unorganized
SV	Summer village
T	Town

TC	Terres réservées aux Cris
TI	Terre inuite
TK	Terres réservées aux Naskapis
TL	Teslin land
TP	Township
TV	Ville / Town
V	Ville
VC	Village cri
VK	Village naskapi
VL	Village
VN	Village nordique