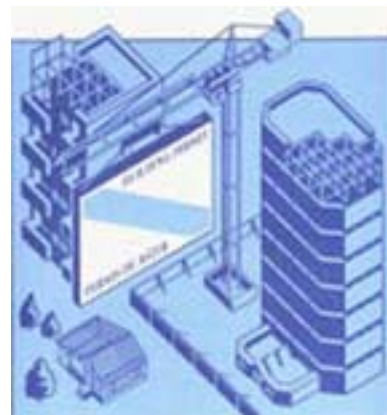


Catalogue no. 64-001-X

Building Permits

May 2008



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building Permits

May 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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Highlights

- The total value of building permits increased for the second consecutive month in May, despite a substantial decline in the residential sector.

Analysis – May 2008

The total value of building permits increased for the second consecutive month in May, despite a substantial decline in the residential sector.

Contractors took out \$6.6 billion in permits in May, up 1.1% from April and the highest value for permits since October 2007. The total was 6.7% above the monthly average for 2007.

It was the first back-to-back increase in construction intentions since November 2006, and could point to busy construction sites in the coming months. The value of building permits has followed an upward trend since the beginning of the year.

In the non-residential sector, municipalities issued \$2.9 billion in permits, up 12.8%, a second consecutive gain. The rise came mostly from strong increases in the industrial and institutional intentions.

The value of permits in the residential sector has been on a downward trend since September 2007. Residential intentions fell 6.6% to \$3.7 billion in May, the result of a considerable decrease in the value of multi-family permits.

Non-residential: Strong gains in both industrial and institutional

The value of building permits in the non-residential sector increased by 12.8% in May, with gains in all three components, following a 27.8% increase in April. The trend for non-residential construction intentions edged up in the previous six months, as a result of growth in the commercial component.

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which eases 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 this release, the census metropolitan area of Ottawa–Gatineau is divided into two areas: Ottawa–Gatineau (Quebec part) and Ottawa–Gatineau (Ontario part).

In the industrial component, the value of permits issued increased 62.1% to \$536 million in May, the highest level since June 2006. The gains came mostly from utility buildings.

In the institutional component, intentions rose 16.4% to \$646 million, largely the result of new hospitals and schools. May's value was 12.7% higher than the average monthly level in 2007, an exceptional year for institutional construction.

In the commercial component, municipalities issued permits worth \$1.7 billion, up 2.1% following a 36.4% gain in April. It was the fifth increase in six months and took the level to its highest point in a year. The increase came from construction intentions for warehouses.

Residential: Multiple-family housing brings down intentions

A strong decline in the value of permits for multiple-family dwellings brought down intentions in the residential sector in May.

The value of multiple-family permits fell 15.5% to \$1.5 billion, after rising 31.4% in April. Even so, May's level was 6.2% higher than the average monthly level registered in 2007. Municipalities approved 11,040 multiple-family units, down 7.9%.

After two month of declines, the value of single-family permits edged up 0.5% in May to \$2.2 billion. The number of single-family units authorized declined 2.3% to 8,116, the lowest since May 2001.

The overall number of residential units approved has been on a downward trend since the summer of 2007.

Permits up in half of the provinces

The value of building permits increased in half of the provinces in May. Ontario had the largest increase in terms of dollars, followed by British Columbia and New Brunswick.

Ontario permits increased by 3.1% to \$2.5 billion, due to a 26.4% jump in the value of construction intentions for non-residential buildings. The non-residential sector reached its fourth highest value since January 1989.

Also posting gains were British Columbia (+5.7%) and New Brunswick (+67.1%). New Brunswick reached an all-time high with permit values of \$122 million. Both provinces had strong intentions for non-residential.

In contrast, Alberta and Saskatchewan experienced large declines (in terms of dollars). In Alberta, a reduction of 3.7% to \$1.2 billion came mainly from drops in the values of institutional and multiple residential projects. After a record high in April, intentions in Saskatchewan decreased 19.5% due to lower levels in both residential and non-residential sectors.

Permits up in less than half of the metropolitan areas

Of the 34 census metropolitan areas, 16 recorded gains in the value of building permits in May.

The largest increase (in dollars) occurred in Vancouver, where a record monthly high in the non-residential sector more than offset a decline in intentions for residential dwellings.

Edmonton also posted a significant increase, as a result of strong growth in both residential and non-residential sectors.

In contrast, the total value of permits in Toronto declined in May, due to large drops in multiple dwellings. This came on the heels of the second highest month on record for multiple housing.

Chart 1
Total value of building permits

billions of dollars

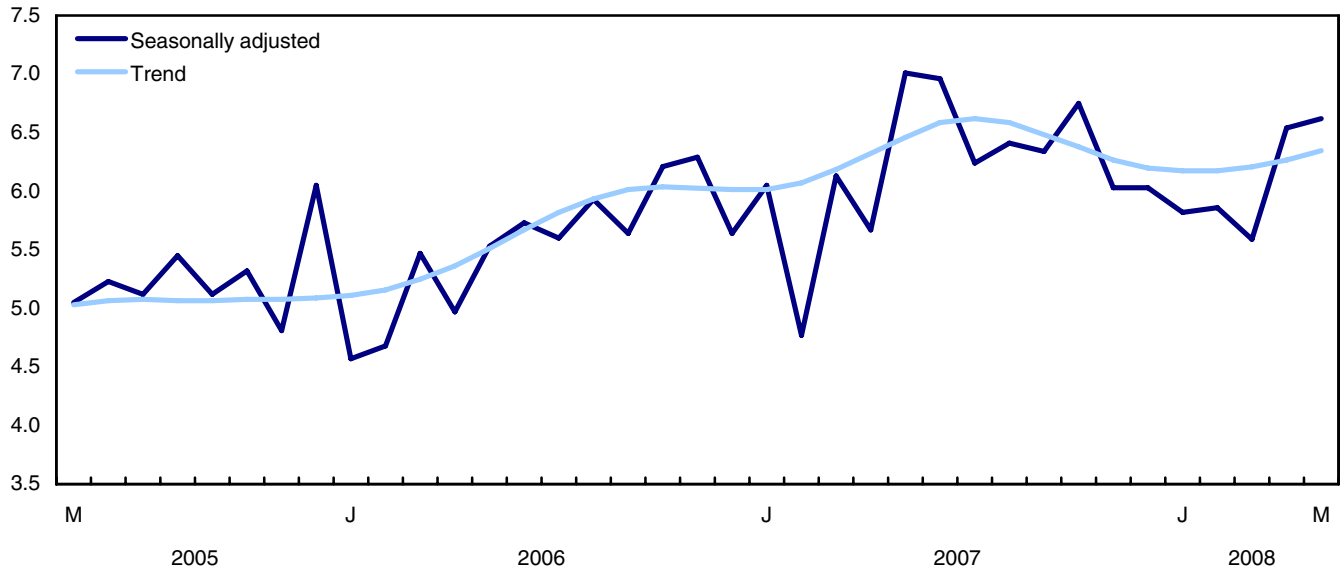


Chart 2
Residential value of building permits – Total

billions of dollars

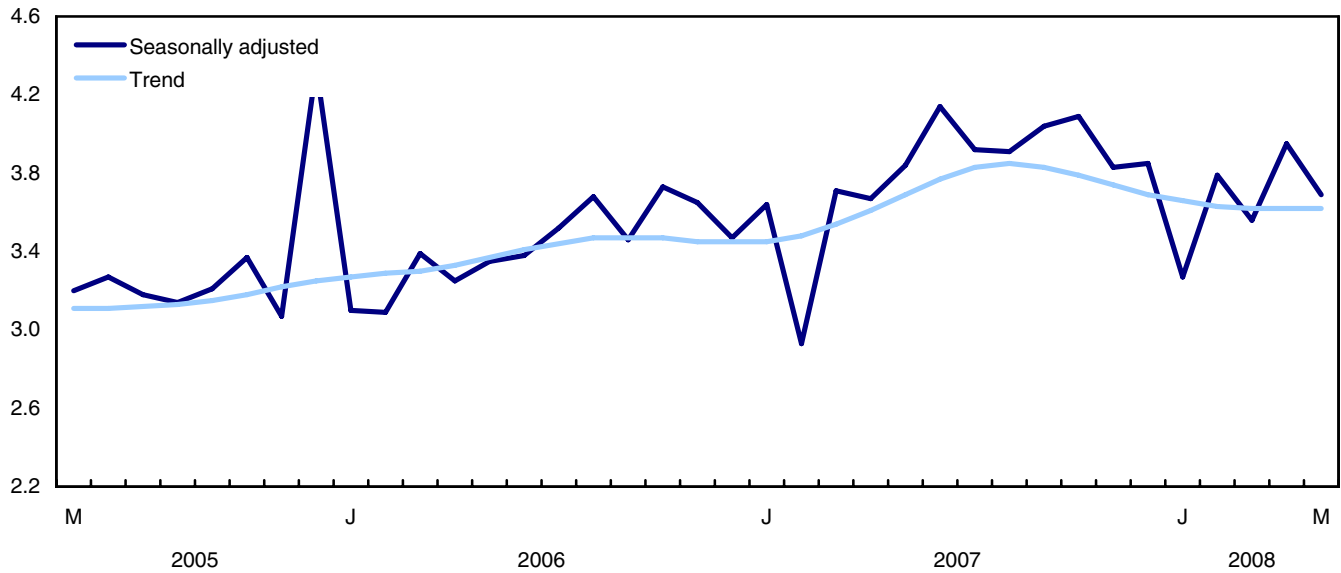


Chart 3
Number of dwelling units – Single and multiple

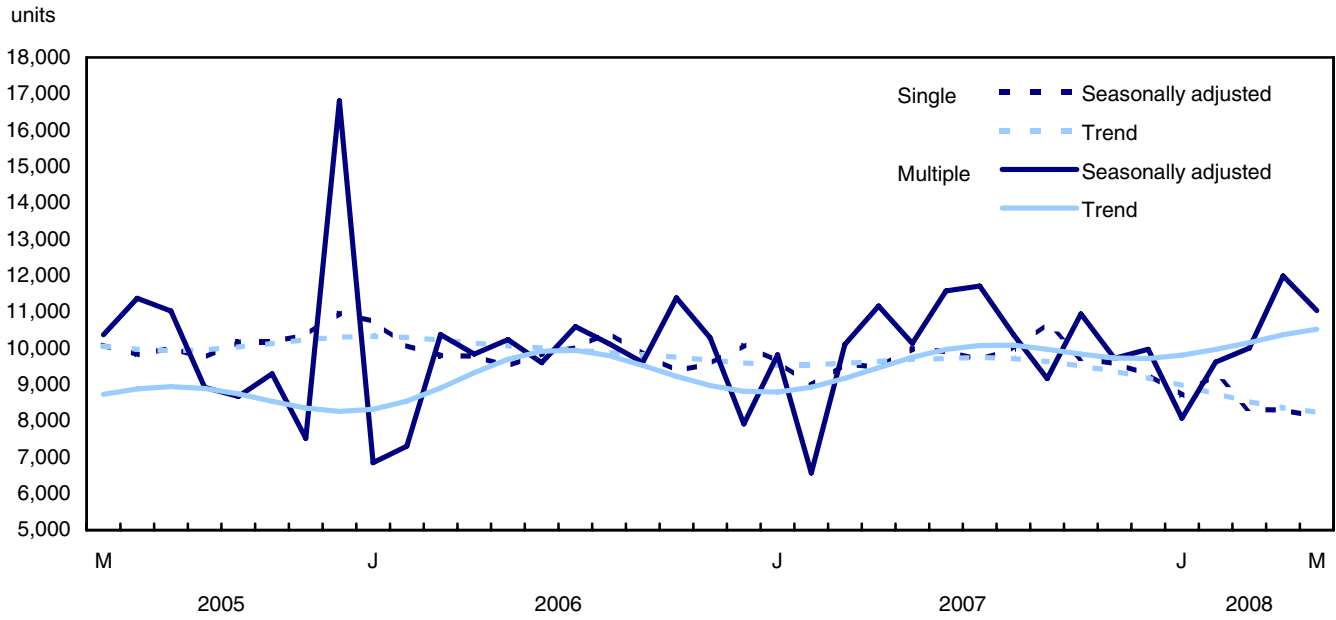


Chart 4
Non-residential value of building permits – Total

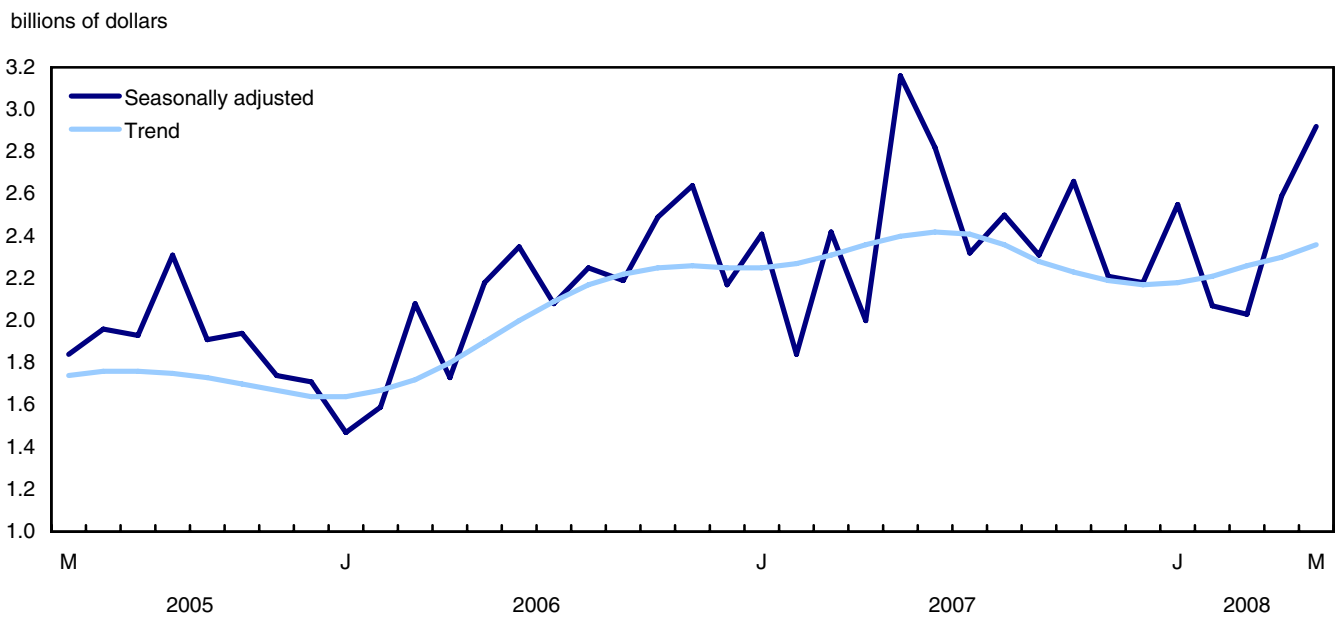


Chart 5
Commercial value of building permits

millions of dollars

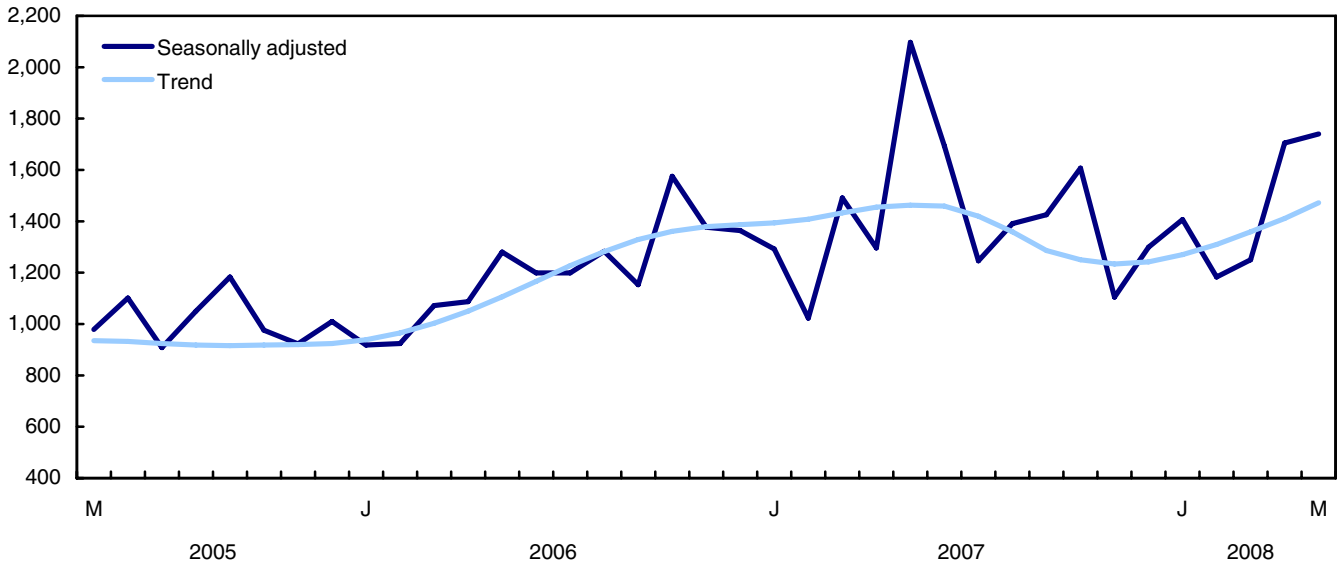


Chart 6
Industrial value of building permits

millions of dollars

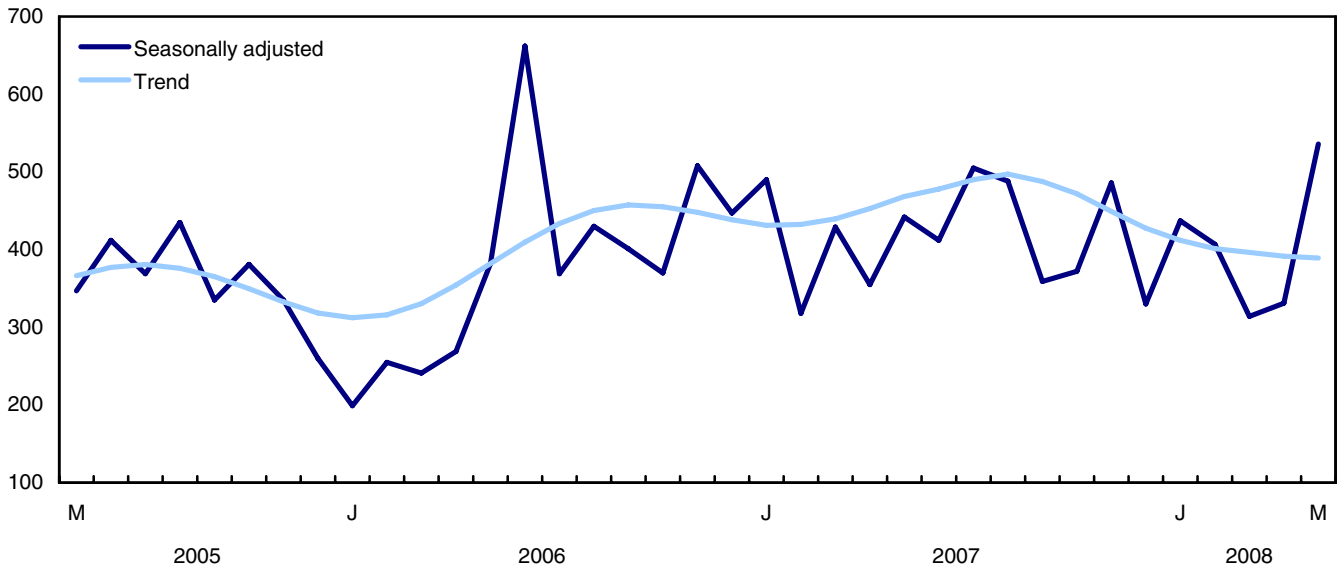
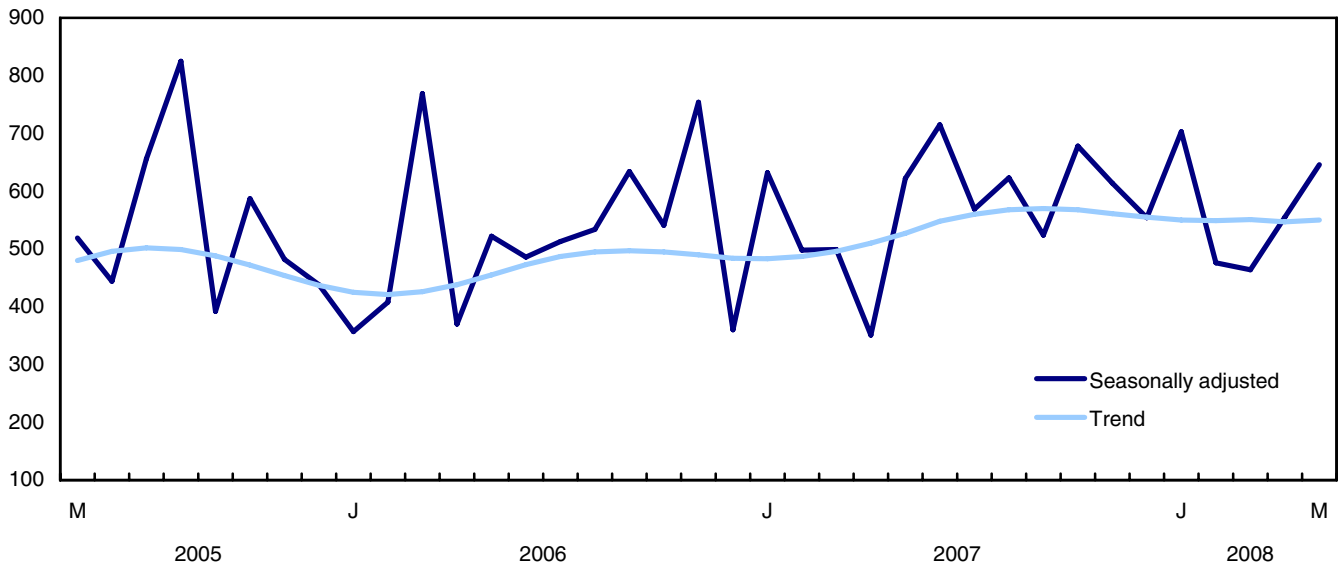


Chart 7
Institutional and governmental value of building permits

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 May ^p	2008 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	thousands of dollars		percentage change					
Canada	6,615,531	6,542,668	1.1	17.0	-4.6	0.8	-3.5	-0.1
Newfoundland and Labrador	58,725	67,204	-12.6	30.8	-19.6	43.5	-55.7	68.7
Prince Edward Island	41,945	20,902	100.7	32.5	49.4	24.5	-31.3	-21.2
Nova Scotia	132,707	131,581	0.9	34.0	7.7	18.2	5.0	-35.3
New Brunswick	122,418	73,280	67.1	25.8	-0.2	-10.3	29.3	-41.0
Quebec	1,110,817	1,135,654	-2.2	13.3	3.0	-0.8	1.1	-14.4
Ontario	2,458,763	2,384,769	3.1	11.7	6.8	-17.5	5.2	0.8
Manitoba	136,181	143,623	-5.2	22.9	-5.6	11.1	14.2	-11.5
Saskatchewan	183,936	228,542	-19.5	55.0	31.3	-3.1	-46.0	81.2
Alberta	1,222,996	1,269,707	-3.7	27.8	-33.1	26.6	3.2	-5.5
British Columbia	1,137,385	1,076,531	5.7	13.4	1.1	15.4	-22.5	16.7
Yukon Territory	4,026	5,154	-21.9	12.4	31.9	79.3	-81.2	509.3
Northwest Territories	758	591	28.3	-96.7	1,986.8	292.8	-97.7	174.1
Nunavut	4,874	5,130	-5.0	1,408.8	8,400.0	-87.5	...	-100.0

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

	2008 May ^p	2008 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	thousands of dollars		percentage change					
Canada	2,922,564	2,590,499	12.8	27.8	-1.9	-18.9	16.7	-1.0
Newfoundland and Labrador	16,844	25,433	-33.8	208.5	48.0	-13.2	-90.4	227.1
Prince Edward Island	35,019	2,076	1,586.8	-71.0	118.2	-7.5	-32.3	76.4
Nova Scotia	36,858	70,758	-47.9	96.8	186.8	22.2	-53.6	-50.9
New Brunswick	65,944	18,894	249.0	-26.7	43.2	-31.6	153.3	-71.4
Quebec	400,506	391,410	2.3	11.7	31.8	-12.5	14.3	-33.0
Ontario	1,107,239	875,946	26.4	17.9	-1.2	-45.0	67.7	-5.1
Manitoba	42,648	53,134	-19.7	123.7	-39.6	65.1	-11.6	23.9
Saskatchewan	77,209	117,281	-34.2	120.8	91.9	-24.9	-69.0	139.1
Alberta	641,383	654,109	-1.9	36.1	-35.8	23.5	14.3	9.8
British Columbia	494,720	378,629	30.7	35.1	45.4	19.0	-48.1	8.6
Yukon Territory	1,340	2,479	-45.9	178.5	182.5	-40.6	-36.3	110.1
Northwest Territories	330	0	...	-100.0	16,566.7	-16.9	-98.5	200.2
Nunavut	2,524	350	621.1	2.9	...	...	...	-100.0

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

	2008 May ^p	2008 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	thousands of dollars		percentage change					
Canada	3,692,967	3,952,169	-6.6	10.9	-6.1	16.1	-15.0	0.5
Newfoundland and Labrador	41,881	41,771	0.3	-3.1	-26.0	53.0	12.2	-13.5
Prince Edward Island	6,926	18,826	-63.2	118.8	18.3	47.5	-30.6	-44.0
Nova Scotia	95,849	60,823	57.6	-2.2	-20.8	17.6	30.3	-25.0
New Brunswick	56,474	54,386	3.8	67.4	-19.6	4.0	-2.9	-18.7
Quebec	710,311	744,244	-4.6	14.1	-7.8	4.4	-3.9	-4.4
Ontario	1,351,524	1,508,823	-10.4	8.4	11.6	18.1	-29.0	4.4
Manitoba	93,533	90,489	3.4	-2.8	10.2	-3.6	24.1	-20.2
Saskatchewan	106,727	111,261	-4.1	18.0	11.5	7.0	-17.4	39.3
Alberta	581,613	615,598	-5.5	20.1	-30.4	29.9	-6.5	-15.8
British Columbia	642,665	697,902	-7.9	4.3	-10.3	14.5	-11.7	20.5
Yukon Territory	2,686	2,675	0.4	-27.6	16.9	124.3	-85.1	631.2
Northwest Territories	428	591	-27.6	423.0	-85.1	735.2	-93.2	77.2
Nunavut	2,350	4,780	-50.8	...	-100.0	-87.5	...	-100.0

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

	2008 May ^p	2008 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	units		percentage change					
Canada	229,872	243,540	-5.6	10.8	-3.1	12.7	-12.9	-0.2
Newfoundland and Labrador	3,360	3,168	6.1	17.9	-31.1	62.5	13.0	-18.8
Prince Edward Island	504	1,428	-64.7	83.1	51.2	65.4	-54.4	-24.0
Nova Scotia	6,480	3,972	63.1	-1.8	-20.9	16.4	35.1	-36.7
New Brunswick	4,860	5,472	-11.2	93.2	-16.9	-6.0	-0.7	-24.8
Quebec	53,664	54,180	-1.0	16.4	-13.6	5.2	-1.7	-2.5
Ontario	85,056	82,896	2.6	0.7	23.5	4.6	-24.7	16.4
Manitoba	5,436	5,388	0.9	-13.8	7.4	15.2	-20.1	3.1
Saskatchewan	7,068	7,152	-1.2	17.1	17.8	-4.2	-19.3	30.9
Alberta	28,536	40,608	-29.7	42.9	-34.1	38.2	-10.8	-29.2
British Columbia	34,632	38,820	-10.8	-1.8	0.8	15.3	-4.9	15.2
Yukon Territory	156	120	30.0	-60.0	127.3	22.2	-88.6	887.5
Northwest Territories	36	48	-25.0	...	-100.0	...	...	...
Nunavut	84	288	-70.8	...	...	...	...	-100.0

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									
April ^r	8,305	11,990	20,295	3,952,169	330,970	1,704,633	554,896	2,590,499	6,542,668
May ^p	8,116	11,040	19,156	3,692,967	536,388	1,740,410	645,766	2,922,564	6,615,531
Cumulative Jan. to May 2008	42,727	50,734	93,461	18,271,598	2,025,136	7,285,056	2,843,611	12,153,803	30,425,401
Cumulative Jan. to May 2007	47,667	47,800	95,467	17,781,625	2,032,564	7,199,346	2,602,740	11,834,650	29,616,275
Newfoundland and Labrador									
April ^r	217	47	264	41,771	8,900	10,061	6,472	25,433	67,204
May ^p	181	99	280	41,881	4,219	7,511	5,114	16,844	58,725
Cumulative Jan. to May 2008	1,100	193	1,293	223,169	18,538	27,962	16,011	62,511	285,680
Cumulative Jan. to May 2007	772	112	884	144,743	10,531	42,649	16,808	69,988	214,731
Prince Edward Island									
April ^r	62	57	119	18,826	1,076	921	79	2,076	20,902
May ^p	33	9	42	6,926	832	8,508	25,679	35,019	41,945
Cumulative Jan. to May 2008	197	98	295	46,563	3,730	20,401	26,973	51,104	97,667
Cumulative Jan. to May 2007	282	58	340	47,715	3,304	10,479	1,243	15,026	62,741
Nova Scotia									
April ^r	262	69	331	60,823	7,624	22,714	40,420	70,758	131,581
May ^p	264	276	540	95,849	11,101	24,317	1,440	36,858	132,707
Cumulative Jan. to May 2008	1,445	555	2,000	364,271	22,074	88,713	55,569	166,356	530,627
Cumulative Jan. to May 2007	1,228	853	2,081	326,360	20,028	100,301	25,904	146,233	472,593
New Brunswick									
April ^r	205	251	456	54,386	3,028	10,924	4,942	18,894	73,280
May ^p	216	189	405	56,474	42,192	18,699	5,053	65,944	122,418
Cumulative Jan. to May 2008	1,087	596	1,683	222,577	48,329	71,850	34,717	154,896	377,473
Cumulative Jan. to May 2007	1,043	465	1,508	205,891	83,045	85,788	20,046	188,879	394,770
Quebec									
April ^r	1,749	2,766	4,515	744,244	70,281	207,512	113,617	391,410	1,135,654
May ^p	1,719	2,753	4,472	710,311	58,806	266,271	75,429	400,506	1,110,817
Cumulative Jan. to May 2008	8,696	12,922	21,618	3,490,702	292,038	1,090,004	330,464	1,712,506	5,203,208
Cumulative Jan. to May 2007	9,389	11,106	20,495	3,264,370	324,872	1,056,589	446,102	1,827,563	5,091,933
Ontario									
April ^r	2,855	4,053	6,908	1,508,823	126,103	549,566	200,277	875,946	2,384,769
May ^p	2,815	4,273	7,088	1,351,524	252,076	523,839	331,324	1,107,239	2,458,763
Cumulative Jan. to May 2008	14,544	17,171	31,715	6,555,361	829,318	2,574,259	1,440,346	4,843,923	11,399,284
Cumulative Jan. to May 2007	15,394	12,491	27,885	5,850,986	1,157,780	2,219,335	1,184,861	4,561,976	10,412,962
Manitoba									
April ^r	391	58	449	90,489	4,787	36,367	11,980	53,134	143,623
May ^p	336	117	453	93,533	10,107	28,708	3,833	42,648	136,181
Cumulative Jan. to May 2008	1,879	450	2,329	449,303	35,580	112,221	34,881	182,682	631,985
Cumulative Jan. to May 2007	1,603	865	2,468	391,192	29,888	117,876	90,861	238,625	629,817
Saskatchewan									
April ^r	350	246	596	111,261	7,444	77,984	31,853	117,281	228,542
May ^p	351	238	589	106,727	14,078	55,794	7,337	77,209	183,936
Cumulative Jan. to May 2008	1,833	744	2,577	475,975	33,777	202,215	76,122	312,114	788,089
Cumulative Jan. to May 2007	1,332	642	1,974	316,077	21,306	129,496	62,280	213,082	529,159
Alberta									
April ^r	1,179	2,205	3,384	615,598	73,939	463,975	116,195	654,109	1,269,707
May ^p	1,211	1,167	2,378	581,613	111,911	444,298	85,174	641,383	1,222,996
Cumulative Jan. to May 2008	6,652	7,673	14,325	3,012,604	605,289	1,950,343	576,378	3,132,010	6,144,614
Cumulative Jan. to May 2007	11,336	8,777	20,113	3,615,105	256,529	2,219,038	366,812	2,842,379	6,457,484

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									
April r	1,022	2,213	3,235	697,902	27,680	322,737	28,212	378,629	1,076,531
May p	973	1,913	2,886	642,665	29,994	360,728	103,998	494,720	1,137,385
Cumulative Jan. to May 2008	5,228	10,291	15,519	3,408,294	134,857	1,124,223	249,285	1,508,365	4,916,659
Cumulative Jan. to May 2007	5,215	12,251	17,466	3,559,576	112,520	1,199,093	370,433	1,682,046	5,241,622
Yukon Territory									
April r	10	0	10	2,675	108	1,522	849	2,479	5,154
May p	13	0	13	2,686	770	387	183	1,340	4,026
Cumulative Jan. to May 2008	58	10	68	13,630	1,054	2,977	1,523	5,554	19,184
Cumulative Jan. to May 2007	55	26	81	15,289	12,230	3,828	8,789	24,847	40,136
Northwest Territories									
April r	1	3	4	591	0	0	0	0	591
May p	3	0	3	428	300	30	0	330	758
Cumulative Jan. to May 2008	5	3	8	1,983	350	18,218	0	18,568	20,551
Cumulative Jan. to May 2007	9	0	9	3,191	531	13,670	8,401	22,602	25,793
Nunavut									
April r	2	22	24	4,780	0	350	0	350	5,130
May p	1	6	7	2,350	2	1,320	1,202	2,524	4,874
Cumulative Jan. to May 2008	3	28	31	7,166	202	1,670	1,342	3,214	10,380
Cumulative Jan. to May 2007	9	154	163	41,130	0	1,204	200	1,404	42,534

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					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford, British Columbia									
April ^r	26	25	51	9,578	867	57,344	2,210	60,421	69,999
May ^p	21	132	153	24,507	66	9,968	60	10,094	34,601
Cumulative Jan. to May 2008	144	692	836	108,704	11,183	93,645	2,310	107,138	215,842
Cumulative Jan. to May 2007	252	363	615	99,457	7,787	33,754	44	41,585	141,042
Barrie, Ontario									
April ^r	131	59	190	37,794	348	15,026	716	16,090	53,884
May ^p	89	12	101	25,888	121,489	16,642	20,020	158,151	184,039
Cumulative Jan. to May 2008	469	72	541	125,772	125,260	63,691	29,961	218,912	344,684
Cumulative Jan. to May 2007	272	89	361	79,833	4,634	37,482	12,591	54,707	134,540
Brantford, Ontario									
April ^r	29	6	35	5,076	1,129	189	816	2,134	7,210
May ^p	41	11	52	8,236	520	1,980	718	3,218	11,454
Cumulative Jan. to May 2008	143	152	295	37,352	2,482	4,031	9,546	16,059	53,411
Cumulative Jan. to May 2007	192	84	276	34,612	6,849	28,466	12,752	48,067	82,679
Calgary, Alberta									
April ^r	278	992	1,270	229,479	3,058	114,895	81,227	199,180	428,659
May ^p	398	187	585	176,594	13,210	269,793	39,215	322,218	498,812
Cumulative Jan. to May 2008	1,957	3,266	5,223	1,139,264	118,389	828,338	200,542	1,147,269	2,286,533
Cumulative Jan. to May 2007	3,209	2,875	6,084	1,177,745	29,098	1,427,926	180,646	1,637,670	2,815,415
Edmonton, Alberta									
April ^r	170	568	738	127,070	25,341	90,551	12,127	128,019	255,089
May ^p	172	574	746	170,425	57,434	107,128	20,773	185,335	355,760
Cumulative Jan. to May 2008	1,123	2,336	3,459	710,857	179,763	466,470	151,269	797,502	1,508,359
Cumulative Jan. to May 2007	3,358	3,647	7,005	1,192,572	51,595	336,436	60,497	448,528	1,641,100
Greater Sudbury, Ontario									
April ^r	67	10	77	16,839	1,137	2,766	9,217	13,120	29,959
May ^p	58	9	67	15,781	1,842	7,104	1,334	10,280	26,061
Cumulative Jan. to May 2008	193	29	222	50,785	8,235	19,097	28,974	56,306	107,091
Cumulative Jan. to May 2007	185	8	193	45,595	11,022	20,335	108,326	139,683	185,278
Guelph, Ontario									
April ^r	44	22	66	11,312	890	5,027	1,120	7,037	18,349
May ^p	56	17	73	13,279	11,225	454	80	11,759	25,038
Cumulative Jan. to May 2008	237	156	393	64,072	12,703	18,364	19,055	50,122	114,194
Cumulative Jan. to May 2007	261	219	480	71,623	14,813	30,279	5,638	50,730	122,353
Halifax, Nova Scotia									
April ^r	113	37	150	28,609	3,874	10,611	37,051	51,536	80,145
May ^p	114	250	364	63,269	8,895	12,817	526	22,238	85,507
Cumulative Jan. to May 2008	631	382	1,013	187,568	13,644	54,558	47,072	115,274	302,842
Cumulative Jan. to May 2007	482	664	1,146	168,736	1,730	52,632	573	54,935	223,671
Hamilton, Ontario									
April ^r	158	192	350	65,955	1,326	48,938	3,911	54,175	120,130
May ^p	134	102	236	50,490	1,786	26,904	12,447	41,137	91,627
Cumulative Jan. to May 2008	853	1,149	2,002	399,219	20,605	140,020	196,690	357,315	756,534
Cumulative Jan. to May 2007	896	553	1,449	315,081	8,697	78,764	86,868	174,329	489,410
Kelowna, British Columbia									
April ^r	76	135	211	51,321	463	12,068	1,675	14,206	65,527
May ^p	56	63	119	32,198	243	5,427	24,853	30,523	62,721
Cumulative Jan. to May 2008	367	950	1,317	281,932	4,789	36,851	26,713	68,353	350,285
Cumulative Jan. to May 2007	468	712	1,180	250,766	5,505	77,776	231	83,512	334,278

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					
Kingston, Ontario									
April ^r	59	12	71	14,992	2,721	10,932	3,725	17,378	32,370
May ^p	72	7	79	13,987	922	4,667	104,208	109,797	123,784
Cumulative Jan. to May 2008	229	21	250	46,626	4,071	29,723	108,490	142,284	188,910
Cumulative Jan. to May 2007	221	30	251	40,292	4,909	11,260	27,902	44,071	84,363
Kitchener, Ontario									
April ^r	116	127	243	44,609	8,987	9,611	42,336	60,934	105,543
May ^p	114	137	251	42,117	1,126	17,586	4,164	22,876	64,993
Cumulative Jan. to May 2008	507	653	1,160	214,913	31,064	103,734	67,895	202,693	417,606
Cumulative Jan. to May 2007	427	814	1,241	197,735	39,956	66,977	40,742	147,675	345,410
London, Ontario									
April ^r	156	77	233	44,758	1,759	5,495	16,782	24,036	68,794
May ^p	157	790	947	112,941	17,918	8,070	44,818	70,806	183,747
Cumulative Jan. to May 2008	662	1,135	1,797	274,081	22,968	35,552	211,832	270,352	544,433
Cumulative Jan. to May 2007	835	630	1,465	239,700	16,830	52,081	56,840	125,751	365,451
Moncton, New Brunswick									
April ^r	51	95	146	18,891	429	1,393	2,044	3,866	22,757
May ^p	45	120	165	17,653	1,066	2,201	429	3,696	21,349
Cumulative Jan. to May 2008	186	269	455	53,601	3,545	22,424	11,165	37,134	90,735
Cumulative Jan. to May 2007	264	262	526	58,895	7,879	25,638	3,185	36,702	95,597
Montréal, Quebec									
April ^r	570	1,646	2,216	369,844	37,704	86,364	45,344	169,412	539,256
May ^p	593	1,570	2,163	339,362	24,212	166,765	31,759	222,736	562,098
Cumulative Jan. to May 2008	3,181	7,304	10,485	1,702,910	135,617	574,230	111,170	821,017	2,523,927
Cumulative Jan. to May 2007	3,534	5,886	9,420	1,550,825	170,089	636,331	229,305	1,035,725	2,586,550
Oshawa, Ontario									
April ^r	154	60	214	49,620	2,453	9,041	22,850	34,344	83,964
May ^p	133	95	228	46,640	1,279	6,492	2,034	9,805	56,445
Cumulative Jan. to May 2008	599	271	870	195,060	13,134	69,027	28,866	111,027	306,087
Cumulative Jan. to May 2007	618	132	750	180,421	78,763	36,648	11,558	126,969	307,390
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
April ^r	217	393	610	91,957	705	32,503	31,920	65,128	157,085
May ^p	288	356	644	118,466	619	25,175	5,721	31,515	149,981
Cumulative Jan. to May 2008	1,264	1,922	3,186	510,807	7,320	207,454	53,878	268,652	779,459
Cumulative Jan. to May 2007	1,111	1,387	2,498	415,747	35,784	269,202	84,453	389,439	805,186
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
April ^r	73	107	180	26,850	54	6,882	8,448	15,384	42,234
May ^p	66	115	181	26,748	280	9,687	1,853	11,820	38,568
Cumulative Jan. to May 2008	362	497	859	122,469	2,537	37,035	24,843	64,415	186,884
Cumulative Jan. to May 2007	406	1,031	1,437	174,595	9,167	31,768	30,068	71,003	245,598
Peterborough, Ontario									
April ^r	52	22	74	13,839	30	641	3,190	3,861	17,700
May ^p	39	0	39	10,253	38	4,261	1,013	5,312	15,565
Cumulative Jan. to May 2008	126	38	164	35,009	1,549	5,589	9,554	16,692	51,701
Cumulative Jan. to May 2007	125	39	164	31,355	1,394	9,123	636	11,153	42,508
Québec, Quebec									
April ^r	177	317	494	75,049	2,647	46,686	26,818	76,151	151,200
May ^p	199	434	633	80,520	3,889	28,604	2,636	35,129	115,649
Cumulative Jan. to May 2008	893	1,830	2,723	370,571	45,526	190,158	39,191	274,875	645,446
Cumulative Jan. to May 2007	1,078	1,332	2,410	338,038	30,667	117,285	65,839	213,791	551,829

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				
Regina, Saskatchewan									
April r	77	14	91	17,941	960	7,820	706	9,486	27,427
May p	72	54	126	21,433	1,792	11,337	1,760	14,889	36,322
Cumulative Jan. to May 2008	405	145	550	104,246	4,126	34,835	22,658	61,619	165,865
Cumulative Jan. to May 2007	287	69	356	65,428	2,210	44,836	13,673	60,719	126,147
Saguenay, Quebec									
April r	49	29	78	13,843	975	4,811	1,017	6,803	20,646
May p	56	21	77	15,218	844	4,207	8,054	13,105	28,323
Cumulative Jan. to May 2008	171	155	326	51,886	3,752	18,738	10,304	32,794	84,680
Cumulative Jan. to May 2007	158	184	342	51,534	3,062	8,649	2,443	14,154	65,688
Saint John, New Brunswick									
April r	53	2	55	8,804	1,426	6,364	42	7,832	16,636
May p	39	30	69	9,995	38,782	4,860	1,653	45,295	55,290
Cumulative Jan. to May 2008	319	46	365	52,175	40,295	21,009	2,152	63,456	115,631
Cumulative Jan. to May 2007	235	109	344	48,644	42,011	21,115	510	63,636	112,280
Saskatoon, Saskatchewan									
April r	155	143	298	42,275	3,554	34,906	28,051	66,511	108,786
May p	127	158	285	45,399	3,053	16,825	4,425	24,303	69,702
Cumulative Jan. to May 2008	709	426	1,135	175,643	13,685	76,935	47,150	137,770	313,413
Cumulative Jan. to May 2007	679	502	1,181	162,339	14,301	47,302	25,153	86,756	249,095
Sherbrooke, Quebec									
April r	49	77	126	20,383	2,466	8,986	1,811	13,263	33,646
May p	61	67	128	20,743	1,388	9,834	4,230	15,452	36,195
Cumulative Jan. to May 2008	294	444	738	106,498	4,273	40,579	21,119	65,971	172,469
Cumulative Jan. to May 2007	318	258	576	89,319	7,068	19,094	5,293	31,455	120,774
St. Catharines-Niagara, Ontario									
April r	69	27	96	22,032	1,850	5,705	2,013	9,568	31,600
May p	65	37	102	26,784	180	5,751	571	6,502	33,286
Cumulative Jan. to May 2008	297	220	517	117,227	8,449	32,542	5,975	46,966	164,193
Cumulative Jan. to May 2007	335	112	447	100,686	14,418	54,497	10,282	79,197	179,883
St. John's, Newfoundland and Labrador									
April r	140	23	163	26,007	7,640	5,940	6,300	19,880	45,887
May p	113	16	129	22,636	4,000	5,950	4,829	14,779	37,415
Cumulative Jan. to May 2008	742	77	819	141,744	14,053	20,085	13,490	47,628	189,372
Cumulative Jan. to May 2007	460	83	543	90,155	1,892	31,376	8,245	41,513	131,668
Thunder Bay, Ontario									
April r	20	0	20	3,529	115	10,969	11,083	22,167	25,696
May p	34	0	34	6,943	35	3,773	965	4,773	11,716
Cumulative Jan. to May 2008	67	34	101	16,371	197	17,380	20,472	38,049	54,420
Cumulative Jan. to May 2007	89	1	90	17,469	610	10,188	12,760	23,558	41,027
Toronto, Ontario									
April r	786	2,914	3,700	839,967	65,129	305,643	16,931	387,703	1,227,670
May p	703	2,343	3,046	599,630	54,048	321,000	103,467	478,515	1,078,145
Cumulative Jan. to May 2008	4,783	10,163	14,946	3,182,071	355,553	1,464,530	471,697	2,291,780	5,473,851
Cumulative Jan. to May 2007	5,530	7,484	13,014	2,911,115	453,404	1,154,953	474,376	2,082,733	4,993,848
Trois-Rivières, Quebec									
April r	33	96	129	15,811	1,537	4,799	9,273	15,609	31,420
May p	35	46	81	13,310	621	1,937	748	3,306	16,616
Cumulative Jan. to May 2008	149	366	515	66,193	8,584	14,376	13,380	36,340	102,533
Cumulative Jan. to May 2007	151	247	398	58,105	12,719	22,781	19,894	55,394	113,499

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									
April ^r	352	1,430	1,782	374,762	10,651	154,721	7,585	172,957	547,719
May ^p	340	1,175	1,515	329,452	12,857	287,248	67,428	367,533	696,985
Cumulative Jan. to May 2008	1,767	5,805	7,572	1,686,300	63,215	712,781	125,310	901,306	2,587,606
Cumulative Jan. to May 2007	1,643	8,136	9,779	2,004,992	45,952	839,193	142,071	1,027,216	3,032,208
Victoria, British Columbia									
April ^r	81	109	190	45,806	4,474	6,131	806	11,411	57,217
May ^p	78	93	171	54,142	2,782	4,073	8,153	15,008	69,150
Cumulative Jan. to May 2008	379	578	957	240,996	9,407	42,103	34,736	86,246	327,242
Cumulative Jan. to May 2007	385	1,174	1,559	329,653	7,511	27,947	100,226	135,684	465,337
Windsor, Ontario									
April ^r	35	10	45	10,762	8,124	9,299	1,080	18,503	29,265
May ^p	37	15	52	12,659	96	4,093	50	4,239	16,898
Cumulative Jan. to May 2008	146	38	184	43,809	9,614	24,285	4,926	38,825	82,634
Cumulative Jan. to May 2007	188	52	240	53,040	14,542	30,365	27,969	72,876	125,916
Winnipeg, Manitoba									
April ^r	186	24	210	47,651	1,806	26,989	11,296	40,091	87,742
May ^p	163	78	241	53,676	3,695	19,660	701	24,056	77,732
Cumulative Jan. to May 2008	940	340	1,280	265,564	11,674	81,163	23,823	116,660	382,224
Cumulative Jan. to May 2007	895	646	1,541	234,101	3,592	82,291	55,947	141,830	375,931

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							
April ^r	10,724	40	1,054	2,261	8,663	579	23,321
May ^p	10,853	56	998	1,951	7,640	755	22,253
Cumulative Jan. to May 2008	40,739	145	4,245	9,272	33,448	2,350	90,199
Cumulative Jan. to May 2007	47,039	206	4,838	9,406	30,510	1,819	93,818
Newfoundland and Labrador							
April ^r	276	4	0	1	46	0	327
May ^p	335	1	2	3	49	46	436
Cumulative Jan. to May 2008	815	5	4	4	131	55	1,014
Cumulative Jan. to May 2007	616	2	30	13	41	28	730
Prince Edward Island							
April ^r	87	0	6	0	51	0	144
May ^p	60	0	5	4	0	0	69
Cumulative Jan. to May 2008	195	3	21	10	66	1	296
Cumulative Jan. to May 2007	215	12	38	7	13	0	285
Nova Scotia							
April ^r	291	6	24	29	14	2	366
May ^p	386	8	20	26	227	3	670
Cumulative Jan. to May 2008	1,190	24	93	88	346	29	1,770
Cumulative Jan. to May 2007	1,049	28	83	24	697	50	1,931
New Brunswick							
April ^r	277	6	94	15	141	1	534
May ^p	394	3	47	16	118	8	586
Cumulative Jan. to May 2008	899	11	167	67	325	38	1,507
Cumulative Jan. to May 2007	918	8	107	18	319	22	1,392
Quebec							
April ^r	2,584	8	333	124	2,414	450	5,913
May ^p	2,435	20	310	172	2,188	371	5,496
Cumulative Jan. to May 2008	9,208	41	1,219	770	8,391	1,342	20,971
Cumulative Jan. to May 2007	10,056	75	1,002	944	7,261	929	20,267
Ontario							
April ^r	3,332	6	247	1,470	2,294	53	7,402
May ^p	3,306	11	340	1,176	2,556	214	7,603
Cumulative Jan. to May 2008	13,168	24	1,227	5,498	9,774	440	30,131
Cumulative Jan. to May 2007	14,444	41	1,683	4,988	5,255	299	26,710
Manitoba							
April ^r	505	4	15	12	31	0	567
May ^p	494	1	8	6	97	6	612
Cumulative Jan. to May 2008	1,796	9	48	41	348	13	2,255
Cumulative Jan. to May 2007	1,582	8	50	63	748	4	2,455
Saskatchewan							
April ^r	527	2	32	68	145	1	775
May ^p	495	5	24	27	185	3	739
Cumulative Jan. to May 2008	1,751	10	89	145	500	12	2,507
Cumulative Jan. to May 2007	1,298	3	56	238	209	139	1,943
Alberta							
April ^r	1,629	3	271	65	1,866	3	3,837
May ^p	1,690	7	181	154	827	5	2,864
Cumulative Jan. to May 2008	6,553	16	1,045	842	5,763	23	14,242
Cumulative Jan. to May 2007	11,522	20	1,408	1,423	5,895	51	20,319
British Columbia							
April ^r	1,207	0	32	477	1,636	69	3,421
May ^p	1,230	0	61	367	1,387	99	3,144
Cumulative Jan. to May 2008	5,118	1	332	1,807	7,765	395	15,418
Cumulative Jan. to May 2007	5,274	5	365	1,681	9,920	292	17,537

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							
April r	6	1	0	0	0	0	7
May p	24	0	0	0	0	0	24
Cumulative Jan. to May 2008	38	1	0	0	8	2	49
Cumulative Jan. to May 2007	47	4	14	0	10	2	77
Northwest Territories							
April r	1	0	0	0	3	0	4
May p	3	0	0	0	0	0	3
Cumulative Jan. to May 2008	5	0	0	0	3	0	8
Cumulative Jan. to May 2007	9	0	0	0	0	0	9
Nunavut							
April r	2	0	0	0	22	0	24
May p	1	0	0	0	6	0	7
Cumulative Jan. to May 2008	3	0	0	0	28	0	31
Cumulative Jan. to May 2007	9	0	2	7	142	3	163

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford, British Columbia	26	0	0	84	48	0	158
Barrie, Ontario	96	0	6	6	0	0	108
Brantford, Ontario	44	0	0	10	1	0	55
Calgary, Alberta	548	0	78	25	84	0	735
Edmonton, Alberta	237	0	82	55	434	3	811
Greater Sudbury, Ontario	62	0	0	0	4	5	71
Guelph, Ontario	60	0	6	5	0	6	77
Halifax, Nova Scotia	162	1	7	26	215	2	413
Hamilton, Ontario	144	0	12	80	10	0	246
Kelowna, British Columbia	70	0	0	0	61	2	133
Kingston, Ontario	75	2	2	3	0	2	84
Kitchener, Ontario	122	0	12	71	50	4	259
London, Ontario	168	0	4	52	732	2	958
Moncton, New Brunswick	74	0	39	0	81	0	194
Montréal, Quebec	766	0	54	64	1,483	154	2,521
Oshawa, Ontario	143	0	28	65	2	0	238
Ottawa-Gatineau, Ontario/Quebec	394	0	67	238	170	9	878
Ottawa-Gatineau, Ontario part, Ontario/Quebec	309	0	22	185	143	6	665
Ottawa-Gatineau, Quebec part, Ontario/Quebec	85	0	45	53	27	3	213
Peterborough, Ontario	42	0	0	0	0	0	42
Québec, Quebec	255	2	63	12	291	119	742
Regina, Saskatchewan	84	0	0	0	54	0	138
Saguenay, Quebec	73	0	0	0	16	8	97
Saint John, New Brunswick	64	1	0	6	22	2	95
Saskatoon, Saskatchewan	149	0	14	27	115	2	307
Sherbrooke, Quebec	79	0	30	19	24	2	154
St. Catharines-Niagara, Ontario	70	0	12	25	0	0	107
St. John's, Newfoundland and Labrador	172	0	2	3	11	0	188
Thunder Bay, Ontario	36	0	0	0	0	0	36
Toronto, Ontario	753	0	188	573	1,407	176	3,097
Trois-Rivières, Quebec	45	0	6	8	34	3	96
Vancouver, British Columbia	422	0	18	174	908	75	1,597
Victoria, British Columbia	96	0	8	36	48	2	190
Windsor, Ontario	40	0	4	4	6	1	55
Winnipeg, Manitoba	211	0	0	6	72	0	289

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford, British Columbia	143	0	0	95	596	1	835
Barrie, Ontario	445	0	6	65	0	1	517
Brantford, Ontario	135	0	0	26	121	5	287
Calgary, Alberta	2,025	0	415	351	2,496	4	5,291
Edmonton, Alberta	1,145	0	439	297	1,586	14	3,481
Greater Sudbury, Ontario	197	0	0	0	20	9	226
Guelph, Ontario	218	0	21	43	61	31	374
Halifax, Nova Scotia	525	2	44	73	242	23	909
Hamilton, Ontario	799	0	66	588	487	8	1,948
Kelowna, British Columbia	370	0	0	90	847	13	1,320
Kingston, Ontario	229	2	16	3	0	2	252
Kitchener, Ontario	475	0	50	233	356	14	1,128
London, Ontario	627	0	10	167	943	15	1,762
Moncton, New Brunswick	181	0	143	3	111	12	450
Montréal, Quebec	3,341	0	356	438	5,147	652	9,934
Oshawa, Ontario	567	0	46	223	2	0	838
Ottawa-Gatineau, Ontario/Quebec	1,578	0	240	1,409	696	30	3,953
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,191	0	79	1,310	512	21	3,113
Ottawa-Gatineau, Quebec part, Ontario/Quebec	387	0	161	99	184	9	840
Peterborough, Ontario	132	0	0	16	22	0	170
Québec, Quebec	998	2	189	71	1,270	183	2,713
Regina, Saskatchewan	385	0	22	0	121	2	530
Saguenay, Quebec	214	0	6	0	66	72	358
Saint John, New Brunswick	237	3	8	9	26	3	286
Saskatoon, Saskatchewan	700	0	38	107	274	7	1,126
Sherbrooke, Quebec	315	0	85	41	246	18	705
St. Catharines-Niagara, Ontario	287	0	28	112	74	6	507
St. John's, Newfoundland and Labrador	511	0	2	4	63	8	588
Thunder Bay, Ontario	71	0	2	0	32	0	105
Toronto, Ontario	4,332	0	772	2,425	6,719	248	14,496
Trois-Rivières, Quebec	164	0	40	10	230	26	470
Vancouver, British Columbia	1,788	0	106	1,046	4,375	281	7,596
Victoria, British Columbia	383	0	13	151	392	26	965
Windsor, Ontario	142	0	6	12	18	2	180
Winnipeg, Manitoba	931	0	28	37	274	1	1,271

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					
April r	4,578,038	353,982	1,770,312	559,375	7,261,707
May p	4,473,644	545,805	1,767,316	672,815	7,459,580
Cumulative Jan. to May 2008	17,613,309	1,992,363	6,845,986	2,842,749	29,294,407
Cumulative Jan. to May 2007	17,444,733	2,008,811	6,818,952	2,612,803	28,885,299
Newfoundland and Labrador					
April r	55,535	8,900	10,061	6,472	80,968
May p	71,590	4,219	7,511	5,114	88,434
Cumulative Jan. to May 2008	169,379	18,538	27,962	16,011	231,890
Cumulative Jan. to May 2007	121,483	10,531	42,649	16,808	191,471
Prince Edward Island					
April r	21,563	1,076	921	79	23,639
May p	11,363	832	8,508	25,679	46,382
Cumulative Jan. to May 2008	46,043	3,730	20,401	26,973	97,147
Cumulative Jan. to May 2007	41,809	3,304	10,479	1,243	56,835
Nova Scotia					
April r	76,924	7,624	22,714	40,420	147,682
May p	125,306	11,101	24,317	1,440	162,164
Cumulative Jan. to May 2008	326,700	22,074	88,713	55,569	493,056
Cumulative Jan. to May 2007	307,092	20,028	100,301	25,904	453,325
New Brunswick					
April r	67,201	3,028	10,924	4,942	86,095
May p	83,910	42,192	18,699	5,053	149,854
Cumulative Jan. to May 2008	197,489	48,329	71,850	34,717	352,385
Cumulative Jan. to May 2007	186,543	83,045	85,788	20,046	375,422
Quebec					
April r	1,006,547	70,281	221,565	118,096	1,416,489
May p	992,553	58,806	307,547	102,478	1,461,384
Cumulative Jan. to May 2008	3,558,876	292,038	1,000,104	329,602	5,180,620
Cumulative Jan. to May 2007	3,349,393	324,872	954,730	456,165	5,085,160
Ontario					
April r	1,624,129	149,115	631,406	200,277	2,604,927
May p	1,517,684	261,493	490,870	331,324	2,601,371
Cumulative Jan. to May 2008	6,031,328	796,545	2,286,800	1,440,346	10,555,019
Cumulative Jan. to May 2007	5,486,338	1,134,027	1,975,231	1,184,861	9,780,457
Manitoba					
April r	109,925	4,787	36,367	11,980	163,059
May p	125,641	10,107	28,708	3,833	168,289
Cumulative Jan. to May 2008	423,692	35,580	112,221	34,881	606,374
Cumulative Jan. to May 2007	377,747	29,888	117,876	90,861	616,372
Saskatchewan					
April r	145,749	7,444	77,984	31,853	263,030
May p	140,539	14,078	55,794	7,337	217,748
Cumulative Jan. to May 2008	460,715	33,777	202,215	76,122	772,829
Cumulative Jan. to May 2007	309,905	21,306	129,496	62,280	522,987
Alberta					
April r	704,264	73,939	433,761	116,195	1,328,159
May p	677,509	111,911	462,897	85,174	1,337,491
Cumulative Jan. to May 2008	3,014,364	605,289	1,888,632	576,378	6,084,663
Cumulative Jan. to May 2007	3,643,865	256,529	2,184,607	366,812	6,451,813
British Columbia					
April r	758,692	27,680	322,737	28,212	1,137,321
May p	720,118	29,994	360,728	103,998	1,214,838
Cumulative Jan. to May 2008	3,365,647	134,857	1,124,223	249,285	4,874,012
Cumulative Jan. to May 2007	3,564,067	112,520	1,199,093	370,433	5,246,113

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					
April r	2,138	108	1,522	849	4,617
May p	4,653	770	387	183	5,993
Cumulative Jan. to May 2008	9,927	1,054	2,977	1,523	15,481
Cumulative Jan. to May 2007	12,170	12,230	3,828	8,789	37,017
Northwest Territories					
April r	591	0	0	0	591
May p	428	300	30	0	758
Cumulative Jan. to May 2008	1,983	350	18,218	0	20,551
Cumulative Jan. to May 2007	3,191	531	13,670	8,401	25,793
Nunavut					
April r	4,780	0	350	0	5,130
May p	2,350	2	1,320	1,202	4,874
Cumulative Jan. to May 2008	7,166	202	1,670	1,342	10,380
Cumulative Jan. to May 2007	41,130	0	1,204	200	42,534

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	25,515	66	9,968	60	35,609
Barrie, Ontario	28,036	121,489	15,088	20,020	184,633
Brantford, Ontario	8,897	520	1,795	718	11,930
Calgary, Alberta	200,485	13,210	269,793	39,215	522,703
Edmonton, Alberta	184,177	57,434	107,128	20,773	369,512
Greater Sudbury, Ontario	17,114	1,842	6,441	1,334	26,731
Guelph, Ontario	14,323	11,225	412	80	26,040
Halifax, Nova Scotia	73,752	8,895	12,817	526	95,990
Hamilton, Ontario	53,490	1,786	24,392	12,447	92,115
Kelowna, British Columbia	36,762	243	5,427	24,853	67,285
Kingston, Ontario	15,145	922	4,231	104,208	124,506
Kitchener, Ontario	44,651	1,126	15,944	4,164	65,885
London, Ontario	116,243	17,918	7,317	44,818	186,296
Moncton, New Brunswick	22,020	1,066	2,201	429	25,716
Montréal, Quebec	435,384	24,212	186,869	31,759	678,224
Oshawa, Ontario	49,444	1,279	5,886	2,034	58,643
Ottawa-Gatineau, Ontario/Quebec	159,054	899	33,680	7,574	201,207
Ottawa-Gatineau, Ontario part, Ontario/Quebec	124,008	619	22,825	5,721	153,173
Ottawa-Gatineau, Quebec part, Ontario/Quebec	35,046	280	10,855	1,853	48,034
Peterborough, Ontario	11,128	38	3,863	1,013	16,042
Québec, Quebec	103,858	3,889	32,052	2,636	142,435
Regina, Saskatchewan	24,934	1,792	11,337	1,760	39,823
Saguenay, Quebec	20,723	844	4,714	8,054	34,335
Saint John, New Brunswick	13,526	38,782	4,860	1,653	58,821
Saskatoon, Saskatchewan	50,447	3,053	16,825	4,425	74,750
Sherbrooke, Quebec	27,378	1,388	11,020	4,230	44,016
St. Catharines-Niagara, Ontario	28,607	180	5,214	571	34,572
St. John's, Newfoundland and Labrador	36,113	4,000	5,950	4,829	50,892
Thunder Bay, Ontario	7,554	35	3,421	965	11,975
Toronto, Ontario	624,815	54,048	291,033	103,467	1,073,363
Trois-Rivières, Quebec	17,635	621	2,171	748	21,175
Vancouver, British Columbia	354,813	12,857	287,248	67,428	722,346
Victoria, British Columbia	60,464	2,782	4,073	8,153	75,472
Windsor, Ontario	13,481	96	3,711	50	17,338
Winnipeg, Manitoba	63,364	3,695	19,660	701	87,420

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford, British Columbia	108,444	11,183	93,645	2,310	215,582
Barrie, Ontario	116,655	125,260	59,949	29,961	331,825
Brantford, Ontario	35,262	2,482	3,600	9,546	50,890
Calgary, Alberta	1,150,795	118,389	828,338	200,542	2,298,064
Edmonton, Alberta	718,960	179,763	466,470	151,269	1,516,462
Greater Sudbury, Ontario	50,272	8,235	17,029	28,974	104,510
Guelph, Ontario	59,015	12,703	17,296	19,055	108,069
Halifax, Nova Scotia	170,611	13,644	54,558	47,072	285,885
Hamilton, Ontario	376,866	20,605	135,717	196,690	729,878
Kelowna, British Columbia	281,662	4,789	36,851	26,713	350,015
Kingston, Ontario	45,809	4,071	29,027	108,490	187,397
Kitchener, Ontario	205,526	31,064	95,965	67,895	400,450
London, Ontario	262,255	22,968	31,454	211,832	528,509
Moncton, New Brunswick	53,293	3,545	22,424	11,165	90,427
Montréal, Quebec	1,715,068	135,617	539,464	111,170	2,501,319
Oshawa, Ontario	183,797	13,134	63,087	28,866	288,884
Ottawa-Gatineau, Ontario/Quebec	612,848	9,857	203,448	78,721	904,874
Ottawa-Gatineau, Ontario part, Ontario/Quebec	485,362	7,320	168,544	53,878	715,104
Ottawa-Gatineau, Quebec part, Ontario/Quebec	127,486	2,537	34,904	24,843	189,770
Peterborough, Ontario	35,544	1,549	5,167	9,554	51,814
Québec, Quebec	386,402	45,526	174,770	39,191	645,889
Regina, Saskatchewan	99,435	4,126	34,835	22,658	161,054
Saguenay, Quebec	60,649	3,752	17,992	10,304	92,697
Saint John, New Brunswick	41,795	40,295	21,009	2,152	105,251
Saskatoon, Saskatchewan	174,930	13,685	76,935	47,150	312,700
Sherbrooke, Quebec	108,346	4,273	38,876	21,119	172,614
St. Catharines-Niagara, Ontario	112,136	8,449	27,790	5,975	154,350
St. John's, Newfoundland and Labrador	105,964	14,053	20,085	13,490	153,592
Thunder Bay, Ontario	16,875	197	18,396	20,472	55,940
Toronto, Ontario	2,981,311	355,553	1,310,265	471,697	5,118,826
Trois-Rivières, Quebec	65,072	8,584	13,797	13,380	100,833
Vancouver, British Columbia	1,687,497	63,215	712,781	125,310	2,588,803
Victoria, British Columbia	243,855	9,407	42,103	34,736	330,101
Windsor, Ontario	41,607	9,614	22,327	4,926	78,474
Winnipeg, Manitoba	249,270	11,674	81,163	23,823	365,930

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,985,936	16,844	35,019	36,858	65,944	468,831	1,083,687
Industrial	545,805	4,219	832	11,101	42,192	58,806	261,493
Factories, plants	145,860	0	341	0	575	17,572	77,822
Transportation, utilities	278,748	0	0	8,164	39,502	9,981	140,510
Mining and agriculture	50,288	4,000	0	881	800	15,471	12,477
Minor industrial projects, new and improvements ¹	70,909	219	491	2,056	1,315	15,782	30,684
Commercial	1,767,316	7,511	8,508	24,317	18,699	307,547	490,870
Trade and services	426,204	5,120	2,300	8,761	3,350	78,909	167,527
Warehouses	211,827	0	395	0	0	45,820	59,212
Service stations	30,078	375	0	909	1,362	3,720	8,390
Office buildings	401,044	0	800	2,797	7,506	96,868	123,808
Recreation	253,026	0	4,000	1,925	0	35,806	16,410
Hotels, restaurants	268,812	0	0	4,280	1,500	7,260	53,788
Laboratories	5,850	0	0	0	0	4,000	750
Minor commercial projects, new and improvements ¹	170,475	2,016	1,013	5,645	4,981	35,164	60,985
Institutional and governmental	672,815	5,114	25,679	1,440	5,053	102,478	331,324
Schools, education	296,023	3,867	4,677	300	2,780	39,907	108,690
Hospitals, medical	216,742	280	21,000	0	0	32,297	120,282
Welfare, home	76,795	0	0	330	0	11,225	62,940
Churches, religion	30,538	0	0	0	1,600	2,050	19,142
Government buildings	20,433	900	0	0	0	6,307	9,439
Minor institutional and governmental projects, new and improvements ¹	32,284	67	2	810	673	10,692	10,831
thousands of dollars							
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
Total non-residential	42,648	77,209	659,982	494,720	1,340	330	2,524
Industrial	10,107	14,078	111,911	29,994	770	300	2
Factories, plants	250	3,354	33,141	12,105	700	0	0
Transportation, utilities	1,080	7,216	66,470	5,825	0	0	0
Mining and agriculture	6,700	635	3,458	5,616	0	250	0
Minor industrial projects, new and improvements ¹	2,077	2,873	8,842	6,448	70	50	2
Commercial	28,708	55,794	462,897	360,728	387	30	1,320
Trade and services	5,382	17,128	85,271	52,456	0	0	0
Warehouses	0	14,990	71,020	20,390	0	0	0
Service stations	500	2,100	7,672	5,050	0	0	0
Office buildings	15,149	6,792	74,723	71,401	0	0	1,200
Recreation	400	2,799	190,546	1,140	0	0	0
Hotels, restaurants	255	7,615	7,900	186,214	0	0	0
Laboratories	0	0	1,100	0	0	0	0
Minor commercial projects, new and improvements ¹	7,022	4,370	24,665	24,077	387	30	120
Institutional and governmental	3,833	7,337	85,174	103,998	183	0	1,202
Schools, education	1,209	1,614	55,480	77,499	0	0	0
Hospitals, medical	0	3,989	21,425	17,469	0	0	0
Welfare, home	0	1,100	0	0	0	0	1,200
Churches, religion	1,546	0	1,500	4,700	0	0	0
Government buildings	260	0	3,527	0	0	0	0
Minor institutional and governmental projects, new and improvements ¹	818	634	3,242	4,330	183	0	2

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