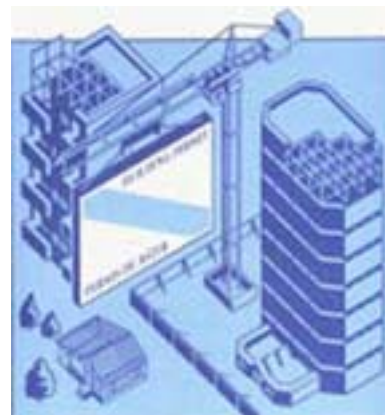


Catalogue no. 64-001-X

Building Permits

December 2008



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building Permits

December 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^s value rounded to 0 (zero) where there is a meaningful distinction between true zero and the value that was rounded
- p preliminary
- r revised
- x suppressed to meet the confidentiality requirements of the *Statistics Act*
- E use with caution
- F too unreliable to be published

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Important notice

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

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Ottawa, Ontario K1A 0T6
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Highlights

- Municipalities issued \$4.6 billion in building permits in December, down 3.9% from November. This third consecutive monthly decline was the result of decreases in both the residential and non-residential sectors.

Analysis – December 2008

Municipalities issued \$4.6 billion in building permits in December, down 3.9% from November. This third consecutive monthly decline was the result of decreases in both the residential and non-residential sectors.

The value of residential permits declined by 3.2% to \$2.6 billion, the ninth monthly decrease in 2008. Increases in multi-family permits in Ontario were not enough to offset the declines in single-family permits in Ontario, Alberta and British Columbia.

The value of permits in the non-residential sector declined 4.9% to \$2.0 billion, the third consecutive monthly decrease. This decrease came mainly from institutional permits in Alberta and commercial permits in British Columbia.

Construction intentions were down in five provinces and all three territories.

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.

Residential sector: Six consecutive monthly declines for single-family permits

The value of single-family permits fell 10.8% to \$1.6 billion in December, their sixth monthly decline in a row. The drop in December occurred mainly as a result of declines in Ontario, Alberta and British Columbia.

After four consecutive monthly declines, the value of multi-family permits increased 10.6% to \$1.1 billion. A significant increase (in dollars) in Ontario was enough to offset declines in seven provinces and three territories.

Municipalities approved 13,777 new dwellings in December, a number similar to the previous month. Of these, single-family units were down 9.4% to 6,030, while multi-family units were up 9.3% to 7,747.

Non-residential: Industrial component tempers overall decline

In the industrial component, the value of permits increased to \$419 million, up 30.4% from November. This followed two months of double-digit declines. The increase resulted mostly from construction intentions for manufacturing buildings in Quebec.

The gain in industrial permits tempered declines in the other two components.

In the institutional component, intentions fell 16.8% to \$501 million, the third consecutive monthly decline. Increases in eight provinces were offset by a significant decrease in Alberta, the result of lower intentions for medical projects.

In the commercial component, the value of permits fell 8.5% to \$1.1 billion, a third consecutive monthly decline. December's decrease came mainly from lower demand for recreation and warehouse building permits in British Columbia.

Provinces: Most significant declines in Alberta and British Columbia

The most significant decreases in December occurred in Alberta and British Columbia. In Alberta, the value of permits fell 27.0% to \$761 million, as a result of declines in all components of the residential and non-residential sectors.

In British Columbia, permit values declined 40.9% to \$358 million as a result of decreases in the residential sector and the commercial component.

In contrast, Ontario reported increases in total permit values, mainly a result of gains in multiple-family permits and in all three components of the non-residential sector.

Quebec also reported an increase, the result of higher values in non-residential components and single-family permits.

Declines in most census metropolitan areas

The total value of permits declined in 21 out of the 34 census metropolitan areas in December. The largest declines (in dollars) occurred in Calgary, Vancouver and Ottawa, as all three experienced decreases in both residential and non-residential construction intentions.

In Toronto, the increase came from the residential sector where the value has tripled for multiple-family permits.

Chart 1
Total value of building permits

billions of dollars

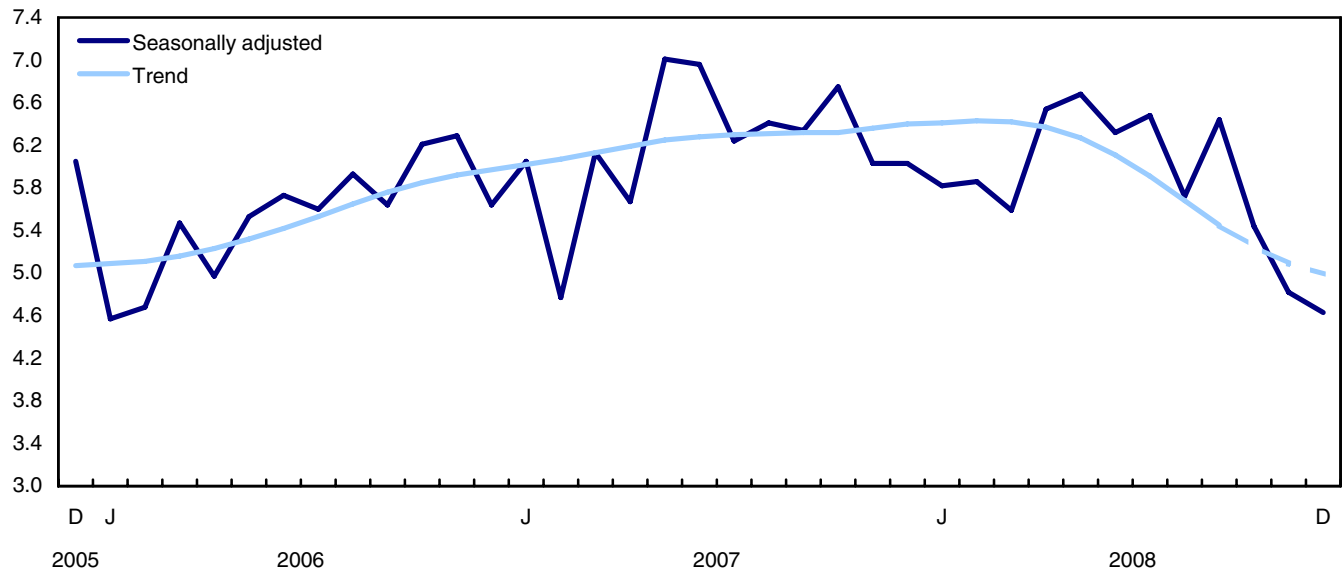


Chart 2
Residential value of building permits – Total

billions of dollars

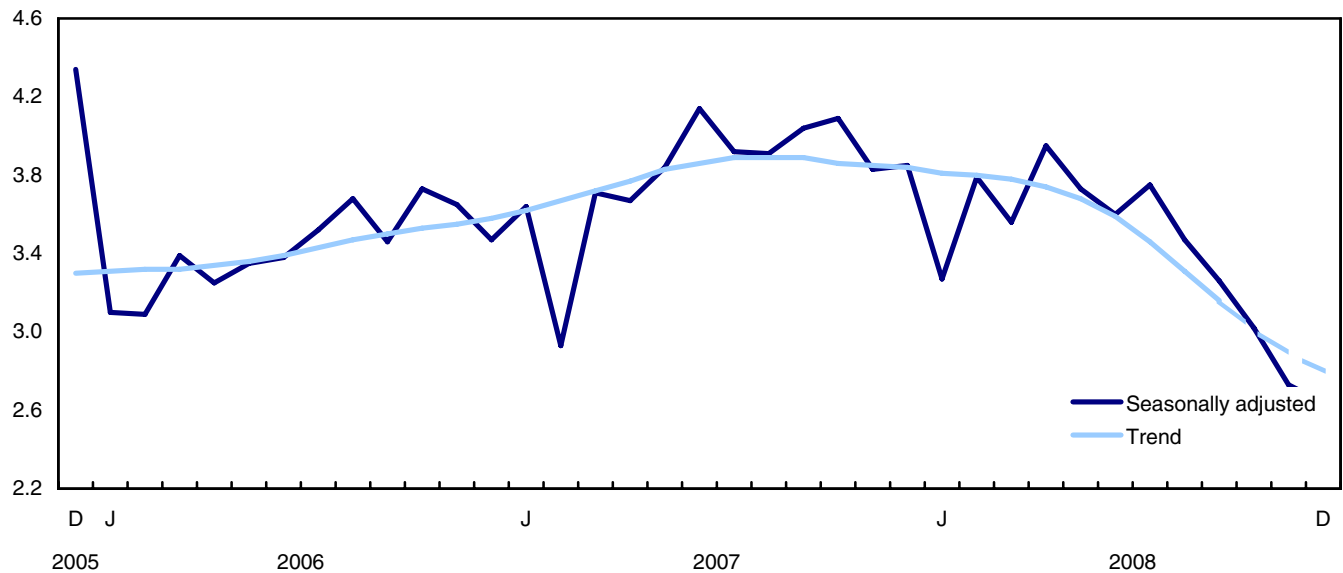


Chart 3
Number of dwelling units – Single and multiple

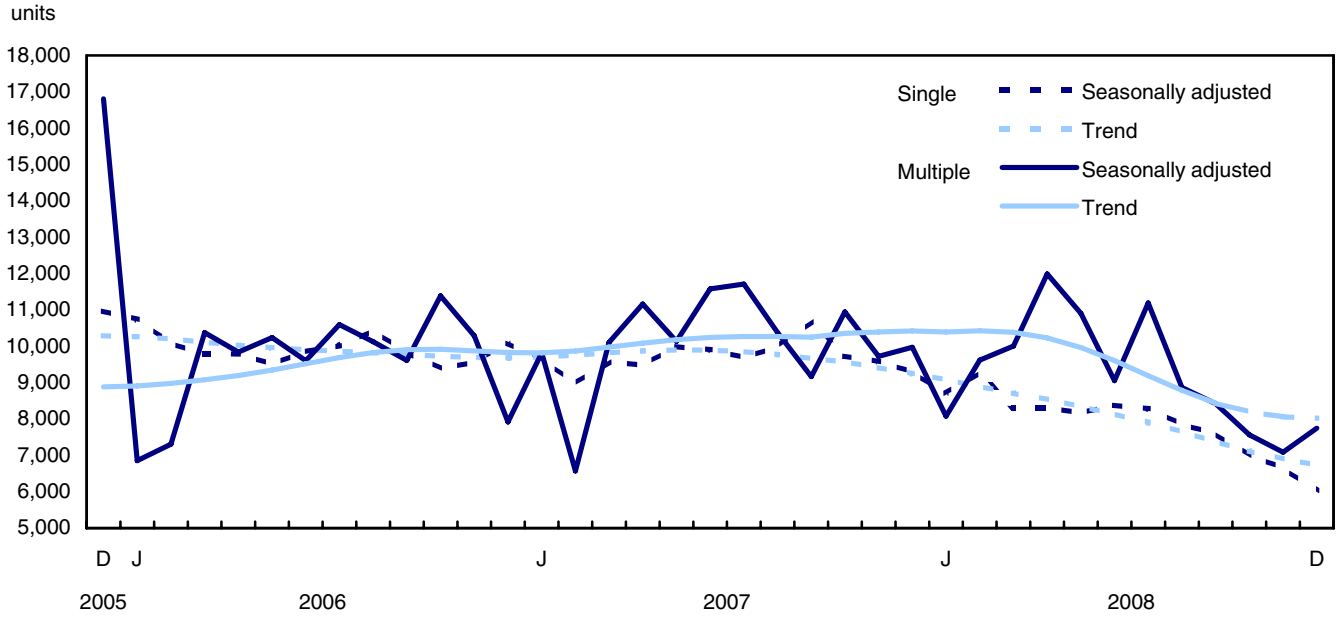


Chart 4
Non-residential value of building permits – Total

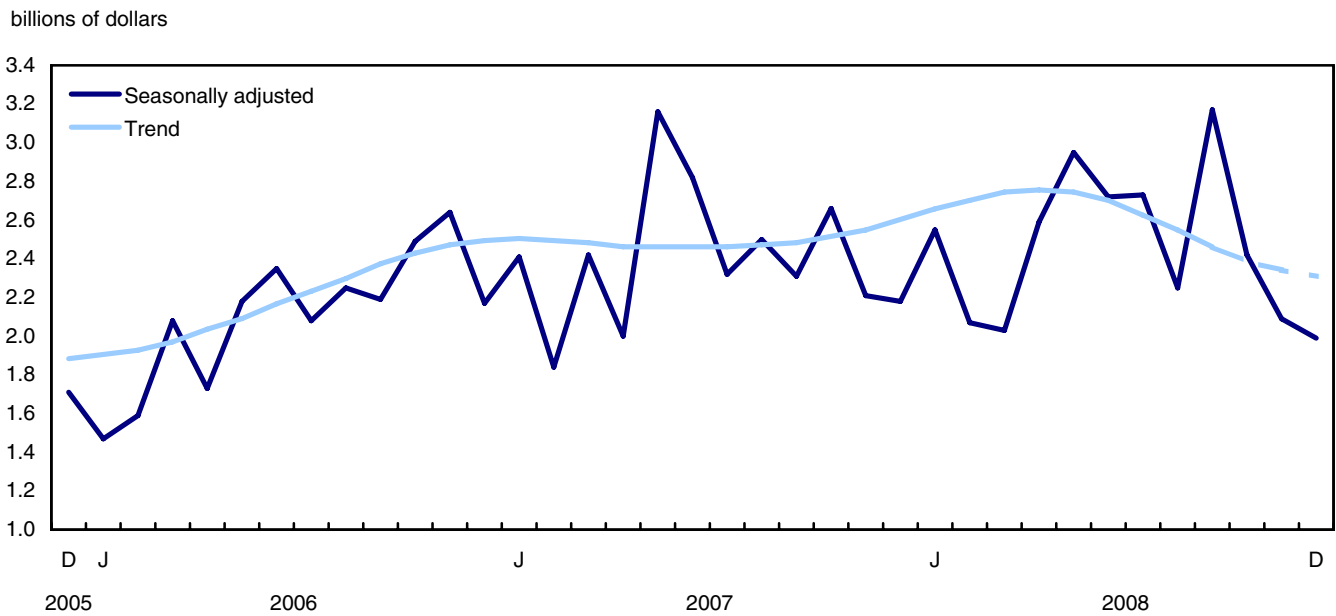


Chart 5
Commercial value of building permits

millions of dollars



Chart 6
Industrial value of building permits

millions of dollars

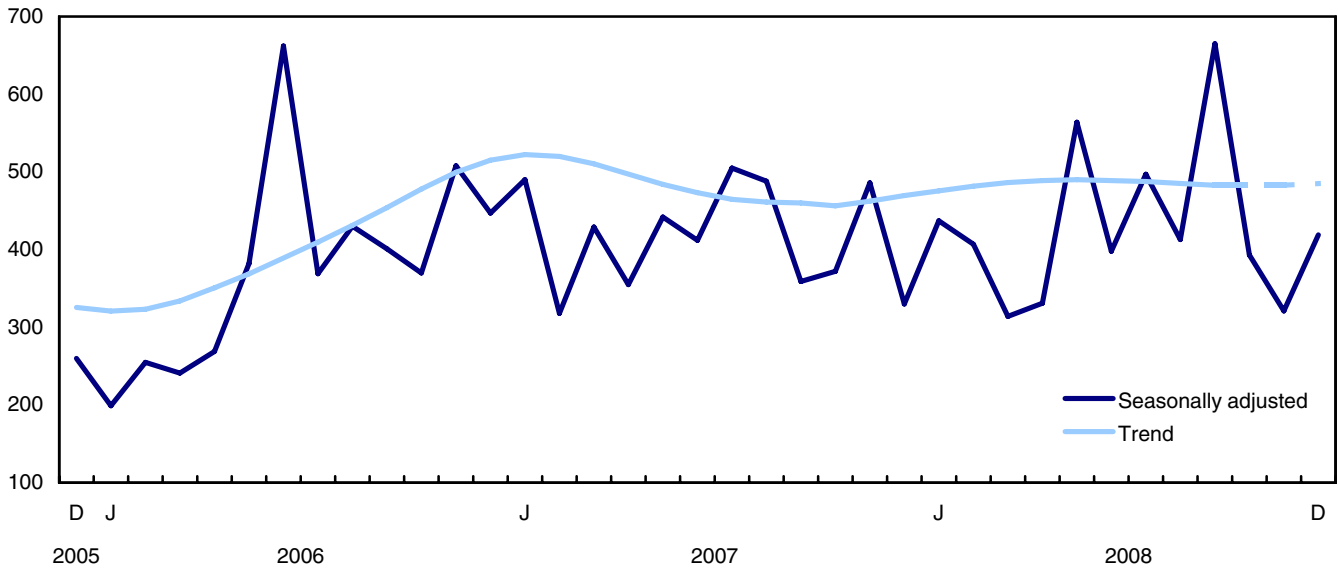
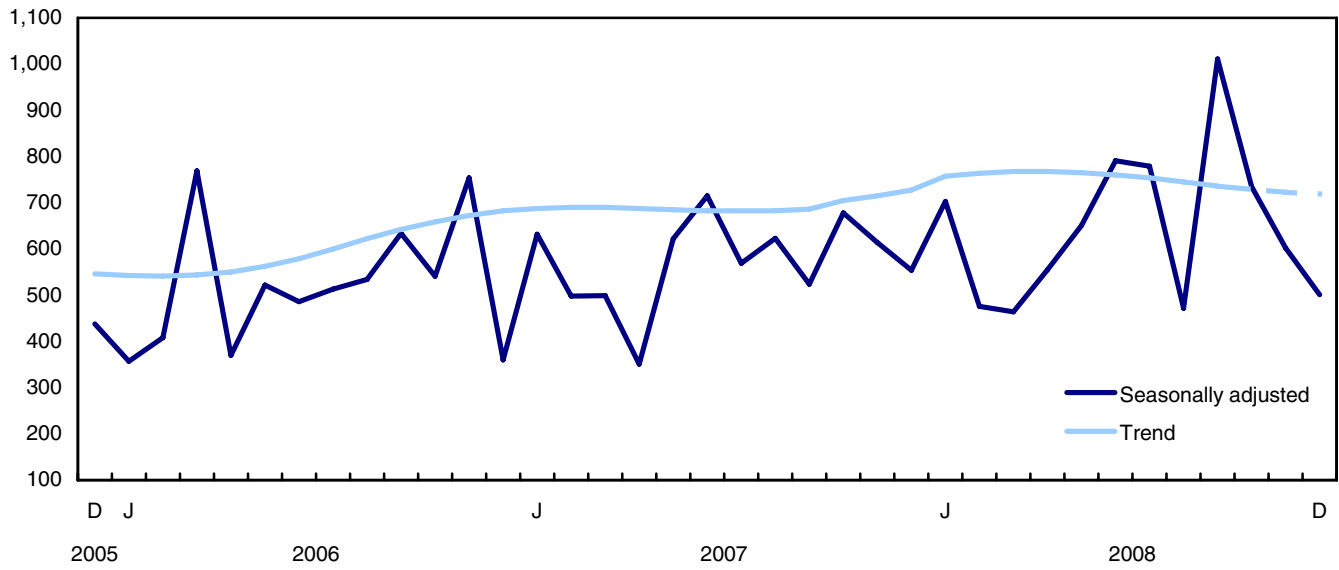


Chart 7
Institutional and governmental value of building permits

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 December ^p	2008 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
Canada	4,632,079	4,821,035	-3.9	-11.3	-15.5	12.5	-11.7	2.6
Newfoundland and Labrador	79,298	66,027	20.1	-13.6	12.0	-28.8	18.3	14.0
Prince Edward Island	15,067	17,433	-13.6	-0.2	-23.9	44.0	4.4	18.6
Nova Scotia	102,381	108,778	-5.9	4.0	-26.1	45.4	-19.9	-10.4
New Brunswick	94,688	79,786	18.7	-22.2	-9.3	-13.3	53.5	-21.8
Quebec	1,180,714	1,097,442	7.6	-18.0	9.9	5.2	-12.6	14.3
Ontario	1,769,624	1,508,142	17.3	-16.4	-24.8	16.8	-11.6	3.4
Manitoba	122,481	102,348	19.7	-28.4	-20.3	25.8	-28.9	63.7
Saskatchewan	144,872	151,507	-4.4	9.8	-58.9	116.0	-45.3	46.1
Alberta	760,915	1,042,581	-27.0	23.9	-17.8	11.6	-18.9	-4.7
British Columbia	358,075	606,177	-40.9	-29.0	-6.3	-3.3	5.9	-16.3
Yukon	2,567	6,410	-60.0	16.3	-6.3	-25.6	-6.1	126.9
Northwest Territories	1,376	26,656	-94.8	350.7	11.7	150.9	-31.1	22.8
Nunavut	21	7,748	-99.7	64.8	-63.7	347.3	-65.1	-17.1

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

	2008 December ^p	2008 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
Canada	1,990,391	2,092,278	-4.9	-13.5	-23.8	41.0	-17.7	0.6
Newfoundland and Labrador	13,247	10,350	28.0	-63.9	34.7	-53.1	203.0	-43.5
Prince Edward Island	1,973	9,126	-78.4	4.8	-27.5	79.0	5.3	135.5
Nova Scotia	55,058	59,487	-7.4	34.5	-44.5	127.6	-25.5	-10.7
New Brunswick	53,041	29,331	80.8	-48.5	21.2	-33.2	63.1	-22.5
Quebec	504,248	344,600	46.3	-39.6	30.5	7.4	-14.9	11.0
Ontario	689,753	619,196	11.4	-18.4	-43.4	61.0	-12.3	4.0
Manitoba	36,407	30,147	20.8	-38.1	-22.3	20.7	-31.8	69.2
Saskatchewan	68,510	79,792	-14.1	60.4	-80.1	350.0	-70.4	135.3
Alberta	396,601	600,339	-33.9	44.9	-29.7	20.6	-25.5	-5.3
British Columbia	170,336	279,023	-39.0	-35.8	32.6	29.4	-5.1	-35.8
Yukon	11	769	-98.6	-66.5	82.4	-67.8	58.6	232.7
Northwest Territories	1,206	26,050	-95.4	1,308.9	-58.9	827.8	26.6	-71.2
Nunavut	0	4,068	-100.0	4,370.3	-94.4	101.9	-86.7	144.9

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

	2008 December ^p	2008 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
Canada	2,641,688	2,728,757	-3.2	-9.6	-7.6	-6.0	-7.3	4.0
Newfoundland and Labrador	66,051	55,677	18.6	16.6	1.7	-7.0	-23.6	48.2
Prince Edward Island	13,094	8,307	57.6	-5.3	-19.9	18.6	3.8	-12.5
Nova Scotia	47,323	49,291	-4.0	-18.3	-2.3	-0.8	-16.3	-10.2
New Brunswick	41,647	50,455	-17.5	10.6	-31.0	10.0	43.6	-21.1
Quebec	676,466	752,842	-10.1	-2.0	-1.6	4.0	-11.4	16.3
Ontario	1,079,871	888,946	21.5	-15.0	-1.5	-13.3	-11.2	3.1
Manitoba	86,074	72,201	19.2	-23.3	-19.2	28.7	-27.2	60.6
Saskatchewan	76,362	71,715	6.5	-18.7	3.3	-14.3	4.1	-16.2
Alberta	364,314	442,242	-17.6	3.5	-1.5	1.3	-9.9	-3.7
British Columbia	187,739	327,154	-42.6	-21.9	-28.1	-15.4	10.6	-3.7
Yukon	2,556	5,641	-54.7	75.5	-30.5	15.6	-32.9	100.5
Northwest Territories	170	606	-71.9	-85.1	410.8	-51.0	-39.3	130.4
Nunavut	21	3,680	-99.4	-20.2	-59.3	440.9	-8.6	-69.6

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

	2008 December ^p	2008 November ^r	December to November	November to October	October to September	September to August	August to July	July to June
	units		percentage change					
Canada	165,324	164,880	0.3	-5.6	-9.2	-4.1	-14.2	11.8
Newfoundland and Labrador	4,212	3,612	16.6	27.0	-11.6	-1.8	-19.7	28.3
Prince Edward Island	960	540	77.8	-8.2	-27.9	21.4	9.8	-16.4
Nova Scotia	3,096	3,024	2.4	-24.3	7.8	-18.3	-5.0	-3.6
New Brunswick	2,952	4,188	-29.5	4.8	-41.3	16.4	62.3	-25.2
Quebec	46,164	54,252	-14.9	3.5	-0.4	-1.1	-18.0	46.7
Ontario	63,180	49,680	27.2	-14.1	-4.3	-9.8	-20.8	6.4
Manitoba	5,376	4,452	20.8	-20.4	-36.9	54.1	-31.1	70.3
Saskatchewan	4,452	4,320	3.1	-21.6	21.1	-35.1	16.3	-22.4
Alberta	24,480	24,588	-0.4	15.5	2.4	3.5	-11.1	-3.3
British Columbia	10,200	15,264	-33.2	-23.5	-33.0	-9.3	-2.0	-4.9
Yukon	252	720	-65.0	185.7	-12.5	-4.0	-28.6	133.3
Northwest Territories	0	24	-100.0	-86.7	650.0	-60.0	-44.4	200.0
Nunavut	0	216	-100.0	-5.3	-50.0	442.9	-68.2	-8.3

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									
November ^r	6,654	7,086	13,740	2,728,757	321,360	1,168,532	602,386	2,092,278	4,821,035
December ^p	6,030	7,747	13,777	2,641,688	419,162	1,069,747	501,482	1,990,391	4,632,079
Cumulative Jan. to Dec. 2008	94,571	110,537	205,108	40,775,591	5,157,907	16,659,984	7,741,195	29,559,086	70,334,677
Cumulative Jan. to Dec. 2007	116,526	121,284	237,810	45,547,481	4,986,796	16,966,482	6,878,978	28,832,256	74,379,737
Newfoundland and Labrador									
November ^r	229	72	301	55,677	1,395	6,915	2,040	10,350	66,027
December ^p	332	19	351	66,051	7,029	5,406	812	13,247	79,298
Cumulative Jan. to Dec. 2008	2,754	574	3,328	601,087	32,841	141,773	48,512	223,126	824,213
Cumulative Jan. to Dec. 2007	1,976	548	2,524	423,124	25,507	107,390	104,103	237,000	660,124
Prince Edward Island									
November ^r	34	11	45	8,307	3,495	5,614	17	9,126	17,433
December ^p	75	5	80	13,094	740	1,146	87	1,973	15,067
Cumulative Jan. to Dec. 2008	519	186	705	115,936	10,874	44,071	43,746	98,691	214,627
Cumulative Jan. to Dec. 2007	626	146	772	114,075	15,250	28,312	6,211	49,773	163,848
Nova Scotia									
November ^r	219	33	252	49,291	26,208	26,310	6,969	59,487	108,778
December ^p	204	54	258	47,323	17,879	14,587	22,592	55,058	102,381
Cumulative Jan. to Dec. 2008	3,072	1,263	4,335	802,353	87,944	256,423	195,239	539,606	1,341,959
Cumulative Jan. to Dec. 2007	3,107	2,044	5,151	843,812	72,386	286,812	85,863	445,061	1,288,873
New Brunswick									
November ^r	200	149	349	50,455	6,325	19,357	3,649	29,331	79,786
December ^p	190	56	246	41,647	3,172	31,620	18,249	53,041	94,688
Cumulative Jan. to Dec. 2008	2,564	1,822	4,386	586,376	128,201	250,214	134,395	512,810	1,099,186
Cumulative Jan. to Dec. 2007	2,699	1,483	4,182	559,828	112,086	226,681	66,579	405,346	965,174
Quebec									
November ^r	1,529	2,992	4,521	752,842	93,257	172,284	79,059	344,600	1,097,442
December ^p	1,493	2,354	3,847	676,466	206,985	200,140	97,123	504,248	1,180,714
Cumulative Jan. to Dec. 2008	20,622	31,331	51,953	8,778,008	1,161,945	2,597,067	1,140,174	4,899,186	13,677,194
Cumulative Jan. to Dec. 2007	22,857	28,926	51,783	8,416,099	886,606	2,446,290	1,224,357	4,557,253	12,973,352
Ontario									
November ^r	2,126	2,014	4,140	888,946	68,216	426,422	124,558	619,196	1,508,142
December ^p	1,491	3,774	5,265	1,079,871	86,144	467,067	136,542	689,753	1,769,624
Cumulative Jan. to Dec. 2008	31,229	39,076	70,305	14,583,205	1,799,131	5,750,009	3,371,052	10,920,192	25,503,397
Cumulative Jan. to Dec. 2007	39,162	34,110	73,272	15,621,596	2,418,989	5,532,667	3,137,126	11,088,782	26,710,378
Manitoba									
November ^r	284	87	371	72,201	9,934	17,949	2,264	30,147	102,348
December ^p	324	124	448	86,074	3,344	25,135	7,928	36,407	122,481
Cumulative Jan. to Dec. 2008	4,302	1,636	5,938	1,111,698	90,146	350,522	93,000	533,668	1,645,366
Cumulative Jan. to Dec. 2007	3,995	2,064	6,059	966,013	61,602	271,126	181,402	514,130	1,480,143
Saskatchewan									
November ^r	258	102	360	71,715	33,854	43,218	2,720	79,792	151,507
December ^p	272	99	371	76,362	23,069	42,593	2,848	68,510	144,872
Cumulative Jan. to Dec. 2008	3,894	1,984	5,878	1,106,453	315,587	472,941	294,471	1,082,999	2,189,452
Cumulative Jan. to Dec. 2007	3,462	1,868	5,330	865,152	102,007	468,384	210,855	781,246	1,646,398
Alberta									
November ^r	1,173	876	2,049	442,242	60,575	188,705	351,059	600,339	1,042,581
December ^p	1,129	911	2,040	364,314	47,251	172,769	176,581	396,601	760,915
Cumulative Jan. to Dec. 2008	14,824	12,745	27,569	6,111,991	1,233,358	4,108,614	1,661,758	7,003,730	13,115,721
Cumulative Jan. to Dec. 2007	25,414	21,862	47,276	9,010,209	949,807	4,902,172	867,506	6,719,485	15,729,694

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									
November ^r	590	682	1,272	327,154	18,023	231,403	29,597	279,023	606,177
December ^p	499	351	850	187,739	23,236	108,380	38,720	170,336	358,075
Cumulative Jan. to Dec. 2008	10,579	19,652	30,231	6,883,198	291,726	2,616,989	746,671	3,655,386	10,538,584
Cumulative Jan. to Dec. 2007	12,959	27,973	40,932	8,611,722	323,893	2,647,905	961,170	3,932,968	12,544,690
Yukon									
November ^r	9	51	60	5,641	78	237	454	769	6,410
December ^p	21	0	21	2,556	0	11	0	11	2,567
Cumulative Jan. to Dec. 2008	156	121	277	43,449	4,221	7,876	4,985	17,082	60,531
Cumulative Jan. to Dec. 2007	203	55	258	42,796	13,611	7,972	15,188	36,771	79,567
Northwest Territories									
November ^r	2	0	2	606	0	26,050	0	26,050	26,656
December ^p	0	0	0	170	313	893	0	1,206	1,376
Cumulative Jan. to Dec. 2008	33	11	44	13,080	881	48,926	4,565	54,372	67,452
Cumulative Jan. to Dec. 2007	51	4	55	19,414	5,031	36,805	12,772	54,608	74,022
Nunavut									
November ^r	1	17	18	3,680	0	4,068	0	4,068	7,748
December ^p	0	0	0	21	0	0	0	0	21
Cumulative Jan. to Dec. 2008	23	136	159	38,757	1,052	14,559	2,627	18,238	56,995
Cumulative Jan. to Dec. 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					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford, British Columbia									
November ^r	16	10	26	4,151	2,169	1,959	0	4,128	8,279
December ^p	16	4	20	2,937	568	50	0	618	3,555
Cumulative Jan. to Dec. 2008	344	850	1,194	176,535	20,929	108,518	29,576	159,023	335,558
Cumulative Jan. to Dec. 2007	590	515	1,105	187,158	19,984	79,952	19,410	119,346	306,504
Barrie, Ontario									
November ^r	28	27	55	10,653	2,355	1,728	9,416	13,499	24,152
December ^p	5	1	6	3,557	200	9,260	4,261	13,721	17,278
Cumulative Jan. to Dec. 2008	975	385	1,360	319,753	136,251	151,471	67,747	355,469	675,222
Cumulative Jan. to Dec. 2007	878	386	1,264	285,847	58,458	84,410	33,309	176,177	462,024
Brantford, Ontario									
November ^r	67	3	70	8,298	348	286	1,205	1,839	10,137
December ^p	15	8	23	2,917	0	1,258	6,637	7,895	10,812
Cumulative Jan. to Dec. 2008	325	257	582	75,953	36,088	22,896	26,149	85,133	161,086
Cumulative Jan. to Dec. 2007	496	180	676	97,153	15,725	45,605	22,500	83,830	180,983
Calgary, Alberta									
November ^r	344	148	492	113,421	7,495	58,290	279,512	345,297	458,718
December ^p	307	25	332	77,146	4,646	44,143	73,870	122,659	199,805
Cumulative Jan. to Dec. 2008	4,214	4,066	8,280	1,964,044	202,088	1,764,891	775,704	2,742,683	4,706,727
Cumulative Jan. to Dec. 2007	7,305	7,920	15,225	3,154,558	119,605	2,909,928	311,171	3,340,704	6,495,262
Edmonton, Alberta									
November ^r	253	394	647	164,521	4,970	64,069	59,929	128,968	293,489
December ^p	242	481	723	139,115	3,245	65,513	78,255	147,013	286,128
Cumulative Jan. to Dec. 2008	2,749	4,554	7,303	1,706,767	312,214	1,153,438	479,286	1,944,938	3,651,705
Cumulative Jan. to Dec. 2007	6,972	8,044	15,016	2,746,073	190,220	873,428	115,593	1,179,241	3,925,314
Greater Sudbury, Ontario									
November ^r	25	1	26	6,765	2,764	4,475	1,722	8,961	15,726
December ^p	11	8	19	3,792	2,761	1,200	27,007	30,968	34,760
Cumulative Jan. to Dec. 2008	462	92	554	134,710	49,493	46,808	62,848	159,149	293,859
Cumulative Jan. to Dec. 2007	561	66	627	146,573	43,950	53,581	123,586	221,117	367,690
Guelph, Ontario									
November ^r	22	26	48	8,081	201	38	0	239	8,320
December ^p	12	19	31	4,994	0	167	48	215	5,209
Cumulative Jan. to Dec. 2008	412	557	969	142,488	17,231	55,451	72,288	144,970	287,458
Cumulative Jan. to Dec. 2007	563	512	1,075	170,421	38,185	60,554	32,460	131,199	301,620
Halifax, Nova Scotia									
November ^r	71	14	85	19,056	20,000	19,516	783	40,299	59,355
December ^p	71	8	79	17,704	278	10,031	877	11,186	28,890
Cumulative Jan. to Dec. 2008	1,262	731	1,993	387,210	30,763	155,454	118,100	304,317	691,527
Cumulative Jan. to Dec. 2007	1,327	1,515	2,842	439,181	13,781	163,849	38,626	216,256	655,437
Hamilton, Ontario									
November ^r	61	126	187	35,321	582	21,688	2,426	24,696	60,017
December ^p	44	19	63	19,906	15,947	42,730	6,861	65,538	85,444
Cumulative Jan. to Dec. 2008	1,562	2,034	3,596	708,577	92,146	307,210	213,569	612,925	1,321,502
Cumulative Jan. to Dec. 2007	1,890	1,391	3,281	673,015	72,644	171,371	267,348	511,363	1,184,378
Kelowna, British Columbia									
November ^r	37	3	40	15,469	143	1,685	13,265	15,093	30,562
December ^p	30	1	31	8,890	502	3,040	3,405	6,947	15,837
Cumulative Jan. to Dec. 2008	660	1,282	1,942	481,474	7,294	75,704	106,808	189,806	671,280
Cumulative Jan. to Dec. 2007	1,093	1,858	2,951	658,273	19,944	174,231	47,654	241,829	900,102

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					
Kingston, Ontario									
November ^r	42	17	59	10,640	91	664	1,093	1,848	12,488
December ^p	23	0	23	5,050	433	3,648	1,117	5,198	10,248
Cumulative Jan. to Dec. 2008	539	120	659	115,939	15,425	50,201	118,510	184,136	300,075
Cumulative Jan. to Dec. 2007	622	244	866	133,828	8,717	43,735	145,280	197,732	331,560
Kitchener, Ontario									
November ^r	104	61	165	32,619	9,715	47,792	2,726	60,233	92,852
December ^p	183	128	311	54,596	8,380	21,706	308	30,394	84,990
Cumulative Jan. to Dec. 2008	1,459	1,287	2,746	511,404	73,693	261,995	226,641	562,329	1,073,733
Cumulative Jan. to Dec. 2007	1,256	1,581	2,837	480,989	98,215	181,434	152,036	431,685	912,674
London, Ontario									
November ^r	51	7	58	16,191	714	8,836	3,210	12,760	28,951
December ^p	34	209	243	25,226	3,225	9,033	9,935	22,193	47,419
Cumulative Jan. to Dec. 2008	1,206	1,922	3,128	506,343	59,793	117,506	293,388	470,687	977,030
Cumulative Jan. to Dec. 2007	1,856	1,044	2,900	510,182	63,622	174,654	171,136	409,412	919,594
Moncton, New Brunswick									
November ^r	27	24	51	7,517	519	4,677	867	6,063	13,580
December ^p	28	23	51	7,162	219	12,607	571	13,397	20,559
Cumulative Jan. to Dec. 2008	480	760	1,240	144,960	13,168	81,817	28,647	123,632	268,592
Cumulative Jan. to Dec. 2007	703	790	1,493	167,120	13,769	76,753	17,467	107,989	275,109
Montréal, Quebec									
November ^r	534	1,793	2,327	407,403	28,656	86,352	34,500	149,508	556,911
December ^p	478	1,460	1,938	350,229	14,328	108,603	39,756	162,687	512,916
Cumulative Jan. to Dec. 2008	7,094	17,133	24,227	4,203,580	332,810	1,374,393	463,365	2,170,568	6,374,148
Cumulative Jan. to Dec. 2007	8,855	15,841	24,696	4,062,091	445,679	1,337,947	660,733	2,444,359	6,506,450
Oshawa, Ontario									
November ^r	51	125	176	29,577	65	31,438	225	31,728	61,305
December ^p	34	31	65	15,669	1,283	2,170	60	3,513	19,182
Cumulative Jan. to Dec. 2008	1,291	742	2,033	447,710	47,324	147,906	65,973	261,203	708,913
Cumulative Jan. to Dec. 2007	1,622	612	2,234	503,772	105,396	123,333	58,848	287,577	791,349
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
November ^r	279	310	589	94,829	510	27,326	4,774	32,610	127,439
December ^p	72	114	186	30,763	1,153	15,709	3,206	20,068	50,831
Cumulative Jan. to Dec. 2008	2,951	4,186	7,137	1,115,189	25,717	448,170	223,229	697,116	1,812,305
Cumulative Jan. to Dec. 2007	3,123	3,833	6,956	1,126,872	50,928	468,484	325,049	844,461	1,971,333
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
November ^r	108	259	367	48,392	35	10,813	2,720	13,568	61,960
December ^p	161	186	347	44,142	57	12,502	24,739	37,298	81,440
Cumulative Jan. to Dec. 2008	1,122	1,829	2,951	403,535	4,541	127,661	86,833	219,035	622,570
Cumulative Jan. to Dec. 2007	1,138	2,237	3,375	454,282	12,410	91,733	53,277	157,420	611,702
Peterborough, Ontario									
November ^r	22	0	22	11,445	417	924	7	1,348	12,793
December ^p	5	0	5	1,902	24	2,592	1,204	3,820	5,722
Cumulative Jan. to Dec. 2008	283	163	446	103,263	4,138	41,349	19,769	65,256	168,519
Cumulative Jan. to Dec. 2007	344	332	676	120,691	6,001	45,606	917	52,524	173,215
Québec, Quebec									
November ^r	105	278	383	49,523	2,597	18,524	6,342	27,463	76,986
December ^p	108	232	340	54,508	1,681	35,693	5,131	42,505	97,013
Cumulative Jan. to Dec. 2008	2,055	3,731	5,786	883,613	125,633	398,628	140,778	665,039	1,548,652
Cumulative Jan. to Dec. 2007	2,299	3,814	6,113	862,351	86,531	400,730	169,216	656,477	1,518,828

See footnotes at the end of the table.

Table 6 – continued

Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2008

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Regina, Saskatchewan									
November ^r	74	14	88	17,516	22,343	6,341	1,444	30,128	47,644
December ^p	111	72	183	27,937	4,253	9,650	1,701	15,604	43,541
Cumulative Jan. to Dec. 2008	982	515	1,497	266,693	54,971	86,924	55,420	197,315	464,008
Cumulative Jan. to Dec. 2007	831	356	1,187	192,077	18,198	159,578	28,890	206,666	398,743
Saguenay, Quebec									
November ^r	18	40	58	7,352	2,068	5,962	9,845	17,875	25,227
December ^p	11	11	22	4,459	163,040	1,773	127	164,940	169,399
Cumulative Jan. to Dec. 2008	396	588	984	145,964	244,131	43,920	31,720	319,771	465,735
Cumulative Jan. to Dec. 2007	407	375	782	132,384	14,421	31,638	31,579	77,638	210,022
Saint John, New Brunswick									
November ^r	60	41	101	15,289	4,503	7,464	1,274	13,241	28,530
December ^p	36	16	52	10,933	1,263	17,030	46	18,339	29,272
Cumulative Jan. to Dec. 2008	699	299	998	140,731	75,179	71,638	4,494	151,311	292,042
Cumulative Jan. to Dec. 2007	599	229	828	122,062	45,129	42,834	3,101	91,064	213,126
Saskatoon, Saskatchewan									
November ^r	48	2	50	12,573	8,289	17,010	123	25,422	37,995
December ^p	27	3	30	6,283	15,327	25,994	852	42,173	48,456
Cumulative Jan. to Dec. 2008	1,295	889	2,184	367,078	158,348	211,088	182,731	552,167	919,245
Cumulative Jan. to Dec. 2007	1,526	1,097	2,623	371,912	57,507	168,088	143,019	368,614	740,526
Sherbrooke, Quebec									
November ^r	38	73	111	16,225	2,097	9,249	1,206	12,552	28,777
December ^p	37	70	107	15,798	721	1,004	509	2,234	18,032
Cumulative Jan. to Dec. 2008	663	1,094	1,757	253,012	14,285	69,557	43,377	127,219	380,231
Cumulative Jan. to Dec. 2007	748	586	1,334	216,042	17,399	32,718	22,110	72,227	288,269
St. Catharines-Niagara, Ontario									
November ^r	46	11	57	15,760	641	17,481	1,912	20,034	35,794
December ^p	27	32	59	12,563	317	1,983	19,413	21,713	34,276
Cumulative Jan. to Dec. 2008	729	532	1,261	269,420	16,884	101,716	43,274	161,874	431,294
Cumulative Jan. to Dec. 2007	830	357	1,187	266,589	38,446	175,485	21,244	235,175	501,764
St. John's, Newfoundland and Labrador									
November ^r	127	61	188	36,760	665	3,928	1,720	6,313	43,073
December ^p	197	17	214	43,488	7,002	3,004	587	10,593	54,081
Cumulative Jan. to Dec. 2008	1,771	366	2,137	397,924	23,417	102,014	31,380	156,811	554,735
Cumulative Jan. to Dec. 2007	1,305	427	1,732	291,246	5,310	72,122	34,104	111,536	402,782
Thunder Bay, Ontario									
November ^r	5	1	6	1,084	3,116	1,400	2,719	7,235	8,319
December ^p	8	9	17	2,419	93	2,961	3	3,057	5,476
Cumulative Jan. to Dec. 2008	180	49	229	40,653	8,627	37,531	57,339	103,497	144,150
Cumulative Jan. to Dec. 2007	197	25	222	42,279	1,963	20,735	29,427	52,125	94,404
Toronto, Ontario									
November ^r	690	1,082	1,772	407,262	23,781	210,805	57,306	291,892	699,154
December ^p	470	3,042	3,512	704,625	32,933	318,702	33,740	385,375	1,090,000
Cumulative Jan. to Dec. 2008	9,803	23,725	33,528	7,188,050	738,415	3,200,697	1,174,390	5,113,502	12,301,552
Cumulative Jan. to Dec. 2007	14,870	20,757	35,627	8,106,246	915,017	3,114,837	1,155,335	5,185,189	13,291,435
Trois-Rivières, Quebec									
November ^r	22	52	74	11,503	29,371	5,017	2,283	36,671	48,174
December ^p	20	42	62	7,836	4,405	6,391	6,365	17,161	24,997
Cumulative Jan. to Dec. 2008	355	766	1,121	162,365	52,264	56,277	48,635	157,176	319,541
Cumulative Jan. to Dec. 2007	437	813	1,250	174,629	32,067	59,474	32,846	124,387	299,016

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									
November ^r	248	394	642	174,148	8,051	169,681	4,404	182,136	356,284
December ^p	221	197	418	93,857	5,867	73,584	20,128	99,579	193,436
Cumulative Jan. to Dec. 2008	3,830	11,065	14,895	3,374,745	123,727	1,710,326	358,949	2,193,002	5,567,747
Cumulative Jan. to Dec. 2007	4,183	18,620	22,803	4,760,550	124,205	1,730,566	395,818	2,250,589	7,011,139
Victoria, British Columbia									
November ^r	45	28	73	22,262	413	26,118	408	26,939	49,201
December ^p	35	10	45	17,121	975	6,868	4,435	12,278	29,399
Cumulative Jan. to Dec. 2008	789	1,354	2,143	551,874	17,665	179,880	84,072	281,617	833,491
Cumulative Jan. to Dec. 2007	946	2,003	2,949	667,933	14,509	86,268	145,673	246,450	914,383
Windsor, Ontario									
November ^r	22	19	41	8,867	1,503	915	1,116	3,534	12,401
December ^p	10	6	16	3,802	263	1,276	970	2,509	6,311
Cumulative Jan. to Dec. 2008	329	124	453	102,509	18,816	56,990	26,006	101,812	204,321
Cumulative Jan. to Dec. 2007	414	231	645	138,712	26,621	125,059	69,339	221,019	359,731
Winnipeg, Manitoba									
November ^r	170	9	179	40,181	8,825	16,109	792	25,726	65,907
December ^p	180	113	293	52,964	609	23,327	7,261	31,197	84,161
Cumulative Jan. to Dec. 2008	2,277	1,183	3,460	669,660	37,844	267,967	65,697	371,508	1,041,168
Cumulative Jan. to Dec. 2007	2,185	1,664	3,849	595,180	13,319	190,305	102,459	306,083	901,263

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							
November ^r	5,287	36	601	1,047	5,683	583	13,237
December ^p	3,345	13	502	727	5,840	537	10,964
Cumulative Jan. to Dec. 2008	93,661	556	9,653	19,900	75,298	6,225	205,293
Cumulative Jan. to Dec. 2007	115,891	571	11,390	23,263	82,403	4,295	237,813
Newfoundland and Labrador							
November ^r	182	0	7	11	50	4	254
December ^p	129	0	0	0	16	3	148
Cumulative Jan. to Dec. 2008	2,628	8	73	53	376	73	3,211
Cumulative Jan. to Dec. 2007	1,973	4	50	33	422	43	2,525
Prince Edward Island							
November ^r	25	0	0	8	2	1	36
December ^p	30	0	0	0	4	1	35
Cumulative Jan. to Dec. 2008	521	16	27	38	118	3	723
Cumulative Jan. to Dec. 2007	591	34	62	11	65	8	771
Nova Scotia							
November ^r	180	5	8	8	14	4	219
December ^p	110	2	0	6	47	1	166
Cumulative Jan. to Dec. 2008	2,888	91	179	134	879	75	4,246
Cumulative Jan. to Dec. 2007	3,029	75	169	465	1,340	72	5,150
New Brunswick							
November ^r	158	2	2	8	126	13	309
December ^p	70	1	5	16	25	10	127
Cumulative Jan. to Dec. 2008	2,507	44	249	173	1,314	88	4,375
Cumulative Jan. to Dec. 2007	2,653	44	182	103	1,107	93	4,182
Quebec							
November ^r	1,224	19	264	234	2,859	398	4,998
December ^p	761	7	230	120	1,603	327	3,048
Cumulative Jan. to Dec. 2008	20,333	210	3,092	1,950	23,345	3,519	52,449
Cumulative Jan. to Dec. 2007	22,626	212	2,335	2,484	22,355	1,774	51,786
Ontario							
November ^r	1,784	8	181	594	1,219	82	3,868
December ^p	955	2	141	480	2,959	124	4,661
Cumulative Jan. to Dec. 2008	31,040	91	3,293	11,743	22,825	1,151	70,143
Cumulative Jan. to Dec. 2007	39,037	110	4,319	11,525	17,029	1,251	73,271
Manitoba							
November ^r	205	0	2	1	83	1	292
December ^p	173	0	0	0	124	0	297
Cumulative Jan. to Dec. 2008	4,279	16	77	181	1,361	17	5,931
Cumulative Jan. to Dec. 2007	3,974	18	72	171	1,810	13	6,058
Saskatchewan							
November ^r	157	0	8	3	91	0	259
December ^p	149	0	2	0	96	2	249
Cumulative Jan. to Dec. 2008	3,855	24	176	283	1,445	85	5,868
Cumulative Jan. to Dec. 2007	3,455	6	173	479	1,052	167	5,332
Alberta							
November ^r	959	1	101	77	682	16	1,836
December ^p	720	1	89	71	723	28	1,632
Cumulative Jan. to Dec. 2008	14,888	52	1,841	1,553	9,160	191	27,685
Cumulative Jan. to Dec. 2007	25,360	51	3,050	3,453	15,184	179	47,277
British Columbia							
November ^r	406	1	28	103	490	63	1,091
December ^p	245	0	35	34	243	41	598
Cumulative Jan. to Dec. 2008	10,484	3	616	3,778	14,254	1,019	30,154
Cumulative Jan. to Dec. 2007	12,928	13	946	4,523	21,833	689	40,932

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							
November r	4	0	0	0	50	1	55
December p	3	0	0	0	0	0	3
Cumulative Jan. to Dec. 2008	183	1	26	4	88	3	305
Cumulative Jan. to Dec. 2007	199	4	28	0	24	3	258
Northwest Territories							
November r	2	0	0	0	0	0	2
December p	0	0	0	0	0	0	0
Cumulative Jan. to Dec. 2008	32	0	0	0	11	1	44
Cumulative Jan. to Dec. 2007	51	0	0	4	0	0	55
Nunavut							
November r	1	0	0	0	17	0	18
December p	0	0	0	0	0	0	0
Cumulative Jan. to Dec. 2008	23	0	4	10	122	0	159
Cumulative Jan. to Dec. 2007	15	0	4	12	182	3	216

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford, British Columbia	7	0	0	0	4	0	11
Barrie, Ontario	4	0	0	0	0	1	5
Brantford, Ontario	11	0	0	7	0	1	19
Calgary, Alberta	212	0	21	0	4	0	237
Edmonton, Alberta	167	0	52	16	393	20	648
Greater Sudbury, Ontario	7	0	0	0	8	1	16
Guelph, Ontario	9	0	8	4	0	7	28
Halifax, Nova Scotia	44	0	0	6	1	1	52
Hamilton, Ontario	32	0	4	15	0	0	51
Kelowna, British Columbia	13	0	0	0	0	1	14
Kingston, Ontario	17	0	0	0	0	0	17
Kitchener, Ontario	134	0	6	96	23	3	262
London, Ontario	25	0	0	9	200	0	234
Moncton, New Brunswick	10	0	1	0	20	2	33
Montréal, Quebec	314	0	41	80	1,108	264	1,807
Oshawa, Ontario	25	0	4	0	27	0	56
Ottawa-Gatineau, Ontario/Quebec	159	0	102	92	43	67	463
Ottawa-Gatineau, Ontario part, Ontario/Quebec	53	0	6	56	0	52	167
Ottawa-Gatineau, Quebec part, Ontario/Quebec	106	0	96	36	43	15	296
Peterborough, Ontario	4	0	0	0	0	0	4
Québec, Quebec	71	0	39	0	189	9	308
Regina, Saskatchewan	90	0	0	0	72	0	162
Saguenay, Quebec	7	0	0	0	10	1	18
Saint John, New Brunswick	13	0	2	6	0	8	29
Saskatoon, Saskatchewan	22	0	2	0	0	1	25
Sherbrooke, Quebec	24	0	7	4	52	9	96
St. Catharines-Niagara, Ontario	20	0	0	28	4	0	52
St. John's, Newfoundland and Labrador	113	0	0	0	14	3	130
Thunder Bay, Ontario	6	0	0	0	8	1	15
Toronto, Ontario	344	0	107	210	2,685	41	3,387
Trois-Rivières, Quebec	13	0	4	0	38	1	56
Vancouver, British Columbia	95	0	11	32	124	30	292
Victoria, British Columbia	15	0	4	0	4	2	25
Windsor, Ontario	7	0	0	6	0	0	13
Winnipeg, Manitoba	127	0	0	0	113	0	240

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford, British Columbia	343	0	0	95	753	2	1,193
Barrie, Ontario	1,028	0	8	157	214	6	1,413
Brantford, Ontario	316	0	6	104	124	23	573
Calgary, Alberta	4,315	0	659	451	2,952	4	8,381
Edmonton, Alberta	2,759	0	807	552	3,072	123	7,313
Greater Sudbury, Ontario	484	4	0	0	78	16	582
Guelph, Ontario	406	0	63	188	224	82	963
Halifax, Nova Scotia	1,188	6	60	107	530	35	1,926
Hamilton, Ontario	1,559	0	188	1,188	635	25	3,595
Kelowna, British Columbia	652	0	30	104	1,124	25	1,935
Kingston, Ontario	558	7	46	29	43	2	685
Kitchener, Ontario	1,437	0	97	615	534	41	2,724
London, Ontario	1,211	0	13	361	1,522	26	3,133
Moncton, New Brunswick	514	1	189	10	528	33	1,275
Montréal, Quebec	7,016	1	866	1,168	13,592	1,742	24,385
Oshawa, Ontario	1,317	0	114	491	135	2	2,059
Ottawa-Gatineau, Ontario/Quebec	4,056	5	848	2,925	2,123	185	10,142
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,971	1	212	2,627	1,210	140	7,161
Ottawa-Gatineau, Quebec part, Ontario/Quebec	1,085	4	636	298	913	45	2,981
Peterborough, Ontario	301	0	0	61	102	0	464
Québec, Quebec	2,082	8	446	139	2,851	352	5,878
Regina, Saskatchewan	943	1	24	0	472	19	1,459
Saguenay, Quebec	425	6	6	0	445	147	1,029
Saint John, New Brunswick	653	16	22	41	215	22	969
Saskatoon, Saskatchewan	1,295	0	79	179	589	43	2,185
Sherbrooke, Quebec	664	0	136	85	796	61	1,742
St. Catharines-Niagara, Ontario	744	0	68	287	162	15	1,276
St. John's, Newfoundland and Labrador	1,653	0	61	49	240	16	2,019
Thunder Bay, Ontario	190	2	6	0	40	4	242
Toronto, Ontario	9,612	0	2,105	4,694	16,388	542	33,341
Trois-Rivières, Quebec	362	0	117	12	569	55	1,115
Vancouver, British Columbia	3,767	0	205	2,416	7,750	700	14,838
Victoria, British Columbia	783	0	50	305	926	77	2,141
Windsor, Ontario	336	0	19	44	50	11	460
Winnipeg, Manitoba	2,268	1	44	165	973	1	3,452

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					
November ^r	2,475,655	323,976	1,099,085	595,425	4,494,141
December ^p	1,967,468	414,866	1,060,330	487,335	3,929,999
Cumulative Jan. to Dec. 2008	40,888,241	5,140,183	16,634,401	7,763,002	70,425,827
Cumulative Jan. to Dec. 2007	45,547,476	4,986,795	16,966,480	6,878,979	74,379,730
Newfoundland and Labrador					
November ^r	45,247	1,395	6,915	2,040	55,597
December ^p	30,572	7,029	5,406	812	43,819
Cumulative Jan. to Dec. 2008	579,394	32,841	141,773	48,512	802,520
Cumulative Jan. to Dec. 2007	423,122	25,507	107,390	104,103	660,122
Prince Edward Island					
November ^r	6,543	3,495	5,614	17	15,669
December ^p	6,191	740	1,146	87	8,164
Cumulative Jan. to Dec. 2008	118,261	10,874	44,071	43,746	216,952
Cumulative Jan. to Dec. 2007	114,074	15,250	28,312	6,211	163,847
Nova Scotia					
November ^r	39,152	26,208	26,310	6,969	98,639
December ^p	28,512	17,879	14,587	22,592	83,570
Cumulative Jan. to Dec. 2008	793,657	87,944	256,423	195,239	1,333,263
Cumulative Jan. to Dec. 2007	843,810	72,386	286,812	85,863	1,288,871
New Brunswick					
November ^r	39,291	6,325	19,357	3,649	68,622
December ^p	17,055	3,172	31,620	18,249	70,096
Cumulative Jan. to Dec. 2008	589,586	128,201	250,214	134,395	1,102,396
Cumulative Jan. to Dec. 2007	559,829	112,086	226,681	66,579	965,175
Quebec					
November ^r	747,568	93,257	179,477	72,098	1,092,400
December ^p	463,150	206,985	191,706	82,976	944,817
Cumulative Jan. to Dec. 2008	8,911,589	1,161,945	2,599,056	1,161,981	13,834,571
Cumulative Jan. to Dec. 2007	8,416,100	886,606	2,446,290	1,224,358	12,973,354
Ontario					
November ^r	795,059	70,832	345,834	124,558	1,336,283
December ^p	900,440	81,848	481,033	136,542	1,599,863
Cumulative Jan. to Dec. 2008	14,515,434	1,781,407	5,766,466	3,371,052	25,434,359
Cumulative Jan. to Dec. 2007	15,621,595	2,418,988	5,532,665	3,137,126	26,710,374
Manitoba					
November ^r	55,566	9,934	17,949	2,264	85,713
December ^p	49,692	3,344	25,135	7,928	86,099
Cumulative Jan. to Dec. 2008	1,104,763	90,146	350,522	93,000	1,638,431
Cumulative Jan. to Dec. 2007	966,010	61,602	271,126	181,402	1,480,140
Saskatchewan					
November ^r	53,779	33,854	43,218	2,720	133,571
December ^p	42,201	23,069	42,593	2,848	110,711
Cumulative Jan. to Dec. 2008	1,103,848	315,587	472,941	294,471	2,186,847
Cumulative Jan. to Dec. 2007	865,152	102,007	468,384	210,855	1,646,398
Alberta					
November ^r	401,286	60,575	192,653	351,059	1,005,573
December ^p	295,462	47,251	157,820	176,581	677,114
Cumulative Jan. to Dec. 2008	6,169,952	1,233,358	4,064,585	1,661,758	13,129,653
Cumulative Jan. to Dec. 2007	9,010,209	949,807	4,902,172	867,506	15,729,694
British Columbia					
November ^r	282,971	18,023	231,403	29,597	561,994
December ^p	133,407	23,236	108,380	38,720	303,743
Cumulative Jan. to Dec. 2008	6,902,226	291,726	2,616,989	746,671	10,557,612
Cumulative Jan. to Dec. 2007	8,611,723	323,893	2,647,905	961,170	12,544,691

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					
November ^r	4,907	78	237	454	5,676
December ^p	595	0	11	0	606
Cumulative Jan. to Dec. 2008	47,694	4,221	7,876	4,985	64,776
Cumulative Jan. to Dec. 2007	42,797	13,611	7,972	15,188	79,568
Northwest Territories					
November ^r	606	0	26,050	0	26,656
December ^p	170	313	893	0	1,376
Cumulative Jan. to Dec. 2008	13,080	881	48,926	4,565	67,452
Cumulative Jan. to Dec. 2007	19,414	5,031	36,805	12,772	74,022
Nunavut					
November ^r	3,680	0	4,068	0	7,748
December ^p	21	0	0	0	21
Cumulative Jan. to Dec. 2008	38,757	1,052	14,559	2,627	56,995
Cumulative Jan. to Dec. 2007	53,641	21	3,966	5,846	63,474

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	2,040	568	50	0	2,658
Barrie, Ontario	2,575	200	9,727	4,261	16,763
Brantford, Ontario	2,319	0	1,322	6,637	10,278
Calgary, Alberta	63,593	4,646	44,143	73,870	186,252
Edmonton, Alberta	124,652	3,245	65,513	78,255	271,665
Greater Sudbury, Ontario	3,030	2,761	1,261	27,007	34,059
Guelph, Ontario	4,073	0	175	48	4,296
Halifax, Nova Scotia	11,891	278	10,031	877	23,077
Hamilton, Ontario	15,146	15,947	44,887	6,861	82,841
Kelowna, British Columbia	5,739	502	3,040	3,405	12,686
Kingston, Ontario	3,642	433	3,832	1,117	9,024
Kitchener, Ontario	43,515	8,380	22,801	308	75,004
London, Ontario	22,516	3,225	9,489	9,935	45,165
Moncton, New Brunswick	3,814	219	12,607	571	17,211
Montréal, Quebec	287,082	14,328	107,184	39,756	448,350
Oshawa, Ontario	12,922	1,283	2,280	60	16,545
Ottawa-Gatineau, Ontario/Quebec	58,679	1,210	28,841	27,945	116,675
Ottawa-Gatineau, Ontario part, Ontario/Quebec	25,677	1,153	16,502	3,206	46,538
Ottawa-Gatineau, Quebec part, Ontario/Quebec	33,002	57	12,339	24,739	70,137
Peterborough, Ontario	1,371	24	2,723	1,204	5,322
Québec, Quebec	43,867	1,681	35,227	5,131	85,906
Regina, Saskatchewan	22,863	4,253	9,650	1,701	38,467
Saguenay, Quebec	3,349	163,040	1,750	127	168,266
Saint John, New Brunswick	5,027	1,263	17,030	46	23,366
Saskatoon, Saskatchewan	4,871	15,327	25,994	852	47,044
Sherbrooke, Quebec	12,152	721	991	509	14,373
St. Catharines-Niagara, Ontario	10,763	317	2,083	19,413	32,576
St. John's, Newfoundland and Labrador	26,172	7,002	3,004	587	36,765
Thunder Bay, Ontario	1,871	93	3,110	3	5,077
Toronto, Ontario	655,139	32,933	334,786	33,740	1,056,598
Trois-Rivières, Quebec	6,056	4,405	6,308	6,365	23,134
Vancouver, British Columbia	71,139	5,867	73,584	20,128	170,718
Victoria, British Columbia	12,147	975	6,868	4,435	24,425
Windsor, Ontario	2,946	263	1,340	970	5,519
Winnipeg, Manitoba	39,078	609	23,327	7,261	70,275

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	178,127	20,929	108,518	29,576	337,150
Barrie, Ontario	334,974	136,251	157,598	67,747	696,570
Brantford, Ontario	75,162	36,088	24,452	26,149	161,851
Calgary, Alberta	1,980,361	202,088	1,764,891	775,704	4,723,044
Edmonton, Alberta	1,714,992	312,214	1,153,438	479,286	3,659,930
Greater Sudbury, Ontario	142,456	49,493	47,513	62,848	302,310
Guelph, Ontario	140,674	17,231	59,519	72,288	289,712
Halifax, Nova Scotia	378,989	30,763	155,454	118,100	683,306
Hamilton, Ontario	700,970	92,146	317,960	213,569	1,324,645
Kelowna, British Columbia	484,013	7,294	75,704	106,808	673,819
Kingston, Ontario	120,071	15,425	51,450	118,510	305,456
Kitchener, Ontario	508,484	73,693	255,525	226,641	1,064,343
London, Ontario	507,288	59,793	121,662	293,388	982,131
Moncton, New Brunswick	152,924	13,168	81,817	28,647	276,556
Montréal, Quebec	4,246,555	332,810	1,368,179	463,365	6,410,909
Oshawa, Ontario	456,281	47,324	142,042	65,973	711,620
Ottawa-Gatineau, Ontario/Quebec	1,527,599	30,258	565,799	310,062	2,433,718
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,117,679	25,717	434,785	223,229	1,801,410
Ottawa-Gatineau, Quebec part, Ontario/Quebec	409,920	4,541	131,014	86,833	632,308
Peterborough, Ontario	106,447	4,138	44,082	19,769	174,436
Québec, Quebec	902,035	125,633	391,058	140,778	1,559,504
Regina, Saskatchewan	259,554	54,971	86,924	55,420	456,869
Saguenay, Quebec	156,935	244,131	44,503	31,720	477,289
Saint John, New Brunswick	136,983	75,179	71,638	4,494	288,294
Saskatoon, Saskatchewan	370,969	158,348	211,088	182,731	923,136
Sherbrooke, Quebec	252,780	14,285	68,720	43,377	379,162
St. Catharines-Niagara, Ontario	273,189	16,884	104,031	43,274	437,378
St. John's, Newfoundland and Labrador	384,625	23,417	102,014	31,380	541,436
Thunder Bay, Ontario	43,584	8,627	40,207	57,339	149,757
Toronto, Ontario	7,117,428	738,415	3,212,240	1,174,390	12,242,473
Trois-Rivières, Quebec	164,164	52,264	56,918	48,635	321,981
Vancouver, British Columbia	3,385,938	123,727	1,710,326	358,949	5,578,940
Victoria, British Columbia	556,290	17,665	179,880	84,072	837,907
Windsor, Ontario	104,318	18,816	58,294	26,006	207,434
Winnipeg, Manitoba	662,461	37,844	267,967	65,697	1,033,969

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	1,962,531	13,247	1,973	55,058	53,041	481,667	699,423
Industrial	414,866	7,029	740	17,879	3,172	206,985	81,848
Factories, plants	271,189	0	250	0	2,266	187,495	47,010
Transportation, utilities	81,716	7,002	400	15,317	0	7,863	8,700
Mining and agriculture	18,569	0	0	400	0	3,657	8,494
Minor industrial projects, new and improvements ¹	43,392	27	90	2,162	906	7,970	17,644
Commercial	1,060,330	5,406	1,146	14,587	31,620	191,706	481,033
Trade and services	309,669	1,411	0	4,486	17,575	71,047	154,918
Warehouses	74,404	0	0	2,103	0	9,785	12,869
Service stations	15,343	0	0	0	0	1,127	7,803
Office buildings	294,429	2,575	0	2,517	919	39,908	160,382
Recreation	81,894	0	0	495	0	16,106	35,874
Hotels, restaurants	140,546	0	250	400	10,677	11,211	68,646
Laboratories	24,881	0	0	0	0	17,800	901
Minor commercial projects, new and improvements ¹	119,164	1,420	896	4,586	2,449	24,722	39,640
Institutional and governmental	487,335	812	87	22,592	18,249	82,976	136,542
Schools, education	188,860	0	0	0	0	6,077	73,582
Hospitals, medical	82,183	0	0	0	2,677	59,531	7,512
Welfare, home	84,327	0	0	17,577	14,756	8,981	29,893
Churches, religion	9,851	0	0	0	0	1,950	2,823
Government buildings	95,736	537	0	4,700	0	1,310	13,601
Minor institutional and governmental projects, new and improvements ¹	26,378	275	87	315	816	5,127	9,131
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	36,407	68,510	381,652	170,336	11	1,206	0
Industrial	3,344	23,069	47,251	23,236	0	313	0
Factories, plants	2,073	7,236	10,629	14,230	0	0	0
Transportation, utilities	0	14,107	26,527	1,500	0	300	0
Mining and agriculture	0	0	4,250	1,768	0	0	0
Minor industrial projects, new and improvements ¹	1,271	1,726	5,845	5,738	0	13	0
Commercial	25,135	42,593	157,820	108,380	11	893	0
Trade and services	1,363	8,261	11,046	39,562	0	0	0
Warehouses	0	1,926	33,754	13,967	0	0	0
Service stations	250	750	1,463	3,950	0	0	0
Office buildings	18,505	9,242	48,333	11,159	0	889	0
Recreation	286	9,872	9,466	9,795	0	0	0
Hotels, restaurants	500	8,826	34,709	5,327	0	0	0
Laboratories	0	0	700	5,480	0	0	0
Minor commercial projects, new and improvements ¹	4,231	3,716	18,349	19,140	11	4	0
Institutional and governmental	7,928	2,848	176,581	38,720	0	0	0
Schools, education	1,974	1,775	88,098	17,354	0	0	0
Hospitals, medical	1,833	0	2,650	7,980	0	0	0
Welfare, home	1,257	0	1,919	9,944	0	0	0
Churches, religion	0	0	4,328	750	0	0	0
Government buildings	2,430	311	72,464	383	0	0	0
Minor institutional and governmental projects, new and improvements ¹	434	762	7,122	2,309	0	0	0

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

Description – Monthly survey of building permits

The following information should be used to ensure a clear understanding of the basic concepts that define the data provided in this product, of the underlying methodology of the survey, and of key aspects of the data quality. This information will provide you with a better understanding of the strengths and limitations of the data, and of how they can be effectively used and analysed. The information may be of particular importance to you when making comparisons with data from other surveys or sources of information, and in drawing conclusions regarding change over time.

Data source and methodology

The purpose of the **Monthly Survey of Building Permits** issued by Canadian municipalities is to collect data on construction intentions. The results of this survey are used by C.M.H.C. (Canada Mortgage and Housing Corporation) as a reference base for conducting a monthly survey of housing starts and completions in accordance with its mandate. The statistics on building permits are also essential for the computation of capital expenditures. Furthermore, since the issuance of a building permit is one of the first steps in the construction process, these statistics are widely used as a leading indicator of building activity.

General methodology: The Building Permits Survey covers all Canadian municipalities that issue permits. The number of Canadian municipalities currently surveyed approximately 2,400, representing all the provinces and territories. They account for 95% of the Canadian population. Participation in the survey is mandatory; the survey does not use a predetermined sample of municipalities. The communities representing the other 5% of the population are very small, and their level of building activity have little impact on the total. In practice, all urban agglomerations are represented in the survey, as well as a fair percentage of rural municipalities. With certain exceptions, the minimum coverage corresponds to the municipalities already included in the Housing Starts and Completions C.M.H.C.'s Survey. Non-responding municipalities that issue permits are urged on a regular basis to respond to the Building Permit Survey. Therefore, the number of municipalities covered is increasing continually.

The survey is usually conducted by mail, although certain municipalities choose to respond by telephone. The municipal officer responsible for issuing permits is asked to fill out a form each month describing all major construction projects.

The municipalities forward a copy of their completed report to Statistics Canada Head Office and another copy to the local office of the Canada Mortgage and Housing Corporation (C.M.H.C.). To reduce their overhead, an increasing number of respondents are producing a computerized report. Only those municipalities that are late in reporting and that are included in the above-mentioned C.M.H.C. survey are subject to follow-up by telephone.

The reports received at Statistics Canada Head Office are verified, coded and processed.

Strict quality control procedures are applied to ensure that collection, coding and data processing are as accurate as possible. Checks are also performed on totals and the magnitude of data. Reports that fail to meet the quality standards are subject to verification and are corrected as required.

Imputations are required for each characteristic for which no report has been received. These are calculated automatically, subject to certain constraints, by applying to previously used values, the month-to-month and year-to-year changes in similar values of responding municipalities and the historical pattern of the missing municipalities. No estimation is done for lack of coverage, concealment or the underevaluation of permits issued. For this reason, the sampling error cannot be computed.

The monthly statistics are not corrected for cancelled or expired permits. According to the municipal officers, the proportion of cancelled and unused permits is below 5%.

Reference period: The reference period for data collection purposes is the calendar month. Reports from municipalities which are part of a census metropolitan area or a census agglomeration must be received within 20 days following the month of reference. The other municipalities have 30 days to produce their reports. Results are released between 35 and 40 days after the end of the reference month. Annual data for the preceding calendar year are released with the data for the January survey month.

Revisions: Two types of revisions can affect the results of the Building Permits Survey:

Revisions due to the correction of coding errors

These types of revisions are done on a monthly basis only to the data pertaining to the month preceding the reference period.

Revisions due to the addition of late reports

Late reports for the month preceding the reference period are incorporated into the survey results on a continuing basis. However, reports received after the two-month deadline following the reference month are introduced only at the end of the year. As a result, the data for the last twelve months are subject to revision.

Seasonal adjustment: Seasonal changes cause predictable fluctuations in the data. The data series disseminated includes both seasonally adjusted (i.e., excludes predictable annual influences) and the unadjusted data. Seasonally adjusted data for the total number of housing units as well as for the aggregate value of building permits are obtained indirectly, i.e., by adding their seasonally adjusted components. The total number of dwelling units is obtained by summing the seasonally adjusted data for single-family and multiple-use units; the total value of building permits is obtained by summing the following elements: single-family and multiple-family dwellings, industrial, commercial and institutional. Some series contain no apparent seasonality. In these cases, unadjusted values have been tabulated and aggregated to the adjusted values of the other series. At the end of the year, the chronological series adjusted for seasonality are revised to take into account the most recent seasonal fluctuations. Generally, these revisions apply only to the last three years in the series. The revised data are introduced into the CANSIM databank.

Concepts and variables measured

The statistical data presented in this product refers to the number of dwelling units authorized and the **value of building permits**. The value of the permits reported includes the following expenditures: materials, labour, profit and overhead. The cost of land is never included in the estimated value of the permit while acquisition costs (legal fees, surveying fees and accrued interest) may be included at times.

The classification used in this publication deals strictly with structures for which a building permit was issued. Permits are generally issued for the following: construction of new buildings, alterations, additions, renovations, etc. Minor repair jobs such as painting, tiling, roofing, etc., for which no permit is required, and engineering work (such as dams, roads, pipelines, etc.), which, by definition, is not a building, are not included in the building permit series. Estimates of such work may be obtained on Cansim, tables 029-0039 to 029-0040 for the «Capital expenditures by type of asset» and tables 029-0005 to 029-0024 and 032-0001 to 032-0002 for the «Private and Public Investment in Canada Intentions» (cat. no. 61-205-X).

The description given by the municipalities as to the type of building (box #6 of Section A on the form) and the type of work involved (box #7 of Section A on the form) forms the basis for classification. The classification of buildings into major groups and subgroups is based on the following: intended use in the case of new buildings; present or intended use of buildings to which improvements are to be made; present use of the existing structure where the proposed construction is intended to provide additional facilities; principal use of the structure where the proposed construction has more than one intended use; however, where the building contains dwellings, the value of the construction is divided between residential and non-residential use.

Building categories

This publication, uses the following classification for the **value of permits issued** for construction of new buildings or for improvements: residential, industrial, commercial, institutional and government.

Residential: Includes all buildings intended for private occupancy whether on a permanent basis or not. Dwellings are divided into the following types: single-family, mobile, cottage, semi-detached, row house and apartment building.

Industrial: Includes all buildings used for manufacturing and processing; transportation, communication and other utilities, and agriculture, forestry and mining.

Commercial: Includes all buildings used to house activities related to the tertiary sector, such as stores, warehouses, garages, office buildings, theatres, hotels, funeral parlours and beauty salons.

Institutional and Government: Includes expenditures made by the community, public and government for buildings and structures like schools, universities, hospitals, clinics, churches, homes for the aged.

The **number of dwelling units** indicates the number of self contained dwelling units created. This should not be confused with the number of structures. For example, an apartment building containing six dwellings will be shown as six dwelling units. When an existing structure is converted into additional housing units, the number of units added is included. This publication uses the following classification for dwelling units:

Single-family: Refers to dwellings commonly called "**single house**". It includes single dwellings that are completely isolated on all sides, including single dwellings linked to other dwellings below ground. Included are bungalows, split levels, two-storey single-family homes built by conventional methods or prefabricated.

Mobile homes: Refers to houses designed and constructed to be transported on their own chassis and for easy moving.

Cottage: Refers to dwellings that cannot be occupied year-round or on a permanent basis because the facilities required for comfort are inadequate.

Double or Semi-detached: Refers to dwellings in which each of the two dwellings are side by side and joined by a common wall or garage, but not attached to any other building and surrounded by open space.

Row Dwellings: Refers to a row of three or more dwellings attached to each other without dwellings above or below.

Apartment Building: Includes dwellings in a variety of buildings such as duplexes, semi-detached duplexes, triplexes, row duplexes, apartments as such and dwellings adjacent to non-residential structures.

Conversion: Refers to the number of dwellings added by conversion of existing structures.

Geographic classification

Geographic entities are classified according to Standard Geographical Classification (SGC) used by Statistics Canada. Each reporting entity is assigned a twelve-digit SGC code for identification according to the following geographic levels:

Province and territory (PR): There are ten provinces and three territories.

Economic region (ER): Refers to intraprovincial regions established by the Standards Division of Statistics Canada. There are seventy-six ERs.

Census division (CD): Refers to a group of census subdivisions established by provincial law. There are two hundred and eighty-eight CDs (data on this geographic group is available on request).

Census metropolitan area (CMA): Its delineation corresponds to the 2006 Census definition. The term CMA refers to the main labour market area of an urban area (the urbanized core) of at least 100,000 population, based on the Census population figures. The thirty-three CMAs are shown in this publication. Although the 2006 Census defines the Ottawa-Gatineau area as a single CMA, the area is shown in this publication as two separate entities since it is located in two different provinces.

Census agglomeration (CA): Refers to the smaller labour market area of an urbanized core of at least 10,000 population, as defined by the 2006 Census. There are one hundred and eleven CAs in Canada. When a CA overlaps the boundaries of two provinces, it is shown partly in each province. The Lloydminster agglomeration is an exception to this rule. It is treated as if it was totally located in Alberta.

Other municipalities of at least 10,000 population: Refers to municipalities not included in census agglomerations but with populations of at least 10,000 inhabitants. The distinction is made between these municipalities and CAs in order to permit comparison between the Building Permits Survey and the Housing Starts and Completions Survey which refers to this geographical concept.

Rural area: Refers to all geographic entities not included in a CMA or CA and not identified as an urban centre by the Canada Mortgage and Housing Corporation.

Census subdivision (CSD): Refers to the general term applying to municipalities, Indian reserves, Indian settlements and unorganized territories. However, since Indian reserves and settlements do not issue building permits, they are not included in this publication.

Non-standard geographic unit: The geographic units shown in this publication do not all satisfy the above definition of census subdivision. Some provincial or municipal administrations producing monthly reports do not correspond to the official geographic entities; they are nevertheless shown in this publication under the geographic entity used by these administrations. These so-called non-standard geographic units are few in number and are mostly concentrated in the Maritime provinces.

Territorial revisions

Territorial boundaries were established according to the 2006 Census definitions. Changes in boundaries, status or name of census subdivisions between censuses are introduced in this publication on a yearly basis. Changes affecting the other geographic units (CMAs, CAs, CDs and ERs) are introduced every five years, eighteen months following the census.

Data accuracy

Since the building permit data are extracted from municipal administrative documents, two types of response errors are possible: errors attributable to the permit applicant and errors in transcription by the responding municipality. However, experience has shown that transcription errors are not very common and the increasing number of municipalities producing computerized reports tends to reduce the frequency of this type of error. Errors attributable to an understatement of the cost of construction are more probable. Since permit fees are in most cases based on the value of the construction, this leads unquestionably to under-estimation of project values.

The other source of error are the processing error and the non-response error. In 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