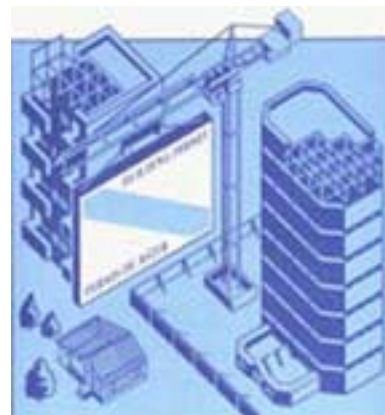


Catalogue no. 64-001-X

# Building Permits

November 2008



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Statistics Canada  
Investment and capital stock division  
Current investment indicators section

# Building Permits

November 2008

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The following standard symbols are used in Statistics Canada publications:

- . not available for any reference period
- .. not available for a specific reference period
- ... not applicable
- 0 true zero or a value rounded to zero
- 0<sup>s</sup> value rounded to 0 (zero) where there is a meaningful distinction between true zero and the value that was rounded
- p preliminary
- r revised
- x suppressed to meet the confidentiality requirements of the *Statistics Act*
- E use with caution
- F too unreliable to be published

## Acknowledgements

This publication was prepared under the direction of:

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## Important notice

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

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Ottawa, Ontario K1A 0T6  
or by telephoning: 613-951-6321

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## Highlights

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- Contractors took out \$4.8 billion in building permits in November, down 11.8% from October, the result of widespread declines in both residential and non-residential sectors. It was the third double-digit decrease in four months.

## Analysis – November 2008

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Contractors took out \$4.8 billion in building permits in November, down 11.8% from October, the result of widespread declines in both residential and non-residential sectors. It was the third double-digit decrease in four months.

Intentions fell in all provinces except Alberta, Saskatchewan and Nova Scotia.

November's level, the lowest since February 2007, was 22.6% below last year's monthly average.

The value of non-residential permits fell 15.2% to \$2.1 billion, the second consecutive monthly decrease. This drop occurred mainly as a result of declines in Quebec, Ontario and British Columbia.

In the residential sector, the value of building permits declined by 9.0% to \$2.7 billion, a level not seen since January 2005. Intentions declined for both single- and multi-family permits. Provincially, Ontario and British Columbia registered the largest decreases in both sectors.

On a year-to-date basis, the total value of building permits issued by municipalities from January to November amounted to \$65.7 billion, down 3.9% from the total for the first 11 months of 2007.

The year-to-date value of permits in the residential sector decreased by 8.5%, while intentions in the non-residential sector were 3.3% higher.

### 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 (Ontario/Quebec) is divided into two areas: Gatineau part and Ottawa part.

### Non-residential sector: Declines in all three components

Intentions in all three components of the non-residential sector declined for a second consecutive month.

In the commercial component, the value of permits fell 11.9% to \$1.1 billion, the result mainly of lower demand for office building permits in British Columbia and Ontario.

In the institutional component, intentions fell by 18.8% to \$597 million. The decrease came mostly from lower construction intentions in educational and medical projects in Ontario, British Columbia and Quebec. In contrast, Alberta recorded a 131.5% rise to \$351 million, a third consecutive increase.

In the industrial component, contractors took out permits worth \$316 million, down 19.6%, the second consecutive decline. The decrease resulted mostly from manufacturing buildings in Quebec and utility buildings in Ontario.



## Residential sector: Intentions down for both single- and multi-family permits

The value of single-family permits decreased 8.0% to \$1.8 billion, the fifth consecutive monthly retreat. All provinces, except Newfoundland and Labrador, Nova Scotia and New Brunswick, recorded a decline in the value of single-family permits in November.

The value of multiple-family permits fell below the \$1-billion mark for the first time since February 2007. Municipalities issued \$956 million worth of permits for multi-family dwellings in November, down 10.7%, the fourth consecutive monthly decline. Provincially, the largest declines (in dollars) occurred in Ontario and British Columbia. Alberta recorded a third increase in a row; however, its value in November was still 46.4% below the monthly average of 2007.

Municipalities approved 13,893 new dwellings in November, a 4.6% decline from October. Of these, 6,839 were multi-family units, down 2.2%, while 7,054 were single-family units, a 6.8% decline.

## Permits down in most provinces

The value of building permits fell in seven provinces in November.

The most significant decreases occurred in Ontario, where the value of permits fell 16.6% to \$1.5 billion. In Quebec, intentions declined 18.6% to \$1.1 billion and, in British Columbia, they dropped 28.9% to \$607 million. These decreases came from both the residential and non-residential sectors.

In contrast, Alberta, Saskatchewan and Nova Scotia reported increases in the total permit values, mainly the result of gains in the non-residential sector.

## Metropolitan areas: Large decreases in Toronto, Vancouver and Ottawa

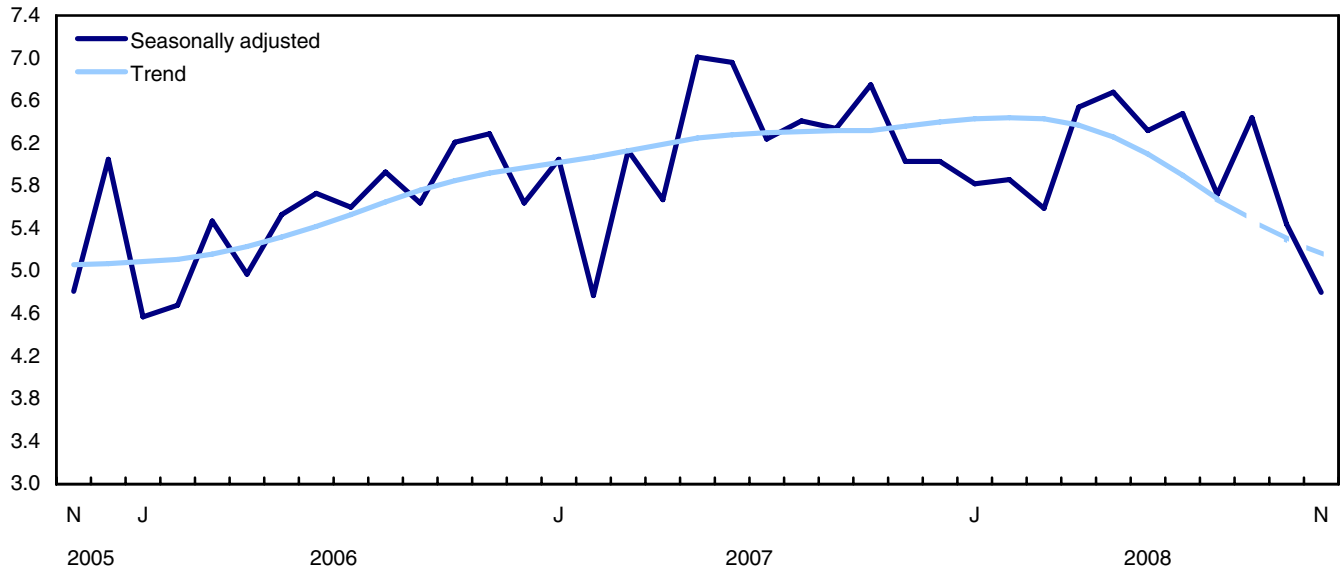
The value of permits fell in two-thirds (65%) of the 34 census metropolitan areas in November.

The largest declines occurred in Toronto, Vancouver and Ottawa. In Toronto, the decrease came from the residential sector, while in Ottawa, the non-residential sector registered a decline. Vancouver recorded decreases in both sectors.

In Calgary, permits rose for a second consecutive month, the result of higher multiple-family permits and gains in the institutional component.

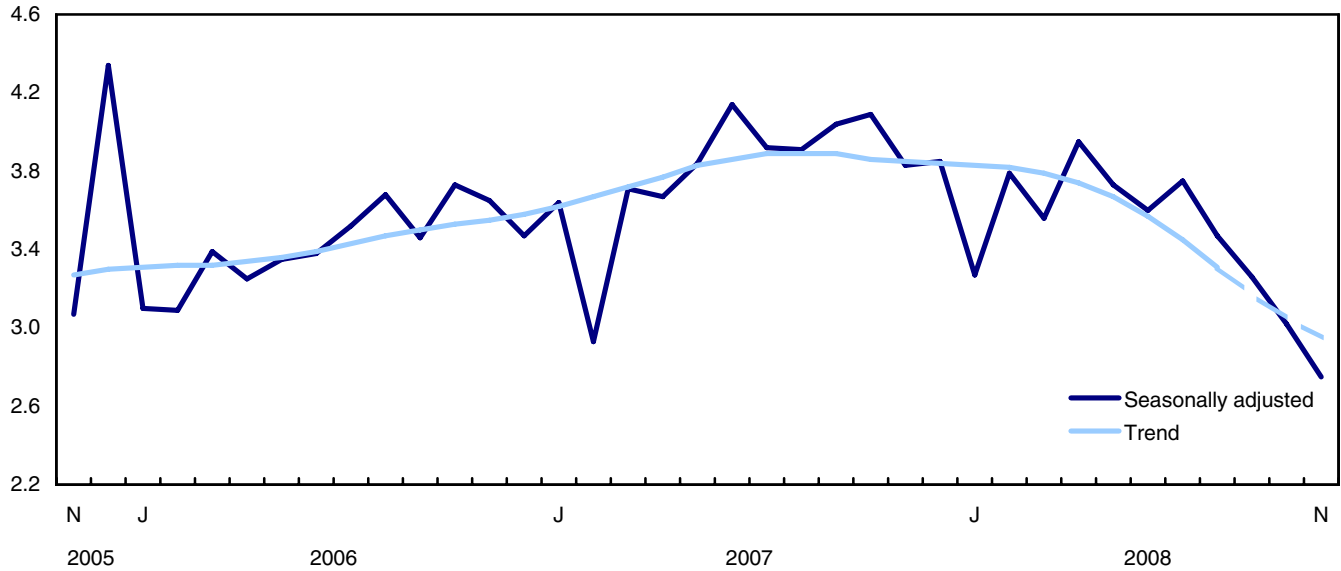
**Chart 1**  
**Total value of building permits**

billions of dollars

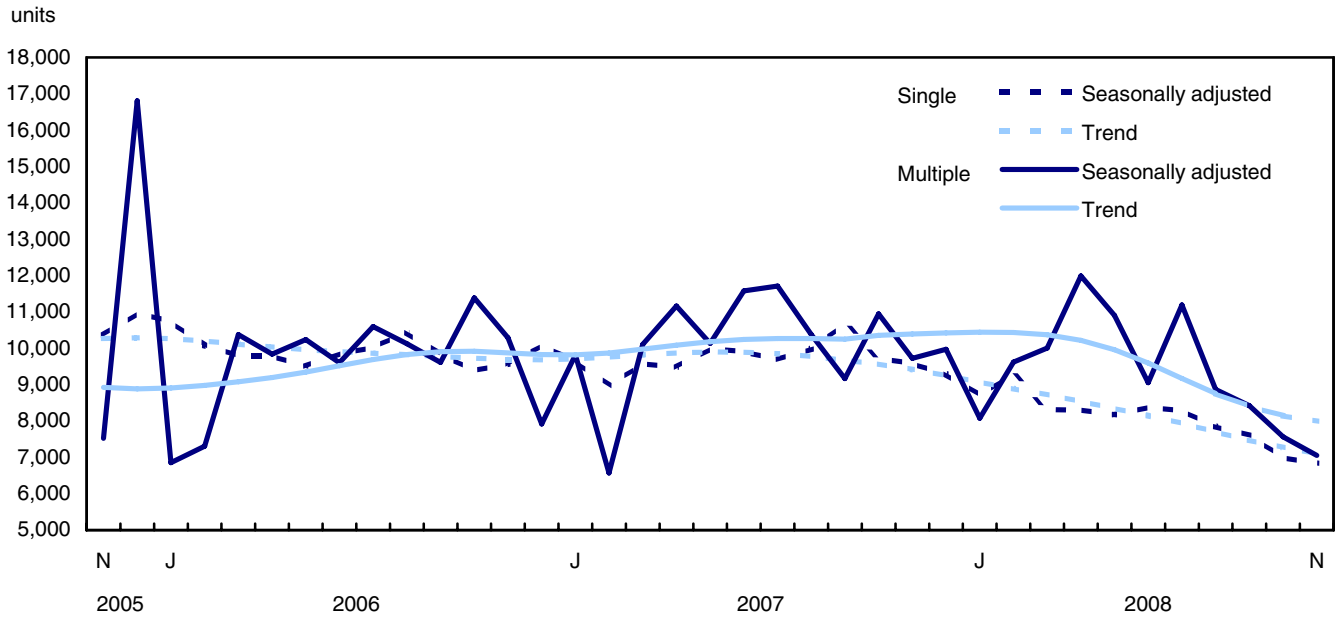


**Chart 2**  
**Residential value of building permits – Total**

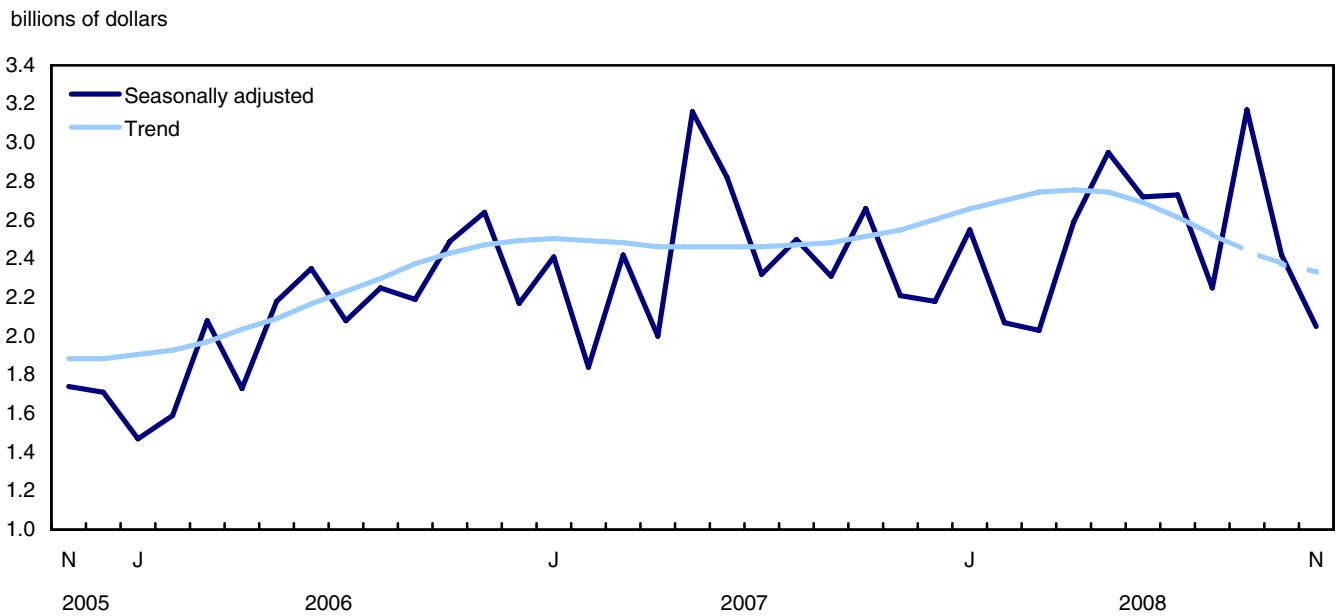
billions of dollars



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

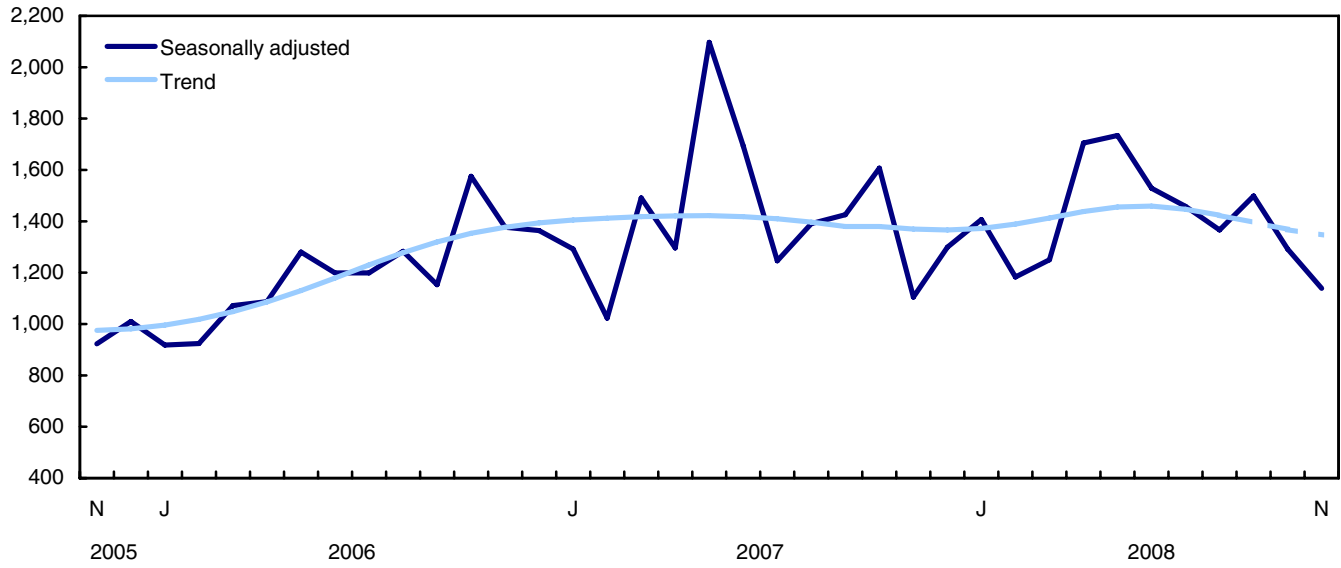


**Chart 4**  
Non-residential value of building permits – Total



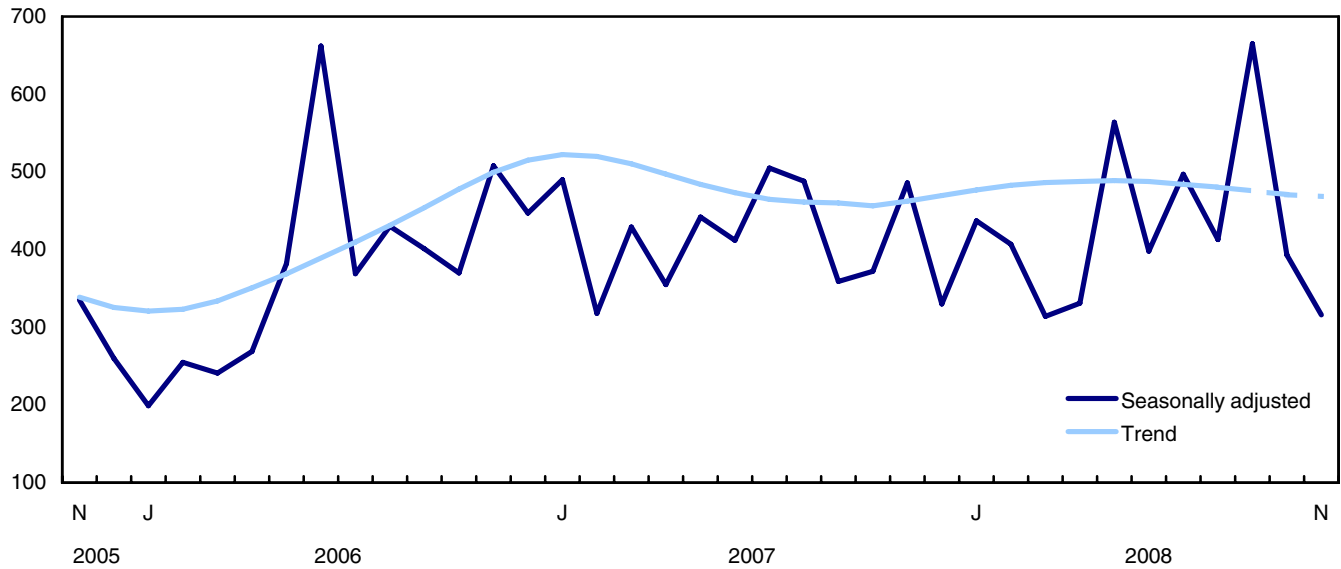
**Chart 5**  
Commercial value of building permits

millions of dollars



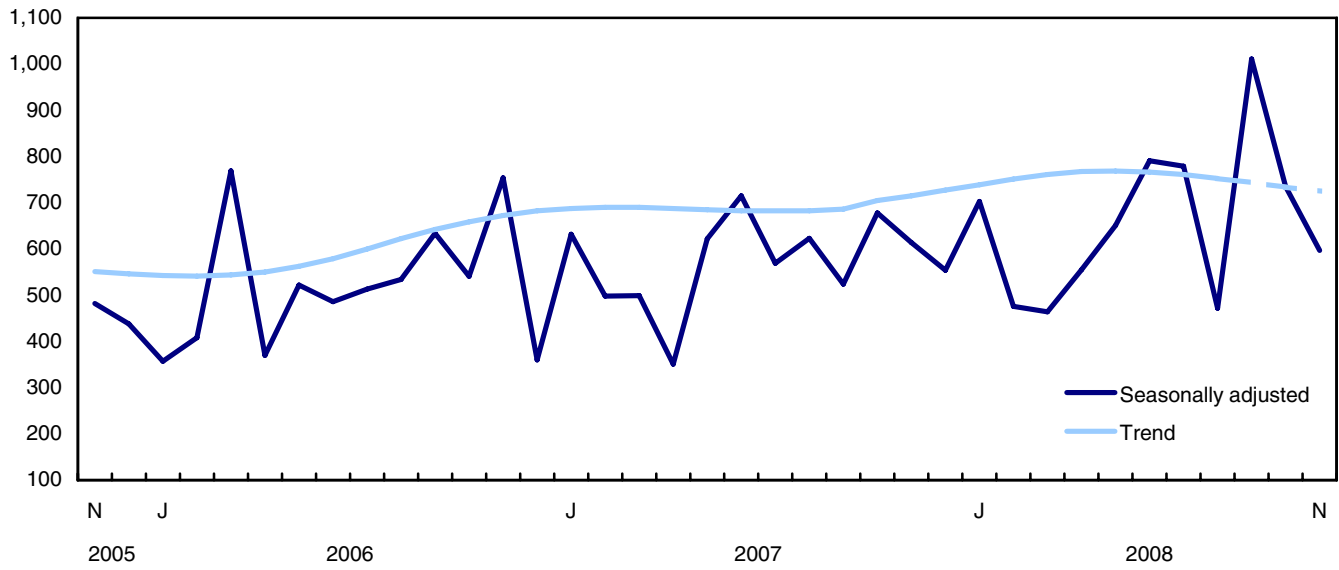
**Chart 6**  
Industrial value of building permits

millions of dollars



**Chart 7**  
**Institutional and governmental value of building permits**

millions of dollars



## Related products

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### Selected publications from Statistics Canada

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61-205-X	Private and Public Investment in Canada, Intentions
62-202-X	Spending Patterns in Canada
64-203-X	Building Permits, Annual Summary

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### Selected technical and analytical products from Statistics Canada

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62F0014M1996002	An Analysis of Some Construction Price Index Methodologies
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### Selected CANSIM tables from Statistics Canada

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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

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### Selected surveys from Statistics Canada

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2802	Building Permits Survey
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## **Selected summary tables from Statistics Canada**

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- *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

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**Table 1**  
**Total value of building permits, provinces and territories, seasonally adjusted**

	2008 November <sup>p</sup>	2008 October <sup>r</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
<b>Canada</b>	<b>4,797,387</b>	<b>5,436,605</b>	<b>-11.8</b>	<b>-15.5</b>	<b>12.5</b>	<b>-11.7</b>	<b>2.6</b>	<b>-5.3</b>
Newfoundland and Labrador	68,477	76,445	-10.4	12.0	-28.8	18.3	14.0	20.4
Prince Edward Island	17,125	17,474	-2.0	-23.9	44.0	4.4	18.6	-69.3
Nova Scotia	110,679	104,557	5.9	-26.1	45.4	-19.9	-10.4	2.2
New Brunswick	79,617	102,611	-22.4	-9.3	-13.3	53.5	-21.8	-16.1
Quebec	1,089,825	1,338,490	-18.6	9.9	5.2	-12.6	14.3	4.5
Ontario	1,505,125	1,804,661	-16.6	-24.8	16.8	-11.6	3.4	-8.1
Manitoba	103,734	142,896	-27.4	-20.3	25.8	-28.9	63.7	-10.7
Saskatchewan	150,067	137,930	8.8	-58.9	116.0	-45.3	46.1	6.0
Alberta	1,028,375	841,657	22.2	-17.8	11.6	-18.9	-4.7	-8.0
British Columbia	607,131	853,757	-28.9	-6.3	-3.3	5.9	-16.3	-6.3
Yukon	5,901	5,510	7.1	-6.3	-25.6	-6.1	126.9	-25.2
Northwest Territories	23,583	5,915	298.7	11.7	150.9	-31.1	22.8	233.4
Nunavut	7,748	4,702	64.8	-63.7	347.3	-65.1	-17.1	105.2

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

	2008 November <sup>p</sup>	2008 October <sup>r</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
<b>Canada</b>	<b>2,051,210</b>	<b>2,419,567</b>	<b>-15.2</b>	<b>-23.8</b>	<b>41.0</b>	<b>-17.7</b>	<b>0.6</b>	<b>-7.8</b>
Newfoundland and Labrador	10,362	28,688	-63.9	34.7	-53.1	203.0	-43.5	56.5
Prince Edward Island	9,126	8,705	4.8	-27.5	79.0	5.3	135.5	-92.3
Nova Scotia	59,487	44,240	34.5	-44.5	127.6	-25.5	-10.7	42.8
New Brunswick	29,225	56,976	-48.7	21.2	-33.2	63.1	-22.5	-18.5
Quebec	343,292	570,423	-39.8	30.5	7.4	-14.9	11.0	3.5
Ontario	597,251	758,863	-21.3	-43.4	61.0	-12.3	4.0	-15.8
Manitoba	29,582	48,731	-39.3	-22.3	20.7	-31.8	69.2	5.9
Saskatchewan	79,505	49,734	59.9	-80.1	350.0	-70.4	135.3	3.4
Alberta	581,425	414,279	40.3	-29.7	20.6	-25.5	-5.3	2.7
British Columbia	284,111	434,693	-34.6	32.6	29.4	-5.1	-35.8	-15.8
Yukon	636	2,295	-72.3	82.4	-67.8	58.6	232.7	-47.8
Northwest Territories	23,140	1,849	1,151.5	-58.9	827.8	26.6	-71.2	303.3
Nunavut	4,068	91	4,370.3	-94.4	101.9	-86.7	144.9	-2.9

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

	2008 November <sup>p</sup>	2008 October <sup>r</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
<b>Canada</b>	<b>2,746,177</b>	<b>3,017,038</b>	<b>-9.0</b>	<b>-7.6</b>	<b>-6.0</b>	<b>-7.3</b>	<b>4.0</b>	<b>-3.4</b>
Newfoundland and Labrador	58,115	47,757	21.7	1.7	-7.0	-23.6	48.2	5.9
Prince Edward Island	7,999	8,769	-8.8	-19.9	18.6	3.8	-12.5	47.8
Nova Scotia	51,192	60,317	-15.1	-2.3	-0.8	-16.3	-10.2	-13.4
New Brunswick	50,392	45,635	10.4	-31.0	10.0	43.6	-21.1	-13.5
Quebec	746,533	768,067	-2.8	-1.6	4.0	-11.4	16.3	5.2
Ontario	907,874	1,045,798	-13.2	-1.5	-13.3	-11.2	3.1	-2.1
Manitoba	74,152	94,165	-21.3	-19.2	28.7	-27.2	60.6	-18.1
Saskatchewan	70,562	88,196	-20.0	3.3	-14.3	4.1	-16.2	7.9
Alberta	446,950	427,378	4.6	-1.5	1.3	-9.9	-3.7	-19.8
British Columbia	323,020	419,064	-22.9	-28.1	-15.4	10.6	-3.7	1.0
Yukon	5,265	3,215	63.8	-30.5	15.6	-32.9	100.5	-16.1
Northwest Territories	443	4,066	-89.1	410.8	-51.0	-39.3	130.4	178.2
Nunavut	3,680	4,611	-20.2	-59.3	440.9	-8.6	-69.6	221.4

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

	2008 November <sup>p</sup>	2008 October <sup>r</sup>	November to October	October to September	September to August	August to July	July to June	June to May
	units		percentage change					
<b>Canada</b>	<b>166,716</b>	<b>174,684</b>	<b>-4.6</b>	<b>-9.2</b>	<b>-4.1</b>	<b>-14.2</b>	<b>11.8</b>	<b>-8.6</b>
Newfoundland and Labrador	3,900	2,844	37.1	-11.6	-1.8	-19.7	28.3	-5.4
Prince Edward Island	516	588	-12.2	-27.9	21.4	9.8	-16.4	45.2
Nova Scotia	3,132	3,996	-21.6	7.8	-18.3	-5.0	-3.6	-22.7
New Brunswick	4,332	3,996	8.4	-41.3	16.4	62.3	-25.2	-5.6
Quebec	54,468	52,416	3.9	-0.4	-1.1	-18.0	46.7	-11.6
Ontario	51,048	57,852	-11.8	-4.3	-9.8	-20.8	6.4	-7.5
Manitoba	4,500	5,592	-19.5	-36.9	54.1	-31.1	70.3	-10.7
Saskatchewan	4,164	5,508	-24.4	21.1	-35.1	16.3	-22.4	10.0
Alberta	24,696	21,288	16.0	2.4	3.5	-11.1	-3.3	-22.8
British Columbia	15,024	19,944	-24.7	-33.0	-9.3	-2.0	-4.9	2.4
Yukon	708	252	181.0	-12.5	-4.0	-28.6	133.3	-28.6
Northwest Territories	12	180	-93.3	650.0	-60.0	-44.4	200.0	0.0
Nunavut	216	228	-5.3	-50.0	442.9	-68.2	-8.3	242.9

**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 <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Canada</b>									
October <sup>r</sup>	6,991	7,566	14,557	3,017,038	392,847	1,291,793	734,927	2,419,567	5,436,605
November <sup>p</sup>	6,839	7,054	13,893	2,746,177	315,749	1,138,585	596,876	2,051,210	4,797,387
Cumulative Jan. to Nov. 2008	88,726	102,758	191,484	38,151,323	4,733,134	15,560,290	7,234,203	27,527,627	65,678,950
Cumulative Jan. to Nov. 2007	107,235	111,310	218,545	41,701,610	4,656,356	15,667,588	6,325,371	26,649,315	68,350,925
<b>Newfoundland and Labrador</b>									
October <sup>r</sup>	197	40	237	47,757	1,009	25,496	2,183	28,688	76,445
November <sup>p</sup>	253	72	325	58,115	1,395	6,927	2,040	10,362	68,477
Cumulative Jan. to Nov. 2008	2,446	555	3,001	537,474	25,812	136,379	47,700	209,891	747,365
Cumulative Jan. to Nov. 2007	1,809	538	2,347	389,178	24,860	89,828	55,792	170,480	559,658
<b>Prince Edward Island</b>									
October <sup>r</sup>	36	13	49	8,769	645	5,857	2,203	8,705	17,474
November <sup>p</sup>	32	11	43	7,999	3,495	5,614	17	9,126	17,125
Cumulative Jan. to Nov. 2008	442	181	623	102,534	10,134	42,925	43,659	96,718	199,252
Cumulative Jan. to Nov. 2007	577	138	715	106,972	10,472	27,950	6,106	44,528	151,500
<b>Nova Scotia</b>									
October <sup>r</sup>	224	109	333	60,317	5,421	22,982	15,837	44,240	104,557
November <sup>p</sup>	228	33	261	51,192	26,208	26,310	6,969	59,487	110,679
Cumulative Jan. to Nov. 2008	2,877	1,209	4,086	756,931	70,065	241,836	172,647	484,548	1,241,479
Cumulative Jan. to Nov. 2007	2,878	2,002	4,880	792,529	71,528	269,729	81,681	422,938	1,215,467
<b>New Brunswick</b>									
October <sup>r</sup>	207	126	333	45,635	5,712	32,410	18,854	56,976	102,611
November <sup>p</sup>	212	149	361	50,392	6,325	19,373	3,527	29,225	79,617
Cumulative Jan. to Nov. 2008	2,386	1,766	4,152	544,666	125,029	218,610	116,024	459,663	1,004,329
Cumulative Jan. to Nov. 2007	2,488	1,390	3,878	519,838	110,199	221,201	63,565	394,965	914,803
<b>Quebec</b>									
October <sup>r</sup>	1,604	2,764	4,368	768,067	181,066	202,185	187,172	570,423	1,338,490
November <sup>p</sup>	1,539	3,000	4,539	746,533	93,454	172,554	77,284	343,292	1,089,825
Cumulative Jan. to Nov. 2008	19,139	28,985	48,124	8,095,233	955,157	2,397,197	1,041,276	4,393,630	12,488,863
Cumulative Jan. to Nov. 2007	20,969	26,474	47,443	7,711,892	840,327	2,283,508	1,167,261	4,291,096	12,002,988
<b>Ontario</b>									
October <sup>r</sup>	2,354	2,467	4,821	1,045,798	112,633	415,202	231,028	758,863	1,804,661
November <sup>p</sup>	2,212	2,042	4,254	907,874	68,872	407,606	120,773	597,251	1,505,125
Cumulative Jan. to Nov. 2008	29,824	35,330	65,154	13,522,262	1,713,643	5,264,126	3,230,725	10,208,494	23,730,756
Cumulative Jan. to Nov. 2007	36,037	30,182	66,219	14,133,848	2,238,782	5,098,305	2,937,320	10,274,407	24,408,255
<b>Manitoba</b>									
October <sup>r</sup>	385	81	466	94,165	7,345	25,988	15,398	48,731	142,896
November <sup>p</sup>	288	87	375	74,152	10,024	17,978	1,580	29,582	103,734
Cumulative Jan. to Nov. 2008	3,982	1,512	5,494	1,027,575	86,892	325,416	84,388	496,696	1,524,271
Cumulative Jan. to Nov. 2007	3,638	1,894	5,532	895,372	57,938	250,708	178,532	487,178	1,382,550
<b>Saskatchewan</b>									
October <sup>r</sup>	228	231	459	88,196	9,904	28,554	11,276	49,734	137,930
November <sup>p</sup>	245	102	347	70,562	33,529	43,316	2,660	79,505	150,067
Cumulative Jan. to Nov. 2008	3,609	1,885	5,494	1,028,938	292,193	430,446	291,563	1,014,202	2,043,140
Cumulative Jan. to Nov. 2007	3,118	1,653	4,771	769,420	92,444	455,328	114,492	662,264	1,431,684
<b>Alberta</b>									
October <sup>r</sup>	1,059	715	1,774	427,378	40,725	221,906	151,648	414,279	841,657
November <sup>p</sup>	1,178	880	2,058	446,950	53,521	176,835	351,069	581,425	1,028,375
Cumulative Jan. to Nov. 2008	13,700	11,838	25,538	5,752,385	1,179,053	3,923,975	1,485,187	6,588,215	12,340,600
Cumulative Jan. to Nov. 2007	23,691	20,668	44,359	8,403,987	895,734	4,483,402	809,796	6,188,932	14,592,919

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 <sup>1</sup>	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>British Columbia</b>									
October <sup>r</sup>	662	1,000	1,662	419,064	27,225	308,198	99,270	434,693	853,757
November <sup>p</sup>	642	610	1,252	323,020	18,848	234,760	30,503	284,111	607,131
Cumulative Jan. to Nov. 2008	10,132	19,229	29,361	6,691,325	269,315	2,511,966	708,857	3,490,138	10,181,463
Cumulative Jan. to Nov. 2007	11,840	26,111	37,951	7,873,552	296,729	2,446,747	877,137	3,620,613	11,494,165
<b>Yukon</b>									
October <sup>r</sup>	19	2	21	3,215	1,162	1,075	58	2,295	5,510
November <sup>p</sup>	8	51	59	5,265	78	104	454	636	5,901
Cumulative Jan. to Nov. 2008	134	121	255	40,517	4,221	7,732	4,985	16,938	57,455
Cumulative Jan. to Nov. 2007	124	55	179	33,312	13,611	7,257	15,071	35,939	69,251
<b>Northwest Territories</b>									
October <sup>r</sup>	13	2	15	4,066	0	1,849	0	1,849	5,915
November <sup>p</sup>	1	0	1	443	0	23,140	0	23,140	23,583
Cumulative Jan. to Nov. 2008	32	11	43	12,747	568	45,123	4,565	50,256	63,003
Cumulative Jan. to Nov. 2007	51	4	55	18,069	3,711	29,659	12,772	46,142	64,211
<b>Nunavut</b>									
October <sup>r</sup>	3	16	19	4,611	0	91	0	91	4,702
November <sup>p</sup>	1	17	18	3,680	0	4,068	0	4,068	7,748
Cumulative Jan. to Nov. 2008	23	136	159	38,736	1,052	14,559	2,627	18,238	56,974
Cumulative Jan. to Nov. 2007	15	201	216	53,641	21	3,966	5,846	9,833	63,474

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 <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Abbotsford, British Columbia</b>									
October <sup>r</sup>	22	8	30	6,926	1,736	7,360	170	9,266	16,192
November <sup>p</sup>	17	10	27	4,076	2,169	1,959	0	4,128	8,204
Cumulative Jan. to Nov. 2008	329	846	1,175	173,523	20,361	108,468	29,576	158,405	331,928
Cumulative Jan. to Nov. 2007	531	515	1,046	175,337	19,625	71,792	11,041	102,458	277,795
<b>Barrie, Ontario</b>									
October <sup>r</sup>	24	1	25	8,196	923	8,392	9,990	19,305	27,501
November <sup>p</sup>	29	27	56	10,847	2,355	1,637	9,416	13,408	24,255
Cumulative Jan. to Nov. 2008	971	384	1,355	316,390	136,051	142,120	63,486	341,657	658,047
Cumulative Jan. to Nov. 2007	748	232	980	217,640	14,800	82,893	33,151	130,844	348,484
<b>Brantford, Ontario</b>									
October <sup>r</sup>	15	14	29	4,293	1,825	5,859	779	8,463	12,756
November <sup>p</sup>	70	3	73	8,517	348	271	1,205	1,824	10,341
Cumulative Jan. to Nov. 2008	313	249	562	73,255	36,088	21,623	19,512	77,223	150,478
Cumulative Jan. to Nov. 2007	477	151	628	91,714	15,160	45,366	22,500	83,026	174,740
<b>Calgary, Alberta</b>									
October <sup>r</sup>	310	45	355	112,698	17,144	84,373	102,517	204,034	316,732
November <sup>p</sup>	344	148	492	113,172	7,495	58,290	279,512	345,297	458,469
Cumulative Jan. to Nov. 2008	3,907	4,041	7,948	1,886,649	197,442	1,720,748	701,834	2,620,024	4,506,673
Cumulative Jan. to Nov. 2007	6,745	7,259	14,004	2,906,123	102,438	2,696,145	302,766	3,101,349	6,007,472
<b>Edmonton, Alberta</b>									
October <sup>r</sup>	295	381	676	168,713	11,708	88,168	5,079	104,955	273,668
November <sup>p</sup>	254	398	652	164,898	4,970	64,069	59,929	128,968	293,866
Cumulative Jan. to Nov. 2008	2,508	4,077	6,585	1,568,029	308,969	1,087,925	401,031	1,797,925	3,365,954
Cumulative Jan. to Nov. 2007	6,643	7,885	14,528	2,621,144	173,654	810,488	114,279	1,098,421	3,719,565
<b>Greater Sudbury, Ontario</b>									
October <sup>r</sup>	33	31	64	13,325	4,035	4,589	417	9,041	22,366
November <sup>p</sup>	27	1	28	6,943	2,764	4,240	1,722	8,726	15,669
Cumulative Jan. to Nov. 2008	453	84	537	131,096	46,732	45,373	35,841	127,946	259,042
Cumulative Jan. to Nov. 2007	533	62	595	139,240	42,960	53,011	121,548	217,519	356,759
<b>Guelph, Ontario</b>									
October <sup>r</sup>	21	63	84	12,699	521	24,492	44,695	69,708	82,407
November <sup>p</sup>	23	26	49	8,227	201	36	0	237	8,464
Cumulative Jan. to Nov. 2008	401	538	939	137,640	17,231	55,282	72,240	144,753	282,393
Cumulative Jan. to Nov. 2007	526	509	1,035	161,923	34,964	58,777	32,460	126,201	288,124
<b>Halifax, Nova Scotia</b>									
October <sup>r</sup>	88	56	144	28,524	730	15,739	10,707	27,176	55,700
November <sup>p</sup>	76	14	90	19,997	20,000	19,516	783	40,299	60,296
Cumulative Jan. to Nov. 2008	1,196	723	1,919	370,447	30,485	145,423	117,223	293,131	663,578
Cumulative Jan. to Nov. 2007	1,252	1,498	2,750	418,512	13,739	157,504	37,393	208,636	627,148
<b>Hamilton, Ontario</b>									
October <sup>r</sup>	75	74	149	32,404	23,275	13,222	1,939	38,436	70,840
November <sup>p</sup>	64	126	190	35,850	582	20,551	2,426	23,559	59,409
Cumulative Jan. to Nov. 2008	1,521	2,015	3,536	689,200	76,199	263,343	206,708	546,250	1,235,450
Cumulative Jan. to Nov. 2007	1,731	1,326	3,057	625,358	72,074	161,953	264,987	499,014	1,124,372
<b>Kelowna, British Columbia</b>									
October <sup>r</sup>	33	7	40	17,730	315	5,356	10,935	16,606	34,336
November <sup>p</sup>	38	3	41	15,083	143	1,685	13,265	15,093	30,176
Cumulative Jan. to Nov. 2008	631	1,281	1,912	472,198	6,792	72,664	103,403	182,859	655,057
Cumulative Jan. to Nov. 2007	994	1,611	2,605	586,486	18,900	166,368	25,928	211,196	797,682

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 <sup>1</sup>	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Kingston, Ontario</b>									
October <sup>r</sup>	41	21	62	9,163	359	4,841	679	5,879	15,042
November <sup>p</sup>	44	17	61	10,867	91	630	1,093	1,814	12,681
Cumulative Jan. to Nov. 2008	518	120	638	111,116	14,992	46,519	117,393	178,904	290,020
Cumulative Jan. to Nov. 2007	591	231	822	127,075	7,149	41,824	145,180	194,153	321,228
<b>Kitchener, Ontario</b>									
October <sup>r</sup>	173	61	234	48,094	4,199	22,174	2,314	28,687	76,781
November <sup>p</sup>	109	61	170	33,336	9,715	45,288	2,726	57,729	91,065
Cumulative Jan. to Nov. 2008	1,281	1,159	2,440	457,525	65,313	237,785	226,333	529,431	986,956
Cumulative Jan. to Nov. 2007	1,107	1,470	2,577	435,234	88,256	139,526	111,288	339,070	774,304
<b>London, Ontario</b>									
October <sup>r</sup>	66	17	83	22,361	1,372	7,746	19,710	28,828	51,189
November <sup>p</sup>	53	7	60	16,582	714	8,373	3,210	12,297	28,879
Cumulative Jan. to Nov. 2008	1,174	1,713	2,887	481,508	56,568	108,010	283,453	448,031	929,539
Cumulative Jan. to Nov. 2007	1,733	1,006	2,739	475,697	57,095	169,076	163,475	389,646	865,343
<b>Moncton, New Brunswick</b>									
October <sup>r</sup>	50	34	84	10,968	487	10,659	1,532	12,678	23,646
November <sup>p</sup>	31	24	55	7,718	519	4,693	745	5,957	13,675
Cumulative Jan. to Nov. 2008	456	737	1,193	137,999	12,949	69,226	27,954	110,129	248,128
Cumulative Jan. to Nov. 2007	664	750	1,414	158,184	13,290	74,145	16,831	104,266	262,450
<b>Montréal, Quebec</b>									
October <sup>r</sup>	521	1,585	2,106	373,747	26,520	117,000	100,252	243,772	617,519
November <sup>p</sup>	530	1,782	2,312	400,756	28,656	86,511	34,500	149,667	550,423
Cumulative Jan. to Nov. 2008	6,612	15,662	22,274	3,846,704	318,482	1,265,949	423,609	2,008,040	5,854,744
Cumulative Jan. to Nov. 2007	8,092	14,670	22,762	3,740,323	420,788	1,268,736	647,022	2,336,546	6,076,869
<b>Oshawa, Ontario</b>									
October <sup>r</sup>	38	0	38	11,821	545	1,255	995	2,795	14,616
November <sup>p</sup>	53	125	178	30,002	65	29,791	225	30,081	60,083
Cumulative Jan. to Nov. 2008	1,259	711	1,970	432,466	46,041	144,089	65,913	256,043	688,509
Cumulative Jan. to Nov. 2007	1,475	543	2,018	456,939	104,424	96,646	58,736	259,806	716,745
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
October <sup>r</sup>	310	180	490	85,417	1,997	88,890	49,156	140,043	225,460
November <sup>p</sup>	291	310	601	96,357	1,710	25,922	3,551	31,183	127,540
Cumulative Jan. to Nov. 2008	2,891	4,072	6,963	1,085,954	25,764	431,057	218,800	675,621	1,761,575
Cumulative Jan. to Nov. 2007	2,891	3,635	6,526	1,059,138	50,692	445,490	263,914	760,096	1,819,234
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
October <sup>r</sup>	128	144	272	36,677	154	11,481	2,105	13,740	50,417
November <sup>p</sup>	108	257	365	47,665	35	10,832	2,720	13,587	61,252
Cumulative Jan. to Nov. 2008	961	1,641	2,602	358,666	4,484	115,178	62,094	181,756	540,422
Cumulative Jan. to Nov. 2007	991	1,945	2,936	395,224	12,403	83,073	52,616	148,092	543,316
<b>Peterborough, Ontario</b>									
October <sup>r</sup>	25	26	51	11,455	251	3,199	3,000	6,450	17,905
November <sup>p</sup>	23	0	23	11,751	417	875	7	1,299	13,050
Cumulative Jan. to Nov. 2008	279	163	442	101,667	4,114	38,708	18,565	61,387	163,054
Cumulative Jan. to Nov. 2007	327	327	654	115,083	4,424	41,726	917	47,067	162,150
<b>Québec, Quebec</b>									
October <sup>r</sup>	133	262	395	66,815	13,582	25,224	11,950	50,756	117,571
November <sup>p</sup>	106	276	382	48,940	2,597	18,557	6,342	27,496	76,436
Cumulative Jan. to Nov. 2008	1,948	3,497	5,445	828,522	123,952	362,968	135,647	622,567	1,451,089
Cumulative Jan. to Nov. 2007	2,130	3,363	5,493	779,866	83,947	338,050	166,323	588,320	1,368,186

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 <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Regina, Saskatchewan</b>									
October <sup>r</sup>	60	90	150	24,360	382	11,404	393	12,179	36,539
November <sup>p</sup>	73	14	87	17,586	22,343	6,341	1,444	30,128	47,714
Cumulative Jan. to Nov. 2008	870	443	1,313	238,826	50,718	77,274	53,719	181,711	420,537
Cumulative Jan. to Nov. 2007	720	356	1,076	170,302	18,198	156,388	27,772	202,358	372,660
<b>Saguenay, Quebec</b>									
October <sup>r</sup>	28	30	58	10,512	54,295	1,956	310	56,561	67,073
November <sup>p</sup>	18	40	58	7,252	2,068	5,972	9,845	17,885	25,137
Cumulative Jan. to Nov. 2008	385	577	962	141,405	81,091	42,157	31,593	154,841	296,246
Cumulative Jan. to Nov. 2007	401	374	775	129,510	14,421	31,208	31,579	77,208	206,718
<b>Saint John, New Brunswick</b>									
October <sup>r</sup>	48	23	71	11,124	743	11,876	142	12,761	23,885
November <sup>p</sup>	66	41	107	15,123	4,503	7,464	1,274	13,241	28,364
Cumulative Jan. to Nov. 2008	669	283	952	129,632	73,916	54,608	4,448	132,972	262,604
Cumulative Jan. to Nov. 2007	537	178	715	109,013	45,129	40,776	3,065	88,970	197,983
<b>Saskatoon, Saskatchewan</b>									
October <sup>r</sup>	85	91	176	33,002	6,493	11,642	3,062	21,197	54,199
November <sup>p</sup>	48	2	50	12,170	8,289	17,010	123	25,422	37,592
Cumulative Jan. to Nov. 2008	1,268	886	2,154	360,392	143,021	185,094	181,879	509,994	870,386
Cumulative Jan. to Nov. 2007	1,416	989	2,405	340,169	55,120	160,916	48,434	264,470	604,639
<b>Sherbrooke, Quebec</b>									
October <sup>r</sup>	54	51	105	17,486	1,041	1,988	10,379	13,408	30,894
November <sup>p</sup>	38	73	111	16,054	2,097	9,265	1,206	12,568	28,622
Cumulative Jan. to Nov. 2008	626	1,024	1,650	237,043	13,564	68,569	42,868	125,001	362,044
Cumulative Jan. to Nov. 2007	711	572	1,283	206,989	16,809	31,362	21,959	70,130	277,119
<b>St. Catharines-Niagara, Ontario</b>									
October <sup>r</sup>	66	2	68	17,164	726	3,490	765	4,981	22,145
November <sup>p</sup>	48	11	59	16,133	641	16,565	1,912	19,118	35,251
Cumulative Jan. to Nov. 2008	704	500	1,204	257,230	16,567	98,817	23,861	139,245	396,475
Cumulative Jan. to Nov. 2007	761	339	1,100	245,084	36,880	160,340	21,013	218,233	463,317
<b>St. John's, Newfoundland and Labrador</b>									
October <sup>r</sup>	129	33	162	32,502	113	19,902	67	20,082	52,584
November <sup>p</sup>	137	61	198	37,778	665	3,928	1,720	6,313	44,091
Cumulative Jan. to Nov. 2008	1,584	349	1,933	355,454	16,415	99,010	30,793	146,218	501,672
Cumulative Jan. to Nov. 2007	1,184	417	1,601	266,039	5,275	58,541	34,089	97,905	363,944
<b>Thunder Bay, Ontario</b>									
October <sup>r</sup>	15	2	17	3,473	1,793	845	1,595	4,233	7,706
November <sup>p</sup>	5	1	6	1,112	3,116	1,327	2,719	7,162	8,274
Cumulative Jan. to Nov. 2008	172	40	212	38,262	8,534	34,497	57,336	100,367	138,629
Cumulative Jan. to Nov. 2007	196	25	221	41,610	1,863	18,828	28,495	49,186	90,796
<b>Toronto, Ontario</b>									
October <sup>r</sup>	771	1,750	2,521	547,502	34,083	162,075	80,553	276,711	824,213
November <sup>p</sup>	721	1,082	1,803	413,626	23,781	199,760	57,306	280,847	694,473
Cumulative Jan. to Nov. 2008	9,364	20,683	30,047	6,489,789	705,482	2,870,950	1,140,650	4,717,082	11,206,871
Cumulative Jan. to Nov. 2007	13,506	17,757	31,263	7,182,167	858,998	2,920,480	1,081,922	4,861,400	12,043,567
<b>Trois-Rivières, Quebec</b>									
October <sup>r</sup>	32	114	146	17,227	1,013	5,149	12,782	18,944	36,171
November <sup>p</sup>	22	51	73	11,357	29,371	5,026	2,283	36,680	48,037
Cumulative Jan. to Nov. 2008	335	723	1,058	154,383	47,859	49,895	42,270	140,024	294,407
Cumulative Jan. to Nov. 2007	392	755	1,147	159,135	30,159	57,872	32,846	120,877	280,012

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 <sup>1</sup>	Multiples	Total dwellings		Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Vancouver, British Columbia</b>									
October <sup>r</sup>	259	509	768	190,576	15,563	204,527	38,375	258,465	449,041
November <sup>p</sup>	257	307	564	164,824	8,054	172,592	4,499	185,145	349,969
Cumulative Jan. to Nov. 2008	3,618	10,781	14,399	3,271,564	117,863	1,639,653	338,916	2,096,432	5,367,996
Cumulative Jan. to Nov. 2007	3,823	17,468	21,291	4,340,588	107,066	1,597,153	388,309	2,092,528	6,433,116
<b>Victoria, British Columbia</b>									
October <sup>r</sup>	60	23	83	29,786	371	24,081	5,569	30,021	59,807
November <sup>p</sup>	46	28	74	21,813	413	26,118	408	26,939	48,752
Cumulative Jan. to Nov. 2008	755	1,344	2,099	534,304	16,690	173,012	79,637	269,339	803,643
Cumulative Jan. to Nov. 2007	880	1,978	2,858	643,437	13,333	79,863	144,644	237,840	881,277
<b>Windsor, Ontario</b>									
October <sup>r</sup>	28	7	35	6,996	693	1,693	1,033	3,419	10,415
November <sup>p</sup>	23	19	42	9,033	1,503	867	1,116	3,486	12,519
Cumulative Jan. to Nov. 2008	320	118	438	98,873	18,553	55,666	25,036	99,255	198,128
Cumulative Jan. to Nov. 2007	401	213	614	129,708	26,033	63,331	69,100	158,464	288,172
<b>Winnipeg, Manitoba</b>									
October <sup>r</sup>	206	30	236	48,071	1,599	19,740	14,328	35,667	83,738
November <sup>p</sup>	169	9	178	41,951	8,825	16,109	792	25,726	67,677
Cumulative Jan. to Nov. 2008	2,096	1,070	3,166	618,466	37,235	244,640	58,436	340,311	958,777
Cumulative Jan. to Nov. 2007	2,019	1,499	3,518	552,920	11,159	172,302	99,666	283,127	836,047

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							
<b>Canada</b>							
October <sup>r</sup>	7,687	34	1,074	1,461	5,043	714	16,013
November <sup>p</sup>	5,347	36	615	1,063	5,591	583	13,235
Cumulative Jan. to Nov. 2008	90,376	543	9,165	19,189	69,366	5,688	194,327
Cumulative Jan. to Nov. 2007	110,447	561	10,689	21,624	75,273	3,727	222,321
<b>Newfoundland and Labrador</b>							
October <sup>r</sup>	242	0	13	0	23	4	282
November <sup>p</sup>	182	0	7	11	50	4	254
Cumulative Jan. to Nov. 2008	2,499	8	73	53	360	70	3,063
Cumulative Jan. to Nov. 2007	1,912	4	50	33	412	43	2,454
<b>Prince Edward Island</b>							
October <sup>r</sup>	40	1	1	0	12	0	54
November <sup>p</sup>	25	0	0	8	2	1	36
Cumulative Jan. to Nov. 2008	491	16	27	38	114	2	688
Cumulative Jan. to Nov. 2007	575	33	60	11	59	8	746
<b>Nova Scotia</b>							
October <sup>r</sup>	264	6	11	10	86	2	379
November <sup>p</sup>	180	5	8	8	14	4	219
Cumulative Jan. to Nov. 2008	2,778	89	179	128	832	74	4,080
Cumulative Jan. to Nov. 2007	2,917	71	162	443	1,329	70	4,992
<b>New Brunswick</b>							
October <sup>r</sup>	204	1	8	30	86	2	331
November <sup>p</sup>	159	2	2	8	126	13	310
Cumulative Jan. to Nov. 2008	2,438	43	244	157	1,289	78	4,249
Cumulative Jan. to Nov. 2007	2,580	42	166	100	1,038	88	4,014
<b>Quebec</b>							
October <sup>r</sup>	1,776	18	271	293	2,525	480	5,363
November <sup>p</sup>	1,223	19	262	234	2,865	399	5,002
Cumulative Jan. to Nov. 2008	19,571	203	2,860	1,830	21,748	3,193	49,405
Cumulative Jan. to Nov. 2007	21,586	212	2,081	2,319	20,355	1,687	48,240
<b>Ontario</b>							
October <sup>r</sup>	2,682	5	631	778	887	90	5,073
November <sup>p</sup>	1,790	8	181	594	1,219	83	3,875
Cumulative Jan. to Nov. 2008	30,091	89	3,152	11,263	19,866	1,028	65,489
Cumulative Jan. to Nov. 2007	37,020	109	4,108	10,552	14,692	835	67,316
<b>Manitoba</b>							
October <sup>r</sup>	398	0	1	26	52	2	479
November <sup>p</sup>	209	0	2	1	83	1	296
Cumulative Jan. to Nov. 2008	4,110	16	77	181	1,237	17	5,638
Cumulative Jan. to Nov. 2007	3,810	18	72	162	1,650	12	5,724
<b>Saskatchewan</b>							
October <sup>r</sup>	232	1	12	36	181	3	465
November <sup>p</sup>	160	0	8	3	91	0	262
Cumulative Jan. to Nov. 2008	3,709	24	174	283	1,349	83	5,622
Cumulative Jan. to Nov. 2007	3,256	6	169	467	853	166	4,917
<b>Alberta</b>							
October <sup>r</sup>	1,096	2	98	108	486	23	1,813
November <sup>p</sup>	974	1	101	81	682	16	1,855
Cumulative Jan. to Nov. 2008	14,183	51	1,752	1,486	8,437	163	26,072
Cumulative Jan. to Nov. 2007	24,296	49	2,925	3,306	14,262	179	45,017
<b>British Columbia</b>							
October <sup>r</sup>	695	0	22	180	691	108	1,696
November <sup>p</sup>	439	1	44	115	392	61	1,052
Cumulative Jan. to Nov. 2008	10,272	3	597	3,756	13,913	976	29,517
Cumulative Jan. to Nov. 2007	12,247	13	864	4,215	20,417	633	38,389

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						
<b>Yukon</b>							
October <sup>r</sup>	42	0	2	0	0	0	44
November <sup>p</sup>	4	0	0	0	50	1	55
Cumulative Jan. to Nov. 2008	180	1	26	4	88	3	302
Cumulative Jan. to Nov. 2007	182	4	28	0	24	3	241
<b>Northwest Territories</b>							
October <sup>r</sup>	13	0	0	0	2	0	15
November <sup>p</sup>	1	0	0	0	0	0	1
Cumulative Jan. to Nov. 2008	31	0	0	0	11	1	43
Cumulative Jan. to Nov. 2007	51	0	0	4	0	0	55
<b>Nunavut</b>							
October <sup>r</sup>	3	0	4	0	12	0	19
November <sup>p</sup>	1	0	0	0	17	0	18
Cumulative Jan. to Nov. 2008	23	0	4	10	122	0	159
Cumulative Jan. to Nov. 2007	15	0	4	12	182	3	216

**Table 8**  
**Dwelling units, census metropolitan areas, unadjusted, November 2008**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford, British Columbia	11	0	0	0	10	0	21
Barrie, Ontario	24	0	0	0	27	0	51
Brantford, Ontario	58	0	2	0	0	1	61
Calgary, Alberta	289	0	48	21	79	0	437
Edmonton, Alberta	213	0	46	24	316	12	611
Greater Sudbury, Ontario	22	0	0	0	0	1	23
Guelph, Ontario	19	0	12	8	0	6	45
Halifax, Nova Scotia	64	0	4	8	2	0	78
Hamilton, Ontario	52	0	0	42	83	2	179
Kelowna, British Columbia	24	0	0	0	2	2	28
Kingston, Ontario	36	0	8	9	0	0	53
Kitchener, Ontario	90	0	2	37	17	5	151
London, Ontario	44	0	0	7	0	0	51
Moncton, New Brunswick	27	0	0	0	18	6	51
Montréal, Quebec	490	0	35	75	1,968	176	2,744
Oshawa, Ontario	44	0	12	8	104	1	169
Ottawa-Gatineau, Ontario/Quebec	338	3	126	254	228	27	976
Ottawa-Gatineau, Ontario part, Ontario/Quebec	241	0	20	131	134	25	551
Ottawa-Gatineau, Quebec part, Ontario/Quebec	97	3	106	123	94	2	425
Peterborough, Ontario	19	0	0	0	0	0	19
Québec, Quebec	97	1	35	3	303	8	447
Regina, Saskatchewan	58	0	0	0	14	0	72
Saguenay, Quebec	13	4	0	0	20	30	67
Saint John, New Brunswick	56	1	0	0	36	5	98
Saskatoon, Saskatchewan	38	0	2	0	0	0	40
Sherbrooke, Quebec	35	0	2	8	79	3	127
St. Catharines-Niagara, Ontario	40	0	2	9	0	0	51
St. John's, Newfoundland and Labrador	130	0	7	11	42	1	191
Thunder Bay, Ontario	4	0	0	0	0	1	5
Toronto, Ontario	597	0	98	269	692	23	1,679
Trois-Rivières, Quebec	20	0	15	0	46	4	85
Vancouver, British Columbia	167	0	8	81	180	39	475
Victoria, British Columbia	30	0	8	9	1	10	58
Windsor, Ontario	19	0	1	10	8	0	38
Winnipeg, Manitoba	133	0	2	1	6	0	142

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford, British Columbia	336	0	0	95	749	2	1,182
Barrie, Ontario	1,024	0	8	157	214	5	1,408
Brantford, Ontario	305	0	6	97	124	22	554
Calgary, Alberta	4,103	0	638	451	2,948	4	8,144
Edmonton, Alberta	2,592	0	755	540	2,679	103	6,669
Greater Sudbury, Ontario	477	4	0	0	70	15	566
Guelph, Ontario	397	0	55	184	224	75	935
Halifax, Nova Scotia	1,144	6	60	101	529	34	1,874
Hamilton, Ontario	1,527	0	184	1,173	635	25	3,544
Kelowna, British Columbia	639	0	30	104	1,124	24	1,921
Kingston, Ontario	541	7	46	29	43	2	668
Kitchener, Ontario	1,303	0	91	519	511	38	2,462
London, Ontario	1,186	0	13	352	1,322	26	2,899
Moncton, New Brunswick	505	1	188	10	508	31	1,243
Montréal, Quebec	6,696	1	825	1,088	12,488	1,479	22,577
Oshawa, Ontario	1,292	0	110	491	108	2	2,003
Ottawa-Gatineau, Ontario/Quebec	3,897	5	746	2,833	2,080	118	9,679
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,918	1	206	2,571	1,210	88	6,994
Ottawa-Gatineau, Quebec part, Ontario/Quebec	979	4	540	262	870	30	2,685
Peterborough, Ontario	297	0	0	61	102	0	460
Québec, Quebec	2,011	8	407	139	2,662	343	5,570
Regina, Saskatchewan	853	1	24	0	400	19	1,297
Saguenay, Quebec	418	6	6	0	435	146	1,011
Saint John, New Brunswick	640	16	20	35	215	14	940
Saskatoon, Saskatchewan	1,273	0	77	179	589	42	2,160
Sherbrooke, Quebec	640	0	129	81	744	52	1,646
St. Catharines-Niagara, Ontario	724	0	68	259	158	15	1,224
St. John's, Newfoundland and Labrador	1,540	0	61	49	226	13	1,889
Thunder Bay, Ontario	184	2	6	0	32	3	227
Toronto, Ontario	9,268	0	1,998	4,484	13,703	501	29,954
Trois-Rivières, Quebec	349	0	113	12	531	54	1,059
Vancouver, British Columbia	3,673	0	194	2,384	7,540	669	14,460
Victoria, British Columbia	768	0	46	305	922	75	2,116
Windsor, Ontario	329	0	19	38	50	11	447
Winnipeg, Manitoba	2,141	1	44	165	860	1	3,212

**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					
<b>Canada</b>					
October r	3,304,356	395,382	1,418,902	743,901	5,862,541
November p	2,483,520	318,932	1,082,201	591,745	4,476,398
Cumulative Jan. to Nov. 2008	38,928,638	4,720,273	15,557,187	7,271,987	66,478,085
Cumulative Jan. to Nov. 2007	42,657,019	4,677,658	15,795,592	6,352,149	69,482,418
<b>Newfoundland and Labrador</b>					
October r	55,456	1,009	25,496	2,183	84,144
November p	45,520	1,395	6,927	2,040	55,882
Cumulative Jan. to Nov. 2008	549,095	25,812	136,379	47,700	758,986
Cumulative Jan. to Nov. 2007	410,473	24,860	89,828	55,792	580,953
<b>Prince Edward Island</b>					
October r	9,620	645	5,857	2,203	18,325
November p	6,540	3,495	5,614	17	15,666
Cumulative Jan. to Nov. 2008	112,067	10,134	42,925	43,659	208,785
Cumulative Jan. to Nov. 2007	110,660	10,472	27,950	6,106	155,188
<b>Nova Scotia</b>					
October r	71,037	5,421	22,982	15,837	115,277
November p	39,152	26,208	26,310	6,969	98,639
Cumulative Jan. to Nov. 2008	765,145	70,065	241,836	172,647	1,249,693
Cumulative Jan. to Nov. 2007	815,791	71,528	269,729	81,681	1,238,729
<b>New Brunswick</b>					
October r	48,844	5,712	32,410	18,854	105,820
November p	39,516	6,325	19,373	3,527	68,741
Cumulative Jan. to Nov. 2008	572,756	125,029	218,610	116,024	1,032,419
Cumulative Jan. to Nov. 2007	545,121	110,199	221,201	63,565	940,086
<b>Quebec</b>					
October r	909,119	181,066	250,046	196,146	1,536,377
November p	749,419	93,454	179,669	72,153	1,094,695
Cumulative Jan. to Nov. 2008	8,450,290	955,157	2,407,542	1,079,060	12,892,049
Cumulative Jan. to Nov. 2007	7,947,723	840,327	2,290,101	1,194,039	12,272,190
<b>Ontario</b>					
October r	1,137,758	115,168	484,681	231,028	1,968,635
November p	796,661	72,055	344,385	120,773	1,333,874
Cumulative Jan. to Nov. 2008	13,616,596	1,700,782	5,283,984	3,230,725	23,832,087
Cumulative Jan. to Nov. 2007	14,440,032	2,260,084	5,174,471	2,937,320	24,811,907
<b>Manitoba</b>					
October r	97,489	7,345	25,988	15,398	146,220
November p	57,589	10,024	17,978	1,580	87,171
Cumulative Jan. to Nov. 2008	1,057,094	86,892	325,416	84,388	1,553,790
Cumulative Jan. to Nov. 2007	929,542	57,938	250,708	178,532	1,416,720
<b>Saskatchewan</b>					
October r	91,192	9,904	28,554	11,276	140,926
November p	54,482	33,529	43,316	2,660	133,987
Cumulative Jan. to Nov. 2008	1,062,350	292,193	430,446	291,563	2,076,552
Cumulative Jan. to Nov. 2007	801,706	92,444	455,328	114,492	1,463,970
<b>Alberta</b>					
October r	439,592	40,725	231,675	151,648	863,640
November p	405,502	53,521	176,557	351,069	986,649
Cumulative Jan. to Nov. 2008	5,878,706	1,179,053	3,890,669	1,485,187	12,433,615
Cumulative Jan. to Nov. 2007	8,542,686	895,734	4,528,647	809,796	14,776,863
<b>British Columbia</b>					
October r	428,439	27,225	308,198	99,270	863,132
November p	280,312	18,848	234,760	30,503	564,423
Cumulative Jan. to Nov. 2008	6,766,160	269,315	2,511,966	708,857	10,256,298
Cumulative Jan. to Nov. 2007	8,001,993	296,729	2,446,747	877,137	11,622,606

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					
<b>Yukon</b>					
October r	7,133	1,162	1,075	58	9,428
November p	4,704	78	104	454	5,340
Cumulative Jan. to Nov. 2008	46,896	4,221	7,732	4,985	63,834
Cumulative Jan. to Nov. 2007	39,582	13,611	7,257	15,071	75,521
<b>Northwest Territories</b>					
October r	4,066	0	1,849	0	5,915
November p	443	0	23,140	0	23,583
Cumulative Jan. to Nov. 2008	12,747	568	45,123	4,565	63,003
Cumulative Jan. to Nov. 2007	18,069	3,711	29,659	12,772	64,211
<b>Nunavut</b>					
October r	4,611	0	91	0	4,702
November p	3,680	0	4,068	0	7,748
Cumulative Jan. to Nov. 2008	38,736	1,052	14,559	2,627	56,974
Cumulative Jan. to Nov. 2007	53,641	21	3,966	5,846	63,474

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford, British Columbia	3,540	2,169	1,959	0	7,668
Barrie, Ontario	9,462	2,355	1,360	9,416	22,593
Brantford, Ontario	6,961	348	225	1,205	8,739
Calgary, Alberta	105,522	7,495	58,290	279,512	450,819
Edmonton, Alberta	156,511	4,970	64,069	59,929	285,479
Greater Sudbury, Ontario	5,675	2,764	3,522	1,722	13,683
Guelph, Ontario	7,189	201	30	0	7,420
Halifax, Nova Scotia	15,999	20,000	19,516	783	56,298
Hamilton, Ontario	32,082	582	17,070	2,426	52,160
Kelowna, British Columbia	12,312	143	1,685	13,265	27,405
Kingston, Ontario	9,244	91	523	1,093	10,951
Kitchener, Ontario	28,232	9,715	37,616	2,726	78,289
London, Ontario	13,795	714	6,955	3,210	24,674
Moncton, New Brunswick	6,372	519	4,693	745	12,329
Montréal, Quebec	437,873	28,656	91,157	34,500	592,186
Oshawa, Ontario	26,973	65	24,744	225	52,007
Ottawa-Gatineau, Ontario/Quebec	137,371	1,745	32,945	6,271	178,332
Ottawa-Gatineau, Ontario part, Ontario/Quebec	85,466	1,710	21,531	3,551	112,258
Ottawa-Gatineau, Quebec part, Ontario/Quebec	51,905	35	11,414	2,720	66,074
Peterborough, Ontario	9,566	417	727	7	10,717
Québec, Quebec	52,215	2,597	19,553	6,342	80,707
Regina, Saskatchewan	13,632	22,343	6,341	1,444	43,760
Saguenay, Quebec	7,829	2,068	6,293	9,845	26,035
Saint John, New Brunswick	12,732	4,503	7,464	1,274	25,973
Saskatoon, Saskatchewan	9,265	8,289	17,010	123	34,687
Sherbrooke, Quebec	16,997	2,097	9,763	1,206	30,063
St. Catharines-Niagara, Ontario	13,476	641	13,759	1,912	29,788
St. John's, Newfoundland and Labrador	35,710	665	3,928	1,720	42,023
Thunder Bay, Ontario	911	3,116	1,102	2,719	7,848
Toronto, Ontario	368,276	23,781	165,921	57,306	615,284
Trois-Rivières, Quebec	12,180	29,371	5,296	2,283	49,130
Vancouver, British Columbia	149,256	8,054	172,592	4,499	334,401
Victoria, British Columbia	18,588	413	26,118	408	45,527
Windsor, Ontario	7,852	1,503	720	1,116	11,191
Winnipeg, Manitoba	34,752	8,825	16,109	792	60,478

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	176,087	20,361	108,468	29,576	334,492
Barrie, Ontario	332,399	136,051	147,871	63,486	679,807
Brantford, Ontario	72,843	36,088	23,130	19,512	151,573
Calgary, Alberta	1,916,768	197,442	1,720,748	701,834	4,536,792
Edmonton, Alberta	1,590,990	308,969	1,087,925	401,031	3,388,915
Greater Sudbury, Ontario	139,426	46,732	46,252	35,841	268,251
Guelph, Ontario	136,601	17,231	59,344	72,240	285,416
Halifax, Nova Scotia	367,098	30,485	145,423	117,223	660,229
Hamilton, Ontario	685,824	76,199	273,073	206,708	1,241,804
Kelowna, British Columbia	478,274	6,792	72,664	103,403	661,133
Kingston, Ontario	116,429	14,992	47,618	117,393	296,432
Kitchener, Ontario	464,969	65,313	232,724	226,333	989,339
London, Ontario	484,772	56,568	112,173	283,453	936,966
Moncton, New Brunswick	149,335	12,949	69,226	27,954	259,464
Montréal, Quebec	3,959,336	318,482	1,261,001	423,609	5,962,428
Oshawa, Ontario	443,359	46,041	139,762	65,913	695,075
Ottawa-Gatineau, Ontario/Quebec	1,468,920	30,248	536,981	280,894	2,317,043
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,092,002	25,764	418,306	218,800	1,754,872
Ottawa-Gatineau, Quebec part, Ontario/Quebec	376,918	4,484	118,675	62,094	562,171
Peterborough, Ontario	105,076	4,114	41,359	18,565	169,114
Québec, Quebec	858,168	123,952	355,831	135,647	1,473,598
Regina, Saskatchewan	236,691	50,718	77,274	53,719	418,402
Saguenay, Quebec	153,586	81,091	42,753	31,593	309,023
Saint John, New Brunswick	131,956	73,916	54,608	4,448	264,928
Saskatoon, Saskatchewan	365,756	143,021	185,094	181,879	875,750
Sherbrooke, Quebec	240,628	13,564	67,729	42,868	364,789
St. Catharines-Niagara, Ontario	262,426	16,567	101,948	23,861	404,802
St. John's, Newfoundland and Labrador	358,453	16,415	99,010	30,793	504,671
Thunder Bay, Ontario	41,713	8,534	37,097	57,336	144,680
Toronto, Ontario	6,462,289	705,482	2,877,454	1,140,650	11,185,875
Trois-Rivières, Quebec	158,108	47,859	50,610	42,270	298,847
Vancouver, British Columbia	3,307,594	117,863	1,639,653	338,916	5,404,026
Victoria, British Columbia	544,143	16,690	173,012	79,637	813,482
Windsor, Ontario	101,372	18,553	56,954	25,036	201,915
Winnipeg, Manitoba	625,134	37,235	244,640	58,436	965,445



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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>1,992,878</b>	<b>10,362</b>	<b>9,126</b>	<b>59,487</b>	<b>29,225</b>	<b>345,276</b>	<b>537,213</b>
<b>Industrial</b>	<b>318,932</b>	<b>1,395</b>	<b>3,495</b>	<b>26,208</b>	<b>6,325</b>	<b>93,454</b>	<b>72,055</b>
Factories, plants	110,670	399	3,162	1,819	4,110	31,885	28,473
Transportation, utilities	117,491	0	0	20,298	550	38,382	14,234
Mining and agriculture	25,667	0	0	0	0	8,216	5,503
Minor industrial projects, new and improvements <sup>1</sup>	65,104	996	333	4,091	1,665	14,971	23,845
<b>Commercial</b>	<b>1,082,201</b>	<b>6,927</b>	<b>5,614</b>	<b>26,310</b>	<b>19,373</b>	<b>179,669</b>	<b>344,385</b>
Trade and services	306,594	1,380	0	11,900	7,230	48,124	135,066
Warehouses	155,112	0	0	1,152	815	23,512	32,267
Service stations	14,905	0	0	0	0	3,106	2,856
Office buildings	213,387	2,832	3,950	9,027	3,285	25,674	70,215
Recreation	143,338	0	452	0	533	36,660	22,525
Hotels, restaurants	93,457	0	0	380	3,225	5,583	30,173
Laboratories	9,573	0	0	0	0	550	1,223
Minor commercial projects, new and improvements <sup>1</sup>	145,835	2,715	1,212	3,851	4,285	36,460	50,060
<b>Institutional and governmental</b>	<b>591,745</b>	<b>2,040</b>	<b>17</b>	<b>6,969</b>	<b>3,527</b>	<b>72,153</b>	<b>120,773</b>
Schools, education	150,181	616	0	580	600	24,006	71,515
Hospitals, medical	328,509	0	0	0	0	15,436	6,325
Welfare, home	43,725	0	0	5,982	2,080	17,587	4,450
Churches, religion	11,569	0	0	0	0	1,850	8,414
Government buildings	34,955	1,058	0	0	0	6,996	20,875
Minor institutional and governmental projects, new and improvements <sup>1</sup>	22,806	366	17	407	847	6,278	9,194
thousands of dollars							
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
<b>Total non-residential</b>	<b>29,582</b>	<b>79,505</b>	<b>581,147</b>	<b>284,111</b>	<b>636</b>	<b>23,140</b>	<b>4,068</b>
<b>Industrial</b>	<b>10,024</b>	<b>33,529</b>	<b>53,521</b>	<b>18,848</b>	<b>78</b>	<b>0</b>	<b>0</b>
Factories, plants	7,920	8,994	13,771	10,137	0	0	0
Transportation, utilities	570	19,175	23,657	625	0	0	0
Mining and agriculture	0	2,701	6,511	2,736	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	1,534	2,659	9,582	5,350	78	0	0
<b>Commercial</b>	<b>17,978</b>	<b>43,316</b>	<b>176,557</b>	<b>234,760</b>	<b>104</b>	<b>23,140</b>	<b>4,068</b>
Trade and services	0	300	36,222	47,765	0	18,607	0
Warehouses	257	12,300	35,100	49,709	0	0	0
Service stations	0	0	8,943	0	0	0	0
Office buildings	13,220	5,499	45,356	30,329	0	0	4,000
Recreation	0	15,000	8,487	59,681	0	0	0
Hotels, restaurants	300	0	20,934	28,362	0	4,500	0
Laboratories	0	5,800	300	1,700	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	4,201	4,417	21,215	17,214	104	33	68
<b>Institutional and governmental</b>	<b>1,580</b>	<b>2,660</b>	<b>351,069</b>	<b>30,503</b>	<b>454</b>	<b>0</b>	<b>0</b>
Schools, education	1,425	375	44,258	6,806	0	0	0
Hospitals, medical	0	0	303,833	2,915	0	0	0
Welfare, home	0	0	0	13,626	0	0	0
Churches, religion	0	630	675	0	0	0	0
Government buildings	0	1,005	321	4,700	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	155	650	1,982	2,456	454	0	0

1. Refer to projects valued at less than \$250,000 for which the breakdown by type of building is not available.

## Description – Monthly survey of building permits

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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

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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

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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

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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

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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

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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

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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

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## 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