

Catalogue no. 64-001-X

Building Permits

May 2009



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building Permits

May 2009

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

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This publication was prepared under the direction of:

- D. McDowell, Director, Investment and Capital Stock Division
- M. Labonté, Chief, Current Investment Indicators Section
- N. Charron, Analyst, Current Investment Indicators Section
- J. Gaudreault, Quality Control, Current Investment Indicators Section

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Current Investment Indicators Section
Jean Talon Building, 9 D-5
150 Tunney's Pasture Driveway
Ottawa, Ontario K1A 0T6
or by telephoning: 613-951-6321

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Highlights

- In May, the value of building permits surpassed the \$5.0-billion mark for the first time since October 2008. Construction intentions were up 14.8% from April, as a result of gains in both residential components and two of the three non-residential components.

Analysis – May 2009

In May, the value of building permits surpassed the \$5.0-billion mark for the first time since October 2008. Construction intentions were up 14.8% from April, as a result of gains in both residential components and two of the three non-residential components.

Provincially, the main contributing factors were increases in multi-family dwelling permits in Ontario and institutional permits in Alberta and Ontario.

In the residential sector, the value of permits has increased for three consecutive months. Residential intentions rose 14.4% to \$2.6 billion, with Ontario accounting for most of the increase at the national level.

In the non-residential sector, the value of permits increased 15.3% to \$2.4 billion following a 12.9% decrease in April. The gain was mainly a result of increases in the institutional component in Alberta and Ontario.

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

Municipalities issued \$1.1 billion worth of permits for multi-family dwellings in May, up 40.6% from April. All provinces (except for Nova Scotia) reported increases in multi-family construction intentions. Intentions nearly doubled in Ontario compared with April.

Single-family permits rose 1.4% to \$1.6 billion, the third consecutive monthly increase. The gain was a result of higher construction intentions in seven provinces.

Following increases in the two previous months, single-family permits declined by 10.6% in Alberta in May.

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.

Municipalities approved 13,087 new dwellings in May, up 22.1%. This was mainly a result of a 40.5% increase in multi-family units to 7,948. The number of single-family units approved rose 1.5% to 5,139.

Non-residential sector: Increases in both institutional and industrial components

After a 16.3% decline in April, the value of permits for institutional buildings increased 47.9% to \$913 million. The increase came mainly from construction intentions for medical buildings in Alberta and educational buildings in Ontario.

In the industrial component, the value of permits rose 7.3% to \$346 million, the third consecutive monthly advance. Quebec and British Columbia accounted for most of the increase in May, while New Brunswick and Nova Scotia posted the largest monthly declines.

Permit values for the commercial component remained virtually unchanged at \$1.1 billion (-0.3%). This was due largely to a decline in construction intentions in seven provinces. In contrast, British Columbia, Saskatchewan and Alberta experienced growth in this component.

Strong increases in Alberta and Ontario

The value of building permits increased in all provinces except for the four Atlantic provinces.

The most significant increases occurred in Alberta (+48.4% to \$1.1 billion), the result of advances in all components except single-family dwellings. Ontario followed with a 15.0% increase to \$1.8 billion, as a result of gains in both single and multi-family permits and in the institutional component.

British Columbia, Saskatchewan and Quebec all experienced gains in both the residential and non-residential sectors.

All Atlantic provinces posted declines, mainly as a result of lower construction intentions in the non-residential sector. New Brunswick and Nova Scotia experienced the largest drops.

Metropolitan areas: Large gains in Calgary and Toronto

The total value of permits increased in 21 of 34 census metropolitan areas.

The largest gains occurred in Calgary, with all components of the non-residential sector advancing. Toronto followed with increases in multi-family dwelling permits.

In contrast, the total value of permits in the census metropolitan area of Québec declined in May, after two consecutive monthly increases. May's decline came mostly from the commercial component.

Chart 1
Total value of building permits

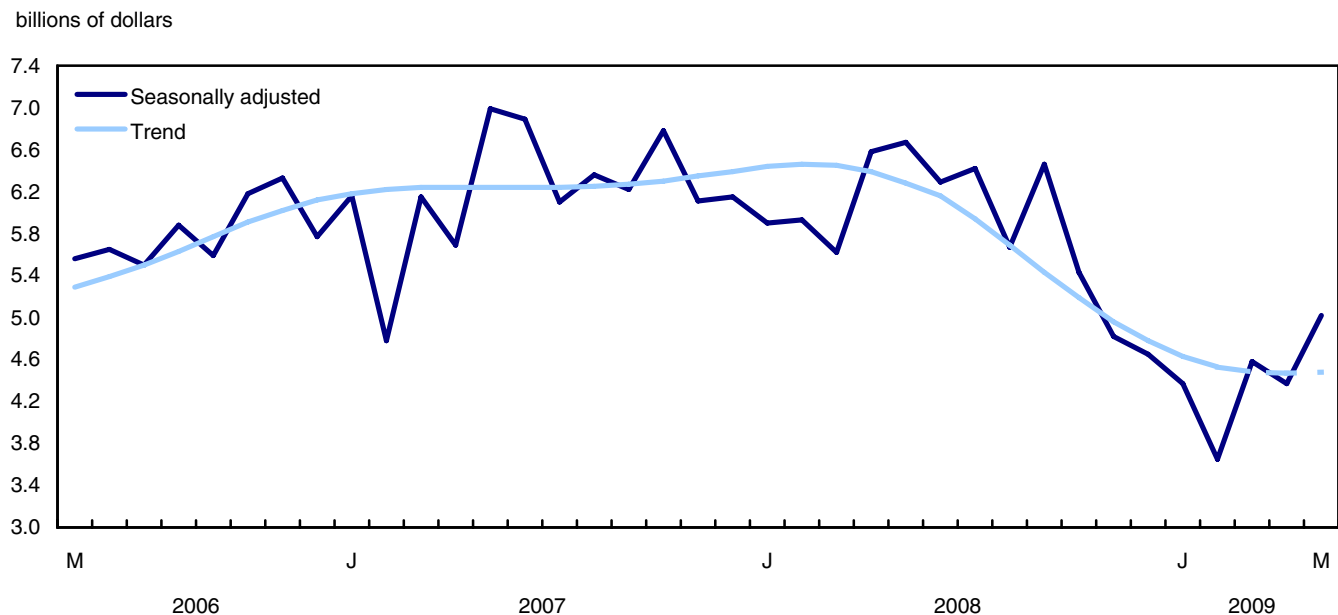


Chart 2
Residential value of building permits – Total

billions of dollars

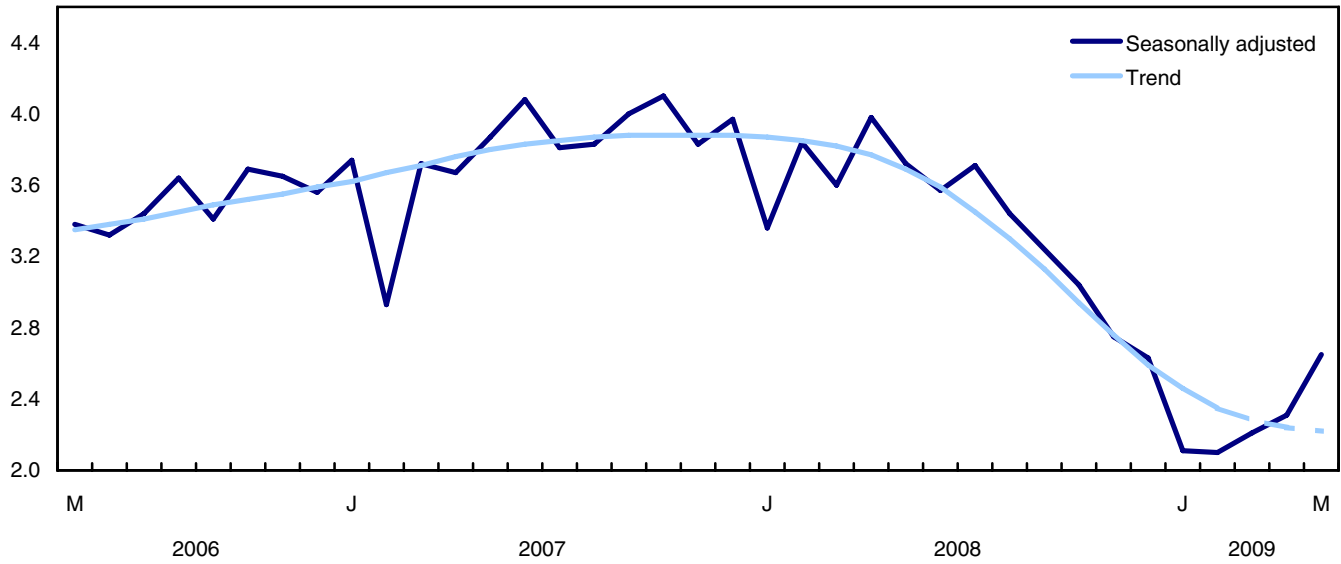


Chart 3
Number of dwelling units – Single and multiple

units

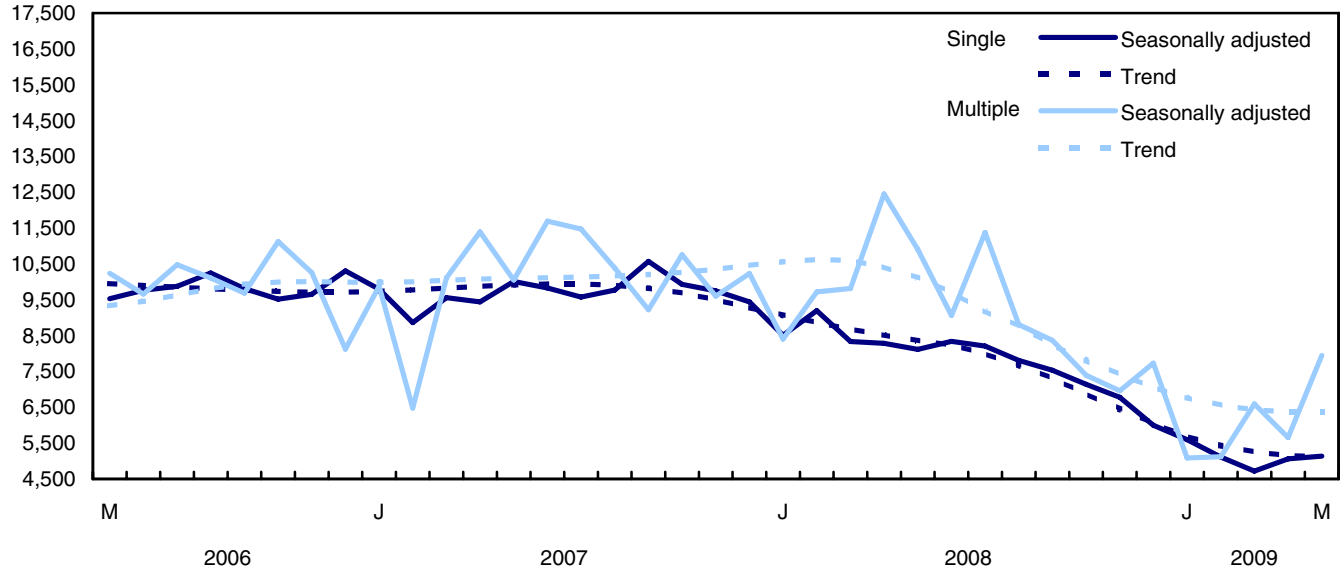


Chart 4
Non-residential value of building permits – Total

billions of dollars

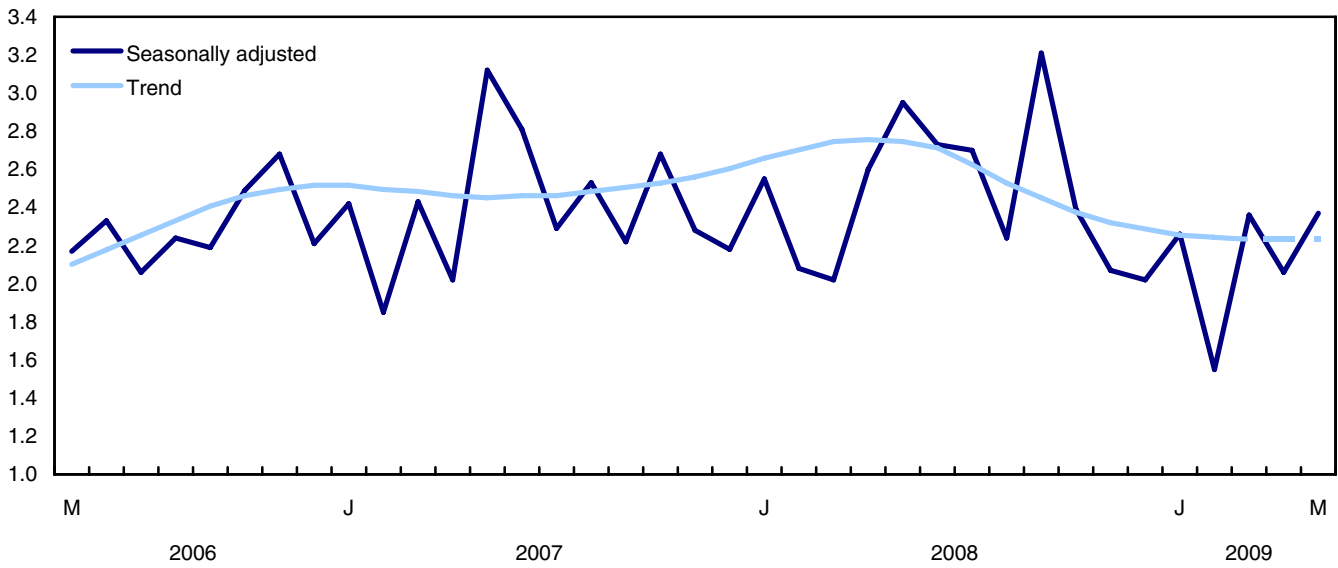


Chart 5
Commercial value of building permits

millions of dollars

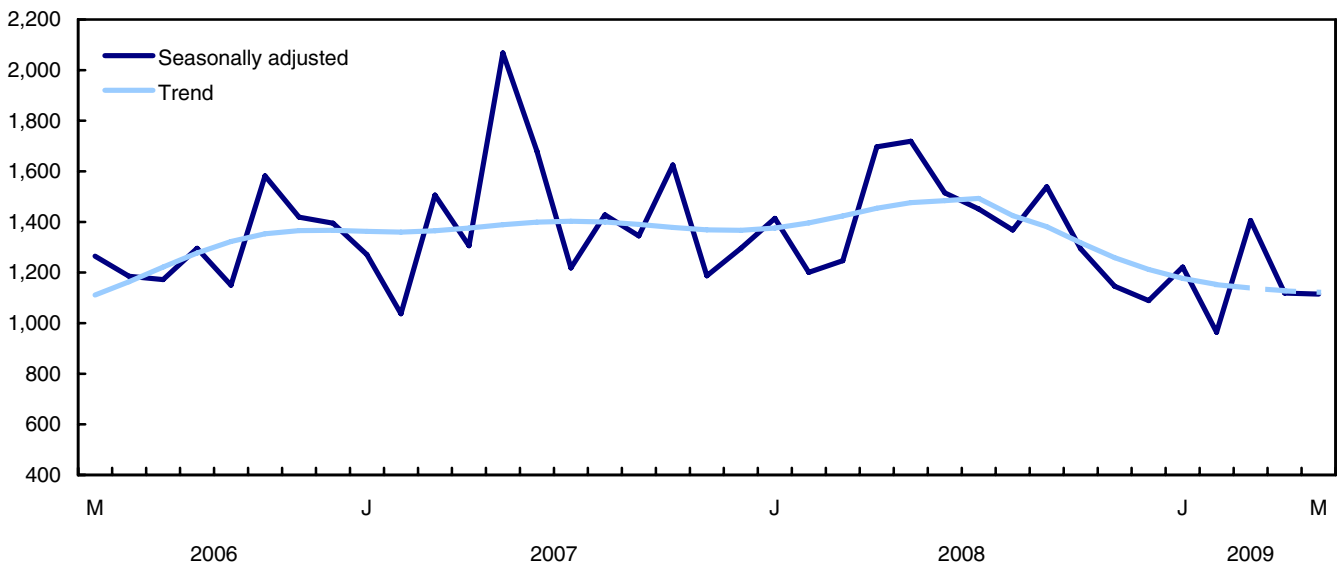


Chart 6
Industrial value of building permits

millions of dollars

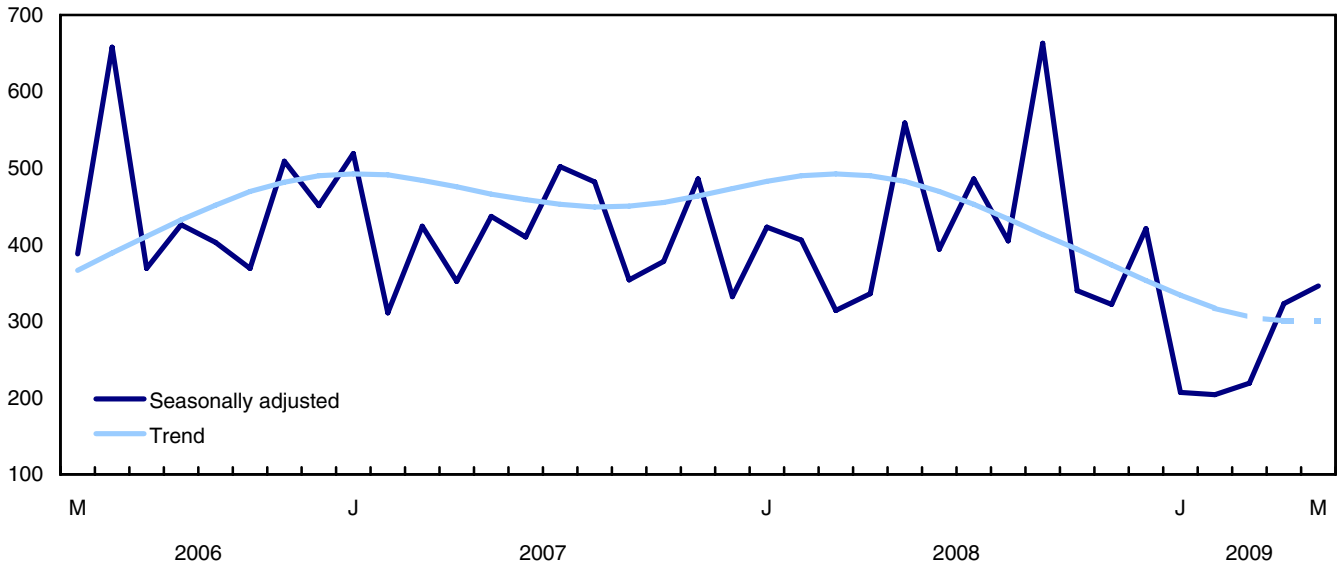
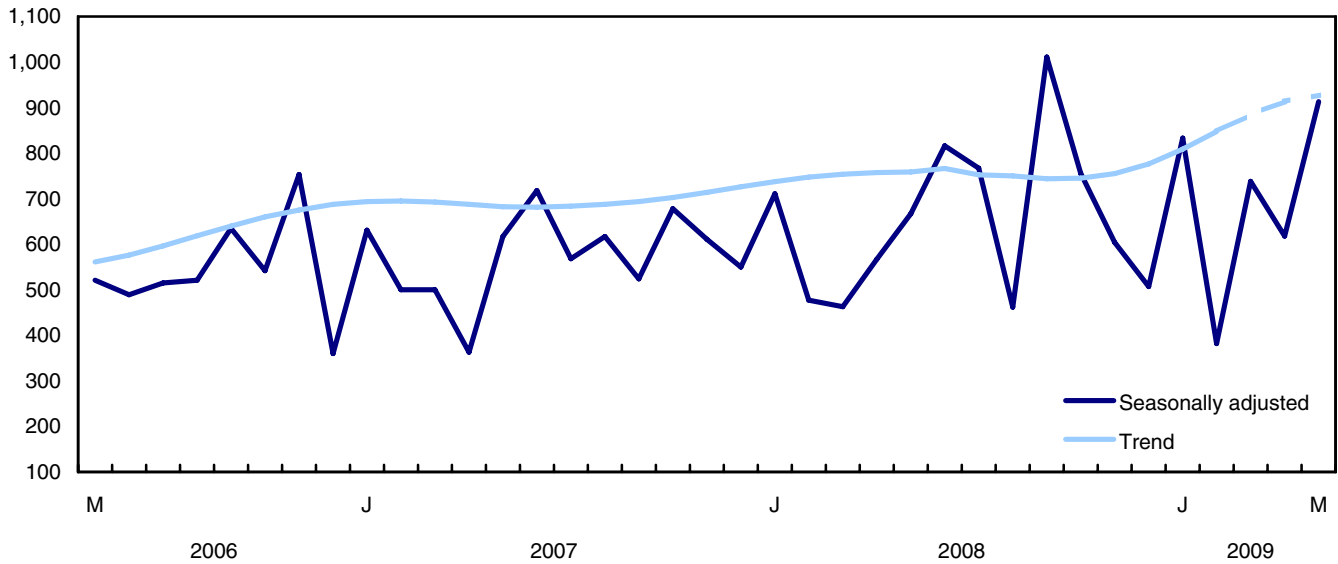


Chart 7
Institutional and governmental value of building permits

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

	2009 May ^p	2009 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	thousands of dollars		percentage change					
Canada	5,020,433	4,372,301	14.8	-4.5	25.5	-16.6	-6.0	-3.6
Newfoundland and Labrador	55,677	57,788	-3.7	-38.7	54.2	24.0	-40.5	25.0
Prince Edward Island	13,962	17,175	-18.7	41.0	-5.1	2.2	-22.4	-8.3
Nova Scotia	126,424	146,841	-13.9	144.2	-27.7	-5.8	-13.8	-4.8
New Brunswick	73,104	100,935	-27.6	68.1	-48.6	55.0	-20.6	20.3
Quebec	1,055,152	1,021,640	3.3	0.4	32.6	-17.8	-22.1	8.4
Ontario	1,778,705	1,547,071	15.0	-14.9	45.9	-38.0	13.5	18.2
Manitoba	129,925	125,634	3.4	42.9	-24.6	6.6	-8.6	17.8
Saskatchewan	187,933	121,615	54.5	2.9	19.7	-45.5	30.4	-10.4
Alberta	1,103,466	743,741	48.4	6.2	34.9	-9.4	-24.0	-27.8
British Columbia	477,191	377,433	26.4	-36.8	-2.8	85.4	-7.2	-40.9
Yukon	11,853	8,671	36.7	214.6	-26.7	-35.1	114.7	-61.7
Northwest Territories	5,838	98,307	-94.1	5,575.9	-57.1	886.8	-95.5	-66.2
Nunavut	1,203	5,450	-77.9	-9.6	518.5	...	...	-100.0

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

	2009 May ^p	2009 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	thousands of dollars		percentage change					
Canada	2,374,404	2,058,924	15.3	-12.9	52.5	-31.5	12.1	-2.7
Newfoundland and Labrador	9,370	11,578	-19.1	-60.9	273.7	68.1	-64.2	27.0
Prince Edward Island	4,874	7,198	-32.3	25.0	-9.2	8.8	195.5	-78.4
Nova Scotia	65,262	84,750	-23.0	469.7	-25.8	-47.6	-30.4	-7.5
New Brunswick	25,322	58,724	-56.9	196.9	-75.2	144.6	-38.5	80.8
Quebec	409,374	400,079	2.3	-1.4	67.3	-22.7	-38.7	44.6
Ontario	683,623	744,141	-8.1	-29.0	109.2	-59.3	74.5	20.8
Manitoba	44,208	57,645	-23.3	149.2	-55.6	32.2	9.1	20.9
Saskatchewan	122,629	70,880	73.0	10.1	36.0	-43.1	22.8	-15.0
Alberta	779,305	394,562	97.5	0.9	38.5	-20.2	-10.1	-35.1
British Columbia	218,770	128,806	69.8	-64.2	17.8	94.2	-7.6	-38.9
Yukon	9,187	4,439	107.0	4,622.3	-92.2	-44.1	19,472.7	-98.6
Northwest Territories	2,280	96,122	-97.6	17,313.4	-84.3	2,235.1	-98.3	-66.1
Nunavut	200	0	...	...	...	...	...	-100.0

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

	2009 May ^p	2009 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	thousands of dollars		percentage change					
Canada	2,646,029	2,313,377	14.4	4.5	5.6	-0.6	-19.8	-4.3
Newfoundland and Labrador	46,307	46,210	0.2	-28.6	21.5	19.3	-36.1	24.6
Prince Edward Island	9,088	9,977	-8.9	55.3	-1.0	-3.6	-52.6	66.8
Nova Scotia	61,162	62,091	-1.5	37.2	-28.3	26.1	5.5	-1.6
New Brunswick	47,782	42,211	13.2	4.9	8.7	-13.4	2.0	-15.6
Quebec	645,778	621,561	3.9	1.6	16.5	-15.3	-9.6	-8.6
Ontario	1,095,082	802,930	36.4	4.3	3.3	-4.3	-26.9	16.5
Manitoba	85,717	67,989	26.1	4.9	0.3	-7.8	-16.2	16.5
Saskatchewan	65,304	50,735	28.7	-5.6	4.7	-47.5	37.8	-5.4
Alberta	324,161	349,179	-7.2	12.9	30.5	8.0	-39.2	-17.7
British Columbia	258,421	248,627	3.9	4.6	-23.1	77.4	-6.9	-42.6
Yukon	2,666	4,232	-37.0	59.0	4.1	-29.8	35.5	-57.2
Northwest Territories	3,558	2,185	62.8	85.2	131.4	97.7	0.8	-67.6
Nunavut	1,003	5,450	-81.6	-9.6	518.5	...	...	-100.0

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

	2009 May ^p	2009 April ^r	May to April	April to March	March to February	February to January	January to December	December to November
	units		percentage change					
Canada	157,044	128,628	22.1	-5.3	10.6	-4.2	-22.2	-0.1
Newfoundland and Labrador	3,324	2,640	25.9	-33.9	28.1	8.3	-26.8	-7.6
Prince Edward Island	792	648	22.2	20.0	15.4	44.4	-65.8	71.7
Nova Scotia	4,284	3,972	7.9	45.2	-18.9	-19.7	40.6	-0.4
New Brunswick	3,912	3,288	19.0	-16.5	43.2	-10.9	4.0	-31.6
Quebec	41,508	40,200	3.3	0.4	10.1	-15.8	-7.2	-12.4
Ontario	69,312	43,908	57.9	-13.9	35.7	-12.8	-31.6	24.6
Manitoba	4,956	4,032	22.9	-18.2	29.7	-7.6	-21.5	19.1
Saskatchewan	4,068	2,832	43.6	-19.5	5.8	-43.1	32.0	10.5
Alberta	13,152	15,024	-12.5	4.8	-8.6	10.6	-42.3	-0.3
British Columbia	11,436	11,436	0.0	10.8	-36.6	124.9	-26.7	-34.4
Yukon	84	300	-72.0	525.0	...	-100.0	-79.2	-60.0
Northwest Territories	156	72	116.7	50.0	300.0	0.0	...	-100.0
Nunavut	60	276	-78.3	-17.9	833.3	...	...	-100.0

Table 5
Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2009

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Canada									
April r	5,062	5,657	10,719	2,313,377	322,691	1,118,587	617,646	2,058,924	4,372,301
May p	5,139	7,948	13,087	2,646,029	346,338	1,114,768	913,298	2,374,404	5,020,433
Cumulative Jan. to May 2009	25,631	30,404	56,035	11,377,859	1,298,612	5,825,123	3,483,945	10,607,680	21,985,539
Cumulative Jan. to May 2008	42,436	51,298	93,734	18,503,120	2,037,922	7,278,710	2,885,813	12,202,445	30,705,565
Newfoundland and Labrador									
April r	188	32	220	46,210	335	9,326	1,917	11,578	57,788
May p	178	99	277	46,307	377	4,638	4,355	9,370	55,677
Cumulative Jan. to May 2009	1,039	291	1,330	255,158	3,577	36,370	23,212	63,159	318,317
Cumulative Jan. to May 2008	954	193	1,147	202,934	18,538	28,042	15,971	62,551	265,485
Prince Edward Island									
April r	39	15	54	9,977	148	6,750	300	7,198	17,175
May p	27	39	66	9,088	344	4,511	19	4,874	13,962
Cumulative Jan. to May 2009	142	89	231	38,705	7,054	22,449	501	30,004	68,709
Cumulative Jan. to May 2008	204	98	302	46,189	3,730	20,401	26,973	51,104	97,293
Nova Scotia									
April r	204	127	331	62,091	17,499	49,612	17,639	84,750	146,841
May p	208	149	357	61,162	3,532	47,983	13,747	65,262	126,424
Cumulative Jan. to May 2009	929	618	1,547	281,736	28,960	130,097	64,106	223,163	504,899
Cumulative Jan. to May 2008	1,395	548	1,943	359,638	14,398	94,504	56,224	165,126	524,764
New Brunswick									
April r	184	90	274	42,211	20,483	27,951	10,290	58,724	100,935
May p	186	140	326	47,782	2,602	15,031	7,689	25,322	73,104
Cumulative Jan. to May 2009	926	488	1,414	210,012	26,909	75,947	113,332	216,188	426,200
Cumulative Jan. to May 2008	1,058	611	1,669	224,921	49,451	73,706	43,714	166,871	391,792
Quebec									
April r	1,151	2,199	3,350	621,561	59,751	260,064	80,264	400,079	1,021,640
May p	1,275	2,184	3,459	645,778	105,117	218,069	86,188	409,374	1,055,152
Cumulative Jan. to May 2009	6,473	10,298	16,771	3,024,035	245,642	1,025,347	500,154	1,771,143	4,795,178
Cumulative Jan. to May 2008	8,706	13,139	21,845	3,628,897	291,026	1,098,891	349,791	1,739,708	5,368,605
Ontario									
April r	1,494	2,165	3,659	802,930	105,892	417,217	221,032	744,141	1,547,071
May p	1,598	4,178	5,776	1,095,082	96,771	316,334	270,518	683,623	1,778,705
Cumulative Jan. to May 2009	7,268	13,138	20,406	4,192,112	505,188	2,398,576	1,304,276	4,208,040	8,400,152
Cumulative Jan. to May 2008	14,479	17,232	31,711	6,538,513	819,268	2,552,861	1,453,985	4,826,114	11,364,627
Manitoba									
April r	265	71	336	67,989	7,073	31,795	18,777	57,645	125,634
May p	290	123	413	85,717	8,407	21,520	14,281	44,208	129,925
Cumulative Jan. to May 2009	1,368	452	1,820	353,209	25,388	125,420	65,671	216,479	569,688
Cumulative Jan. to May 2008	1,871	445	2,316	444,877	35,390	112,336	34,127	181,853	626,730
Saskatchewan									
April r	200	36	236	50,735	10,282	40,751	19,847	70,880	121,615
May p	237	102	339	65,304	8,933	90,591	23,105	122,629	187,933
Cumulative Jan. to May 2009	1,058	574	1,632	318,887	67,963	216,627	103,931	388,521	707,408
Cumulative Jan. to May 2008	1,844	751	2,595	473,897	34,233	201,217	74,833	310,283	784,180
Alberta									
April r	815	437	1,252	349,179	81,795	196,518	116,249	394,562	743,741
May p	651	445	1,096	324,161	87,611	230,695	460,999	779,305	1,103,466
Cumulative Jan. to May 2009	4,150	1,884	6,034	1,439,218	262,233	1,081,327	857,096	2,200,656	3,639,874
Cumulative Jan. to May 2008	6,642	7,938	14,580	3,111,898	634,833	1,942,562	575,677	3,153,072	6,264,970

See notes at the end of the table.

Table 5 – continued

Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2009

	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					
British Columbia									
April r	504	449	953	248,627	10,792	74,856	43,158	128,806	377,433
May p	474	479	953	258,421	23,712	163,354	31,704	218,770	477,191
Cumulative Jan. to May 2009	2,236	2,489	4,725	1,227,881	106,354	704,246	359,819	1,170,419	2,398,300
Cumulative Jan. to May 2008	5,187	10,297	15,484	3,441,850	134,944	1,130,455	251,578	1,516,977	4,958,827
Yukon									
April r	14	11	25	4,232	4,290	149	0	4,439	8,671
May p	7	0	7	2,666	8,732	205	250	9,187	11,853
Cumulative Jan. to May 2009	21	20	41	15,757	13,074	1,774	2,229	17,077	32,834
Cumulative Jan. to May 2008	76	15	91	18,189	1,054	3,057	1,523	5,634	23,823
Northwest Territories									
April r	2	4	6	2,185	4,351	3,598	88,173	96,122	98,307
May p	7	6	13	3,558	0	1,837	443	2,280	5,838
Cumulative Jan. to May 2009	15	10	25	7,691	6,070	6,943	89,618	102,631	110,322
Cumulative Jan. to May 2008	17	3	20	4,183	855	19,008	75	19,938	24,121
Nunavut									
April r	2	21	23	5,450	0	0	0	0	5,450
May p	1	4	5	1,003	200	0	0	200	1,203
Cumulative Jan. to May 2009	6	53	59	13,458	200	0	0	200	13,658
Cumulative Jan. to May 2008	3	28	31	7,134	202	1,670	1,342	3,214	10,348

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, 2009

	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-Mission, British Columbia									
April r	8	12	20	3,510	855	210	1,150	2,215	5,725
May p	12	0	12	4,223	1,895	449	10	2,354	6,577
Cumulative Jan. to May 2009	59	79	138	25,244	12,536	12,523	3,590	28,649	53,893
Cumulative Jan. to May 2008	143	692	835	109,947	11,183	93,645	2,310	107,138	217,085
Barrie, Ontario									
April r	7	0	7	2,619	574	3,498	1,272	5,344	7,963
May p	33	15	48	13,034	609	2,781	5	3,395	16,429
Cumulative Jan. to May 2009	67	16	83	28,387	3,749	20,568	221,833	246,150	274,537
Cumulative Jan. to May 2008	523	85	608	140,181	125,260	71,937	29,961	227,158	367,339
Brantford, Ontario									
April r	11	6	17	3,530	4,079	1,219	23	5,321	8,851
May p	17	6	23	4,172	190	163	695	1,048	5,220
Cumulative Jan. to May 2009	65	63	128	17,368	5,539	30,416	16,960	52,915	70,283
Cumulative Jan. to May 2008	137	152	289	36,812	2,482	4,385	9,546	16,413	53,225
Calgary, Alberta									
April r	460	129	589	166,342	2,157	77,634	64,035	143,826	310,168
May p	207	147	354	101,369	3,213	124,838	396,869	524,920	626,289
Cumulative Jan. to May 2009	1,510	443	1,953	517,532	15,916	467,487	546,215	1,029,618	1,547,150
Cumulative Jan. to May 2008	1,944	3,266	5,210	1,154,268	118,389	828,338	200,542	1,147,269	2,301,537
Edmonton, Alberta									
April r	180	218	398	104,460	52,190	72,965	2,558	127,713	232,173
May p	201	190	391	121,263	3,023	68,874	41,086	112,983	234,246
Cumulative Jan. to May 2009	1,061	970	2,031	532,879	101,137	423,021	109,269	633,427	1,166,306
Cumulative Jan. to May 2008	1,090	2,341	3,431	728,295	180,217	464,914	151,261	796,392	1,524,687
Greater Sudbury, Ontario									
April r	16	19	35	8,221	2,319	15,704	1,313	19,336	27,557
May p	21	33	54	14,678	626	21,268	2,012	23,906	38,584
Cumulative Jan. to May 2009	50	155	205	45,301	12,186	42,600	7,136	61,922	107,223
Cumulative Jan. to May 2008	204	29	233	53,487	8,235	19,328	28,974	56,537	110,024
Guelph, Ontario									
April r	19	19	38	6,637	1,653	3	0	1,656	8,293
May p	21	11	32	5,097	70	212	1,520	1,802	6,899
Cumulative Jan. to May 2009	113	127	240	41,480	5,009	3,933	9,950	18,892	60,372
Cumulative Jan. to May 2008	232	156	388	62,863	12,703	20,259	19,055	52,017	114,880
Halifax, Nova Scotia									
April r	74	115	189	31,961	15,332	43,208	7	58,547	90,508
May p	77	95	172	29,379	20	43,189	7,521	50,730	80,109
Cumulative Jan. to May 2009	358	501	859	143,995	16,881	105,997	8,673	131,551	275,546
Cumulative Jan. to May 2008	597	380	977	184,455	5,980	61,422	47,872	115,274	299,729
Hamilton, Ontario									
April r	59	33	92	24,523	401	14,839	683	15,923	40,446
May p	64	0	64	20,677	1,529	15,531	3,668	20,728	41,405
Cumulative Jan. to May 2009	266	263	529	112,802	19,244	83,997	75,228	178,469	291,271
Cumulative Jan. to May 2008	851	1,149	2,000	395,144	20,605	146,319	196,940	363,864	759,008
Kelowna, British Columbia									
April r	19	9	28	8,799	283	6,741	634	7,658	16,457
May p	21	156	177	32,806	3,472	1,725	20	5,217	38,023
Cumulative Jan. to May 2009	94	183	277	71,727	4,242	51,168	25,381	80,791	152,518
Cumulative Jan. to May 2008	365	950	1,315	284,999	4,789	36,851	26,713	68,353	353,352

See notes at the end of the table.

Table 6 – continued

Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2009

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Kingston, Ontario									
April ^r	49	127	176	25,873	84	7,829	377	8,290	34,163
May ^p	51	80	131	20,079	1,617	4,104	820	6,541	26,620
Cumulative Jan. to May 2009	142	213	355	55,958	2,365	32,579	5,291	40,235	96,193
Cumulative Jan. to May 2008	238	21	259	46,452	4,356	30,558	108,490	143,404	189,856
Kitchener, Ontario									
April ^r	80	63	143	32,692	2,124	20,214	10,561	32,899	65,591
May ^p	70	60	130	29,903	3,656	3,268	7,325	14,249	44,152
Cumulative Jan. to May 2009	310	294	604	140,341	32,486	123,830	44,303	200,619	340,960
Cumulative Jan. to May 2008	513	639	1,152	213,602	32,057	103,105	68,095	203,257	416,859
London, Ontario									
April ^r	73	31	104	24,380	2,278	9,794	1,451	13,523	37,903
May ^p	82	97	179	30,789	9,174	33,039	3,803	46,016	76,805
Cumulative Jan. to May 2009	299	277	576	121,645	17,505	60,303	36,793	114,601	236,246
Cumulative Jan. to May 2008	663	1,135	1,798	274,288	23,061	37,133	211,832	272,026	546,314
Moncton, New Brunswick									
April ^r	35	34	69	9,973	479	857	5,130	6,466	16,439
May ^p	42	39	81	11,126	1,280	3,490	1,856	6,626	17,752
Cumulative Jan. to May 2009	151	197	348	46,931	3,551	21,064	57,726	82,341	129,272
Cumulative Jan. to May 2008	209	272	481	58,739	3,548	22,450	11,363	37,361	96,100
Montréal, Quebec									
April ^r	342	1,135	1,477	262,781	18,137	73,145	37,743	129,025	391,806
May ^p	398	977	1,375	270,582	11,874	88,937	36,834	137,645	408,227
Cumulative Jan. to May 2009	1,972	5,043	7,015	1,307,015	64,231	396,183	210,574	670,988	1,978,003
Cumulative Jan. to May 2008	3,133	7,362	10,495	1,746,167	136,500	579,770	120,108	836,378	2,582,545
Oshawa, Ontario									
April ^r	64	8	72	22,669	485	3,131	21,210	24,826	47,495
May ^p	58	28	86	24,931	546	4,821	5,768	11,135	36,066
Cumulative Jan. to May 2009	209	45	254	87,017	2,061	32,474	119,031	153,566	240,583
Cumulative Jan. to May 2008	611	271	882	199,468	13,134	67,908	28,866	109,908	309,376
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
April ^r	109	163	272	58,186	5,804	72,609	3,813	82,226	140,412
May ^p	219	897	1,116	98,374	29,256	15,667	15,857	60,780	159,154
Cumulative Jan. to May 2009	804	2,088	2,892	371,809	79,804	177,324	55,947	313,075	684,884
Cumulative Jan. to May 2008	1,266	1,897	3,163	505,025	7,400	198,767	53,678	259,845	764,870
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
April ^r	57	165	222	29,324	9,829	2,126	1,190	13,145	42,469
May ^p	58	118	176	26,134	8,557	6,235	1,874	16,666	42,800
Cumulative Jan. to May 2009	329	984	1,313	160,315	20,632	32,269	9,311	62,212	222,527
Cumulative Jan. to May 2008	353	514	867	126,834	2,537	36,673	24,843	64,053	190,887
Peterborough, Ontario									
April ^r	22	0	22	6,026	252	336	15,894	16,482	22,508
May ^p	29	4	33	8,274	60	433	3	496	8,770
Cumulative Jan. to May 2009	81	34	115	28,432	717	2,787	19,681	23,185	51,617
Cumulative Jan. to May 2008	131	38	169	35,746	1,549	5,842	9,554	16,945	52,691
Québec, Quebec									
April ^r	159	351	510	85,430	574	116,094	3,547	120,215	205,645
May ^p	139	464	603	96,096	2,262	38,691	16,697	57,650	153,746
Cumulative Jan. to May 2009	769	1,616	2,385	407,873	9,663	261,099	44,405	315,167	723,040
Cumulative Jan. to May 2008	877	1,814	2,691	384,708	43,338	189,494	39,632	272,464	657,172

See notes at the end of the table.

Table 6 – continued

Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2009

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Regina, Saskatchewan									
April r	44	10	54	11,211	3,448	12,769	1,308	17,525	28,736
May p	31	48	79	12,744	388	35,411	3,068	38,867	51,611
Cumulative Jan. to May 2009	267	252	519	88,004	35,832	82,484	17,534	135,850	223,854
Cumulative Jan. to May 2008	395	145	540	103,139	4,582	34,315	22,658	61,555	164,694
Saguenay, Quebec									
April r	30	31	61	14,172	297	14,304	2,723	17,324	31,496
May p	32	33	65	13,365	637	3,075	4,730	8,442	21,807
Cumulative Jan. to May 2009	104	118	222	45,289	1,266	22,562	16,777	40,605	85,894
Cumulative Jan. to May 2008	187	154	341	57,408	3,752	18,835	10,304	32,891	90,299
Saint John, New Brunswick									
April r	43	38	81	11,260	19,413	4,885	4,155	28,453	39,713
May p	35	13	48	9,782	449	4,881	1,270	6,600	16,382
Cumulative Jan. to May 2009	201	112	313	50,441	20,522	17,675	14,715	52,912	103,353
Cumulative Jan. to May 2008	305	56	361	52,800	40,295	20,878	2,952	64,125	116,925
Saskatoon, Saskatchewan									
April r	63	14	77	13,290	1,294	10,206	16,997	28,497	41,787
May p	115	15	130	19,994	2,492	14,541	6,682	23,715	43,709
Cumulative Jan. to May 2009	307	238	545	92,856	13,919	51,066	41,477	106,462	199,318
Cumulative Jan. to May 2008	708	426	1,134	170,510	13,685	76,485	45,917	136,087	306,597
Sherbrooke, Quebec									
April r	62	138	200	28,222	554	1,184	2,073	3,811	32,033
May p	55	63	118	19,221	309	2,058	1,144	3,511	22,732
Cumulative Jan. to May 2009	255	510	765	108,066	1,897	7,796	6,473	16,166	124,232
Cumulative Jan. to May 2008	294	439	733	109,330	4,273	39,548	21,119	64,940	174,270
St. Catharines-Niagara, Ontario									
April r	55	9	64	19,887	947	5,580	7,127	13,654	33,541
May p	45	22	67	16,230	2,779	13,602	3,294	19,675	35,905
Cumulative Jan. to May 2009	166	142	308	69,795	7,138	63,443	22,217	92,798	162,593
Cumulative Jan. to May 2008	299	220	519	118,314	8,449	33,443	5,975	47,867	166,181
St. John's, Newfoundland and Labrador									
April r	121	12	133	30,158	235	4,847	1,867	6,949	37,107
May p	115	23	138	29,523	272	3,045	1,489	4,806	34,329
Cumulative Jan. to May 2009	647	183	830	165,822	1,069	29,241	19,891	50,201	216,023
Cumulative Jan. to May 2008	597	77	674	123,649	14,053	20,085	13,490	47,628	171,277
Thunder Bay, Ontario									
April r	17	0	17	4,086	99	4,078	0	4,177	8,263
May p	21	4	25	4,843	264	2,544	1,553	4,361	9,204
Cumulative Jan. to May 2009	47	4	51	11,921	831	14,937	3,665	19,433	31,354
Cumulative Jan. to May 2008	72	34	106	17,423	197	19,137	20,472	39,806	57,229
Toronto, Ontario									
April r	393	1,480	1,873	380,159	10,861	202,546	127,515	340,922	721,081
May p	346	2,652	2,998	615,991	18,214	148,184	131,798	298,196	914,187
Cumulative Jan. to May 2009	2,193	8,250	10,443	2,147,871	154,747	1,398,712	384,172	1,937,631	4,085,502
Cumulative Jan. to May 2008	4,636	10,159	14,795	3,142,191	345,703	1,450,276	475,297	2,271,276	5,413,467
Trois-Rivières, Quebec									
April r	21	7	28	9,211	151	1,387	95	1,633	10,844
May p	35	130	165	20,263	1,501	12,047	1,458	15,006	35,269
Cumulative Jan. to May 2009	137	243	380	59,600	7,141	21,798	1,993	30,932	90,532
Cumulative Jan. to May 2008	153	372	525	69,072	8,896	14,244	13,379	36,519	105,591

See notes at the end of the table.

Table 6 – continued

Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2009

	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					
Vancouver, British Columbia									
April ^r	170	287	457	113,592	2,876	32,649	24,449	59,974	173,566
May ^p	163	151	314	103,711	7,117	118,141	17,727	142,985	246,696
Cumulative Jan. to May 2009	826	1,526	2,352	606,039	36,465	337,267	114,482	488,214	1,094,253
Cumulative Jan. to May 2008	1,747	5,805	7,552	1,701,424	63,215	712,781	125,310	901,306	2,602,730
Victoria, British Columbia									
April ^r	48	25	73	23,279	1,084	3,339	369	4,792	28,071
May ^p	40	9	49	19,879	4,372	15,634	4,593	24,599	44,478
Cumulative Jan. to May 2009	227	91	318	104,733	10,498	124,177	146,456	281,131	385,864
Cumulative Jan. to May 2008	365	576	941	242,474	9,527	41,578	34,729	85,834	328,308
Windsor, Ontario									
April ^r	29	2	31	8,605	513	1,968	490	2,971	11,576
May ^p	33	22	55	11,697	169	10,489	81,216	91,874	103,571
Cumulative Jan. to May 2009	108	42	150	34,733	3,960	18,190	100,823	122,973	157,706
Cumulative Jan. to May 2008	150	38	188	44,263	9,614	25,159	4,926	39,699	83,962
Winnipeg, Manitoba									
April ^r	136	48	184	37,057	635	28,636	14,988	44,259	81,316
May ^p	165	10	175	46,917	2,571	15,457	6,043	24,071	70,988
Cumulative Jan. to May 2009	746	247	993	198,185	8,499	75,320	36,233	120,052	318,237
Cumulative Jan. to May 2008	951	342	1,293	263,541	11,674	81,145	23,123	115,942	379,483

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, 2009

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Canada							
April ^r	6,485	29	803	847	3,732	395	12,291
May ^p	7,281	67	802	1,167	5,795	559	15,671
Cumulative Jan. to May 2009	23,948	132	3,232	4,068	19,380	2,129	52,889
Cumulative Jan. to May 2008	40,826	149	4,260	9,301	33,456	2,352	90,344
Newfoundland and Labrador							
April ^r	243	0	5	4	21	2	275
May ^p	284	0	0	1	93	5	383
Cumulative Jan. to May 2009	726	0	5	20	247	19	1,017
Cumulative Jan. to May 2008	812	5	4	4	131	55	1,011
Prince Edward Island							
April ^r	59	2	3	8	2	2	76
May ^p	36	1	3	4	32	0	76
Cumulative Jan. to May 2009	122	4	11	12	64	2	215
Cumulative Jan. to May 2008	195	3	21	10	66	1	296
Nova Scotia							
April ^r	219	4	1	23	98	7	352
May ^p	310	10	28	8	96	17	469
Cumulative Jan. to May 2009	830	18	62	61	459	41	1,471
Cumulative Jan. to May 2008	1,185	24	89	88	343	29	1,758
New Brunswick							
April ^r	231	1	10	0	76	4	322
May ^p	346	7	12	26	100	4	495
Cumulative Jan. to May 2009	764	11	45	34	377	34	1,265
Cumulative Jan. to May 2008	926	11	165	81	327	38	1,548
Quebec							
April ^r	1,768	15	362	132	1,684	207	4,168
May ^p	1,854	26	353	187	1,622	326	4,368
Cumulative Jan. to May 2009	6,643	57	1,257	541	6,334	871	15,703
Cumulative Jan. to May 2008	9,147	40	1,244	767	8,160	1,339	20,697
Ontario							
April ^r	1,594	2	221	479	1,317	73	3,686
May ^p	1,981	12	157	665	3,326	99	6,240
Cumulative Jan. to May 2009	6,595	20	1,063	2,449	8,629	674	19,430
Cumulative Jan. to May 2008	13,208	30	1,222	5,517	9,735	444	30,156
Manitoba							
April ^r	333	0	6	5	60	1	405
May ^p	415	1	6	4	108	5	539
Cumulative Jan. to May 2009	1,277	1	14	24	342	73	1,731
Cumulative Jan. to May 2008	1,806	10	48	41	346	10	2,261
Saskatchewan							
April ^r	261	3	8	6	22	1	301
May ^p	348	3	18	5	75	4	453
Cumulative Jan. to May 2009	938	8	32	14	515	14	1,521
Cumulative Jan. to May 2008	1,768	9	91	145	505	12	2,530
Alberta							
April ^r	1,186	2	153	104	170	13	1,628
May ^p	1,032	6	199	91	137	18	1,483
Cumulative Jan. to May 2009	3,784	10	603	324	899	62	5,682
Cumulative Jan. to May 2008	6,598	15	1,044	835	6,035	26	14,553
British Columbia							
April ^r	579	0	29	86	253	83	1,030
May ^p	653	1	26	176	196	81	1,133
Cumulative Jan. to May 2009	2,226	3	131	561	1,471	336	4,728
Cumulative Jan. to May 2008	5,115	1	330	1,813	7,766	396	15,421

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2009

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Yukon							
April r	8	0	1	0	8	2	19
May p	14	0	0	0	0	0	14
Cumulative Jan. to May 2009	22	0	5	0	12	3	42
Cumulative Jan. to May 2008	46	1	2	0	11	2	62
Northwest Territories							
April r	2	0	0	0	4	0	6
May p	7	0	0	0	6	0	13
Cumulative Jan. to May 2009	15	0	0	0	10	0	25
Cumulative Jan. to May 2008	17	0	0	0	3	0	20
Nunavut							
April r	2	0	4	0	17	0	23
May p	1	0	0	0	4	0	5
Cumulative Jan. to May 2009	6	0	4	28	21	0	59
Cumulative Jan. to May 2008	3	0	0	0	28	0	31

Table 8
Dwelling units, census metropolitan areas, unadjusted, May 2009

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	17	0	0	0	0	0	17
Barrie, Ontario	39	0	0	0	0	15	54
Brantford, Ontario	20	0	2	3	0	1	26
Calgary, Alberta	293	0	64	45	30	8	440
Edmonton, Alberta	284	0	107	31	49	3	474
Greater Sudbury, Ontario	24	0	0	4	29	0	57
Guelph, Ontario	24	0	4	0	0	7	35
Halifax, Nova Scotia	123	0	14	0	76	5	218
Hamilton, Ontario	75	0	0	0	0	0	75
Kelowna, British Columbia	30	0	2	152	0	2	186
Kingston, Ontario	59	0	2	8	70	0	139
Kitchener, Ontario	82	0	14	13	20	13	142
London, Ontario	95	0	6	25	65	1	192
Moncton, New Brunswick	64	2	0	0	38	2	106
Montréal, Quebec	494	0	128	90	776	147	1,635
Oshawa, Ontario	67	0	8	20	0	0	95
Ottawa-Gatineau, Ontario/Quebec	326	1	87	248	673	27	1,362
Ottawa-Gatineau, Ontario part, Ontario/Quebec	255	0	24	226	623	24	1,152
Ottawa-Gatineau, Quebec part, Ontario/Quebec	71	1	63	22	50	3	210
Peterborough, Ontario	34	0	0	4	0	0	38
Québec, Quebec	173	0	48	61	344	89	715
Regina, Saskatchewan	39	0	0	0	48	0	87
Saguenay, Quebec	40	0	2	0	26	10	78
Saint John, New Brunswick	54	1	2	9	2	0	68
Saskatoon, Saskatchewan	147	0	12	0	0	3	162
Sherbrooke, Quebec	68	0	9	4	48	12	141
St. Catharines-Niagara, Ontario	52	0	4	2	13	4	75
St. John's, Newfoundland and Labrador	159	0	0	1	20	2	182
Thunder Bay, Ontario	22	2	4	0	0	0	28
Toronto, Ontario	403	0	68	287	2,270	27	3,055
Trois-Rivières, Quebec	44	0	26	0	125	1	196
Vancouver, British Columbia	229	0	12	0	97	42	380
Victoria, British Columbia	56	0	0	0	0	9	65
Windsor, Ontario	38	0	2	20	0	0	60
Winnipeg, Manitoba	202	0	4	4	0	2	212

Table 9
Dwelling units, census metropolitan areas, unadjusted, cumulative, January to May 2009

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	55	0	0	5	74	0	134
Barrie, Ontario	69	0	0	0	0	16	85
Brantford, Ontario	60	1	4	15	4	40	124
Calgary, Alberta	1,515	0	279	96	60	8	1,958
Edmonton, Alberta	1,026	0	232	99	610	30	1,997
Greater Sudbury, Ontario	52	0	2	4	131	18	207
Guelph, Ontario	91	0	42	56	0	29	218
Halifax, Nova Scotia	344	2	31	46	411	13	847
Hamilton, Ontario	249	0	6	70	182	6	513
Kelowna, British Columbia	98	0	4	152	14	15	283
Kingston, Ontario	140	1	4	22	186	1	354
Kitchener, Ontario	290	0	25	121	130	18	584
London, Ontario	278	0	9	78	189	1	555
Moncton, New Brunswick	139	2	21	0	164	13	339
Montréal, Quebec	1,979	0	411	260	3,368	410	6,428
Oshawa, Ontario	200	0	20	25	0	0	245
Ottawa-Gatineau, Ontario/Quebec	1,115	1	391	792	1,329	325	3,953
Ottawa-Gatineau, Ontario part, Ontario/Quebec	795	0	90	697	992	309	2,883
Ottawa-Gatineau, Quebec part, Ontario/Quebec	320	1	301	95	337	16	1,070
Peterborough, Ontario	81	0	0	4	30	0	115
Québec, Quebec	833	1	187	121	1,019	136	2,297
Regina, Saskatchewan	228	0	0	0	252	1	481
Saguenay, Quebec	132	0	2	0	77	30	241
Saint John, New Brunswick	167	1	10	17	77	8	280
Saskatoon, Saskatchewan	319	1	22	0	209	7	558
Sherbrooke, Quebec	291	0	79	22	316	46	754
St. Catharines-Niagara, Ontario	165	0	12	43	55	33	308
St. John's, Newfoundland and Labrador	465	0	1	13	157	12	648
Thunder Bay, Ontario	48	2	4	0	0	0	54
Toronto, Ontario	1,991	0	754	1,045	6,319	133	10,242
Trois-Rivières, Quebec	157	0	38	0	193	9	397
Vancouver, British Columbia	807	0	62	309	963	193	2,334
Victoria, British Columbia	212	2	8	27	15	44	308
Windsor, Ontario	104	0	5	31	3	3	146
Winnipeg, Manitoba	685	0	4	19	220	5	933

Table 10
Value of residential and non-residential building permits, provinces and territories, unadjusted, 2009

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
April r	2,627,011	330,120	1,153,574	613,336	4,724,041
May p	3,220,648	356,455	1,148,820	928,712	5,654,635
Cumulative Jan. to May 2009	10,663,741	1,297,095	5,416,449	3,429,622	20,806,907
Cumulative Jan. to May 2008	17,671,569	2,005,918	6,859,086	2,873,290	29,409,863
Newfoundland and Labrador					
April r	54,708	335	9,326	1,917	66,286
May p	74,855	377	4,638	4,355	84,225
Cumulative Jan. to May 2009	191,791	3,577	36,370	23,212	254,950
Cumulative Jan. to May 2008	171,044	18,538	28,042	15,971	233,595
Prince Edward Island					
April r	14,942	148	6,750	300	22,140
May p	11,303	344	4,511	19	16,177
Cumulative Jan. to May 2009	34,913	7,054	22,449	501	64,917
Cumulative Jan. to May 2008	46,043	3,730	20,401	26,973	97,147
Nova Scotia					
April r	69,157	17,499	49,612	17,639	153,907
May p	87,584	3,532	47,983	13,747	152,846
Cumulative Jan. to May 2009	266,412	28,960	130,097	64,106	489,575
Cumulative Jan. to May 2008	325,022	14,398	94,504	56,224	490,148
New Brunswick					
April r	50,653	20,483	27,951	10,290	109,377
May p	77,108	2,602	15,031	7,689	102,430
Cumulative Jan. to May 2009	180,489	26,909	75,947	113,332	396,677
Cumulative Jan. to May 2008	205,109	49,451	73,706	43,714	371,980
Quebec					
April r	795,646	59,751	287,377	75,954	1,218,728
May p	859,822	105,117	257,752	101,602	1,324,293
Cumulative Jan. to May 2009	2,880,002	245,642	956,751	445,831	4,528,226
Cumulative Jan. to May 2008	3,532,247	291,026	1,030,312	337,268	5,190,853
Ontario					
April r	821,822	113,321	423,600	221,032	1,579,775
May p	1,231,478	106,888	302,344	270,518	1,911,228
Cumulative Jan. to May 2009	3,838,149	503,671	2,071,061	1,304,276	7,717,157
Cumulative Jan. to May 2008	6,037,221	787,264	2,254,552	1,453,985	10,533,022
Manitoba					
April r	81,618	7,073	31,795	18,777	139,263
May p	113,199	8,407	21,520	14,281	157,407
Cumulative Jan. to May 2009	330,407	25,388	125,420	65,671	546,886
Cumulative Jan. to May 2008	426,878	35,390	112,336	34,127	608,731
Saskatchewan					
April r	67,442	10,282	40,751	19,847	138,322
May p	87,872	8,933	90,591	23,105	210,501
Cumulative Jan. to May 2009	285,668	67,963	216,627	103,931	674,189
Cumulative Jan. to May 2008	457,673	34,233	201,217	74,833	767,956
Alberta					
April r	394,763	81,795	197,809	116,249	790,616
May p	364,497	87,611	239,054	460,999	1,152,161
Cumulative Jan. to May 2009	1,412,658	262,233	1,068,764	857,096	3,600,751
Cumulative Jan. to May 2008	3,076,913	634,833	1,889,826	575,677	6,177,249
British Columbia					
April r	265,248	10,792	74,856	43,158	394,054
May p	303,611	23,712	163,354	31,704	522,381
Cumulative Jan. to May 2009	1,209,820	106,354	704,246	359,819	2,380,239
Cumulative Jan. to May 2008	3,370,198	134,944	1,130,455	251,578	4,887,175

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2009

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Yukon					
April r	3,377	4,290	149	0	7,816
May p	4,758	8,732	205	250	13,945
Cumulative Jan. to May 2009	12,283	13,074	1,774	2,229	29,360
Cumulative Jan. to May 2008	11,904	1,054	3,057	1,523	17,538
Northwest Territories					
April r	2,185	4,351	3,598	88,173	98,307
May p	3,558	0	1,837	443	5,838
Cumulative Jan. to May 2009	7,691	6,070	6,943	89,618	110,322
Cumulative Jan. to May 2008	4,183	855	19,008	75	24,121
Nunavut					
April r	5,450	0	0	0	5,450
May p	1,003	200	0	0	1,203
Cumulative Jan. to May 2009	13,458	200	0	0	13,658
Cumulative Jan. to May 2008	7,134	202	1,670	1,342	10,348

Table 11
Value of residential and non-residential building permits, census metropolitan areas, unadjusted, May 2009

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	4,870	1,895	449	10	7,224
Barrie, Ontario	15,573	609	2,544	5	18,731
Brantford, Ontario	4,916	190	149	695	5,950
Calgary, Alberta	108,937	3,213	124,838	396,869	633,857
Edmonton, Alberta	130,208	3,023	68,874	41,086	243,191
Greater Sudbury, Ontario	16,226	626	19,456	2,012	38,320
Guelph, Ontario	5,977	70	194	1,520	7,761
Halifax, Nova Scotia	40,868	20	43,189	7,521	91,598
Hamilton, Ontario	24,492	1,529	14,208	3,668	43,897
Kelowna, British Columbia	34,529	3,472	1,725	20	39,746
Kingston, Ontario	22,108	1,617	3,754	820	28,299
Kitchener, Ontario	34,265	3,656	2,990	7,325	48,236
London, Ontario	34,775	9,174	30,224	3,803	77,976
Moncton, New Brunswick	15,472	1,280	3,490	1,856	22,098
Montréal, Quebec	330,528	11,874	100,120	36,834	479,356
Oshawa, Ontario	28,764	546	4,410	5,768	39,488
Ottawa-Gatineau, Ontario/Quebec	140,887	37,813	21,351	17,731	217,782
Ottawa-Gatineau, Ontario part, Ontario/Quebec	108,458	29,256	14,332	15,857	167,903
Ottawa-Gatineau, Quebec part, Ontario/Quebec	32,429	8,557	7,019	1,874	49,879
Peterborough, Ontario	9,791	60	396	3	10,250
Québec, Quebec	115,004	2,262	43,556	16,697	177,519
Regina, Saskatchewan	15,584	388	35,411	3,068	54,451
Saguenay, Quebec	17,131	637	3,462	4,730	25,960
Saint John, New Brunswick	14,144	449	4,881	1,270	20,744
Saskatoon, Saskatchewan	26,632	2,492	14,541	6,682	50,347
Sherbrooke, Quebec	24,699	309	2,317	1,144	28,469
St. Catharines-Niagara, Ontario	18,920	2,779	12,443	3,294	37,436
St. John's, Newfoundland and Labrador	42,276	272	3,045	1,489	47,082
Thunder Bay, Ontario	5,700	264	2,327	1,553	9,844
Toronto, Ontario	643,701	18,214	135,560	131,798	929,273
Trois-Rivières, Quebec	24,479	1,501	13,562	1,458	41,000
Vancouver, British Columbia	115,707	7,117	118,141	17,727	258,692
Victoria, British Columbia	22,671	4,372	15,634	4,593	47,270
Windsor, Ontario	13,487	169	9,595	81,216	104,467
Winnipeg, Manitoba	54,499	2,571	15,457	6,043	78,570

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to May 2009

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	24,898	12,536	12,523	3,590	53,547
Barrie, Ontario	27,275	3,749	19,384	221,833	272,241
Brantford, Ontario	16,268	5,539	29,461	16,960	68,228
Calgary, Alberta	512,635	15,916	467,487	546,215	1,542,253
Edmonton, Alberta	525,361	101,137	423,021	109,269	1,158,788
Greater Sudbury, Ontario	44,265	12,186	39,629	7,136	103,216
Guelph, Ontario	36,090	5,009	3,186	9,950	54,235
Halifax, Nova Scotia	142,652	16,881	105,997	8,673	274,203
Hamilton, Ontario	103,931	19,244	76,280	75,228	274,683
Kelowna, British Columbia	71,552	4,242	51,168	25,381	152,343
Kingston, Ontario	55,881	2,365	25,598	5,291	89,135
Kitchener, Ontario	131,453	32,486	111,329	44,303	319,571
London, Ontario	111,538	17,505	53,194	36,793	219,030
Moncton, New Brunswick	43,962	3,551	21,064	57,726	126,303
Montréal, Quebec	1,215,047	64,231	377,838	210,574	1,867,690
Oshawa, Ontario	81,346	2,061	25,430	119,031	227,868
Ottawa-Gatineau, Ontario/Quebec	499,209	100,436	189,998	65,258	854,901
Ottawa-Gatineau, Ontario part, Ontario/Quebec	359,095	79,804	159,816	55,947	654,662
Ottawa-Gatineau, Quebec part, Ontario/Quebec	140,114	20,632	30,182	9,311	200,239
Peterborough, Ontario	27,442	717	2,245	19,681	50,085
Québec, Quebec	388,872	9,663	266,848	44,405	709,788
Regina, Saskatchewan	78,565	35,832	82,484	17,534	214,415
Saguenay, Quebec	50,113	1,266	24,831	16,777	92,987
Saint John, New Brunswick	42,073	20,522	17,675	14,715	94,985
Saskatoon, Saskatchewan	91,728	13,919	51,066	41,477	198,190
Sherbrooke, Quebec	108,986	1,897	7,420	6,473	124,776
St. Catharines-Niagara, Ontario	68,077	7,138	53,263	22,217	150,695
St. John's, Newfoundland and Labrador	129,954	1,069	29,241	19,891	180,155
Thunder Bay, Ontario	12,430	831	12,008	3,665	28,934
Toronto, Ontario	2,030,801	154,747	1,203,170	384,172	3,772,890
Trois-Rivières, Quebec	61,344	7,141	21,117	1,993	91,595
Vancouver, British Columbia	598,427	36,465	337,267	114,482	1,086,641
Victoria, British Columbia	101,658	10,498	124,177	146,456	382,789
Windsor, Ontario	34,160	3,960	15,656	100,823	154,599
Winnipeg, Manitoba	184,628	8,499	75,320	36,233	304,680

Table 13
Value of the non-residential permits by type of building, provinces and territories, May 2009

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,433,987	9,370	4,874	65,262	25,322	464,471	679,750
Industrial	356,455	377	344	3,532	2,602	105,117	106,888
Factories, plants	89,239	268	0	0	900	25,660	50,723
Transportation, utilities	130,044	0	0	560	0	15,212	17,815
Mining and agriculture	70,103	0	0	910	270	48,478	10,900
Minor industrial projects, new and improvements ¹	67,069	109	344	2,062	1,432	15,767	27,450
Commercial	1,148,820	4,638	4,511	47,983	15,031	257,752	302,344
Trade and services	287,687	1,184	280	1,145	4,150	86,818	79,611
Warehouses	154,395	933	1,540	2,250	336	8,775	28,581
Service stations	13,203	0	0	0	1,000	2,051	4,000
Office buildings	274,742	265	0	36,803	1,832	44,823	97,547
Recreation	143,041	0	2,100	2,715	1,516	21,751	28,941
Hotels, restaurants	79,454	0	0	905	2,263	11,656	15,149
Laboratories	49,955	0	0	0	0	46,305	1,150
Minor commercial projects, new and improvements ¹	146,343	2,256	591	4,165	3,934	35,573	47,365
Institutional and governmental	928,712	4,355	19	13,747	7,689	101,602	270,518
Schools, education	304,217	598	0	750	2,306	59,748	151,398
Hospitals, medical	493,904	0	0	0	2,179	6,650	85,728
Welfare, home	23,610	0	0	6,133	1,300	6,900	1,344
Churches, religion	30,782	0	0	6,500	1,100	7,010	10,641
Government buildings	41,636	2,912	0	250	0	5,993	11,955
Minor institutional and governmental projects, new and improvements ¹	34,563	845	19	114	804	15,301	9,452
thousands of dollars							
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
Total non-residential	44,208	122,629	787,664	218,770	9,187	2,280	200
Industrial	8,407	8,933	87,611	23,712	8,732	0	200
Factories, plants	0	1,300	4,690	5,698	0	0	0
Transportation, utilities	4,202	4,425	77,326	2,266	8,238	0	0
Mining and agriculture	887	292	250	7,632	484	0	0
Minor industrial projects, new and improvements ¹	3,318	2,916	5,345	8,116	10	0	200
Commercial	21,520	90,591	239,054	163,354	205	1,837	0
Trade and services	5,713	15,703	55,786	37,297	0	0	0
Warehouses	2,919	1,755	79,848	27,458	0	0	0
Service stations	0	1,480	4,672	0	0	0	0
Office buildings	3,377	11,658	47,459	30,103	0	875	0
Recreation	2,047	47,928	4,138	31,905	0	0	0
Hotels, restaurants	2,390	7,332	20,333	19,426	0	0	0
Laboratories	0	0	0	2,500	0	0	0
Minor commercial projects, new and improvements ¹	5,074	4,735	26,818	14,665	205	962	0
Institutional and governmental	14,281	23,105	460,999	31,704	250	443	0
Schools, education	2,679	13,197	56,117	16,988	0	436	0
Hospitals, medical	5,415	1,941	390,436	1,555	0	0	0
Welfare, home	0	2,280	1,346	4,307	0	0	0
Churches, religion	0	978	1,293	3,260	0	0	0
Government buildings	5,625	4,040	8,403	2,458	0	0	0
Minor institutional and governmental projects, new and improvements ¹	562	669	3,404	3,136	250	7	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 2008, more than 98% 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