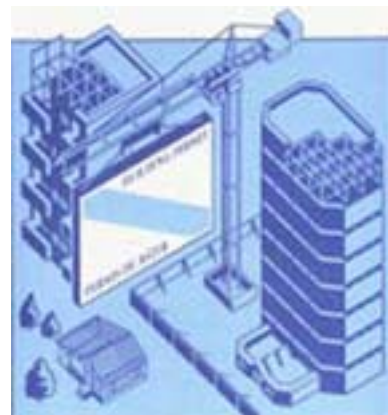


Catalogue no. 64-001-X

Building Permits

August 2009



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building Permits

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

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Highlights

The value of building permits totalled \$5.0 billion in August, up 7.2% from July. The bulk of the increase in construction intentions was due to gains in Ontario and British Columbia.

Analysis – August 2009

The value of building permits totalled \$5.0 billion in August, up 7.2% from July. The bulk of the increase in construction intentions was due to gains in Ontario and British Columbia.

The end of the municipal employees strike in Toronto in July contributed to the increase. If Toronto is excluded, the total value of building permits rose by 0.8%.

In August, municipalities issued \$2.9 billion worth of building permits in the residential sector, an 11.2% increase, and \$2.1 billion in the non-residential sector, a 2.2% advance.

Excluding the municipality of Toronto, the total value of building permits was up 6.3% in the residential sector and down 6.2% in the non-residential sector.

At the provincial level, the value of building permits increased in three provinces in August: Ontario, British Columbia and Alberta. The largest declines were in Saskatchewan, Quebec, New Brunswick, Manitoba and Nova Scotia.

Residential sector: Higher intentions for single-family and multi-family permits

Municipalities issued \$2.1 billion worth of building permits for single-family dwellings in August, 15.1% more than in July. This was the sixth consecutive monthly increase, fuelled by higher construction intentions in Ontario, Alberta and British Columbia.

The value of building permits for multi-family dwellings rose 2.6% to \$841.7 million in August.

British Columbia registered the largest decline in dollar terms, while Ontario, Alberta and Quebec posted gains in construction intentions for multi-family dwellings.

Municipalities approved the construction of 13,432 new dwellings in August, up 7.6%. The increase was largely attributable to single-family dwellings, which increased 12.1% to 7,315 units.

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.

The number of multi-family dwellings approved rose 2.8% to 6,117 units.

Non-residential sector: Increases in the commercial and industrial components

The value of building permits in the non-residential sector increased 2.2% to \$2.1 billion in August, as a result of gains in the commercial and industrial components. Increases in British Columbia and Ontario more than offset declines in the non-residential sector in seven provinces.

In the commercial component, the value of building permits rose 3.0% to \$1.1 billion. In Ontario, the advance was due primarily to construction intentions for office buildings. In British Columbia, the construction of laboratories and recreational buildings accounted for most of the increase.

The value of building permits in the institutional component fell 1.1% to \$737 million. While decreases were observed in seven provinces, the component's value tripled in British Columbia to \$319 million, mainly as a result of higher construction intentions for medical buildings. It was the highest value for this component on record.

In the industrial component, the value of building permits rose 8.2% to \$292 million. The increase was largely attributable to Ontario and Alberta. Construction intentions were down in Manitoba, Saskatchewan and Quebec.

Provinces: Increases in Ontario and British Columbia

Ontario and British Columbia posted the largest gains among the provinces. The August increase in Ontario came in the wake of a strike by Toronto's municipal employees a month earlier. If Toronto is excluded, the value of building permits in Ontario remained unchanged.

In British Columbia, the total value of building permits increased 47.5% to \$912.7 million, mostly as a result of increases in the institutional and commercial components.

In August, seven provinces experienced declines in the value of building permits. Saskatchewan had the largest drop (-35.4%), as every component posted declines. Quebec followed with decreases in the non-residential sector.

Metropolitan areas: Gains in Toronto and Kelowna

The total value of permits was down in 20 of the 34 census metropolitan areas (CMAs).

The Toronto CMA had the largest increase (+83.7%), as only the institutional component was weaker.

Excluding the municipality of Toronto, the value of building permits in the remaining part of the CMA would have risen 16.1%, as a result of higher intentions for single-family dwellings.

The Kelowna CMA posted gains in both residential and non-residential sectors.

The total value of permits issued in the Hamilton CMA fell because of decreases in all components. Montréal experienced a decline due to lower demand for single-family and institutional permits.

Chart 1
Total value of building permits

billions of dollars

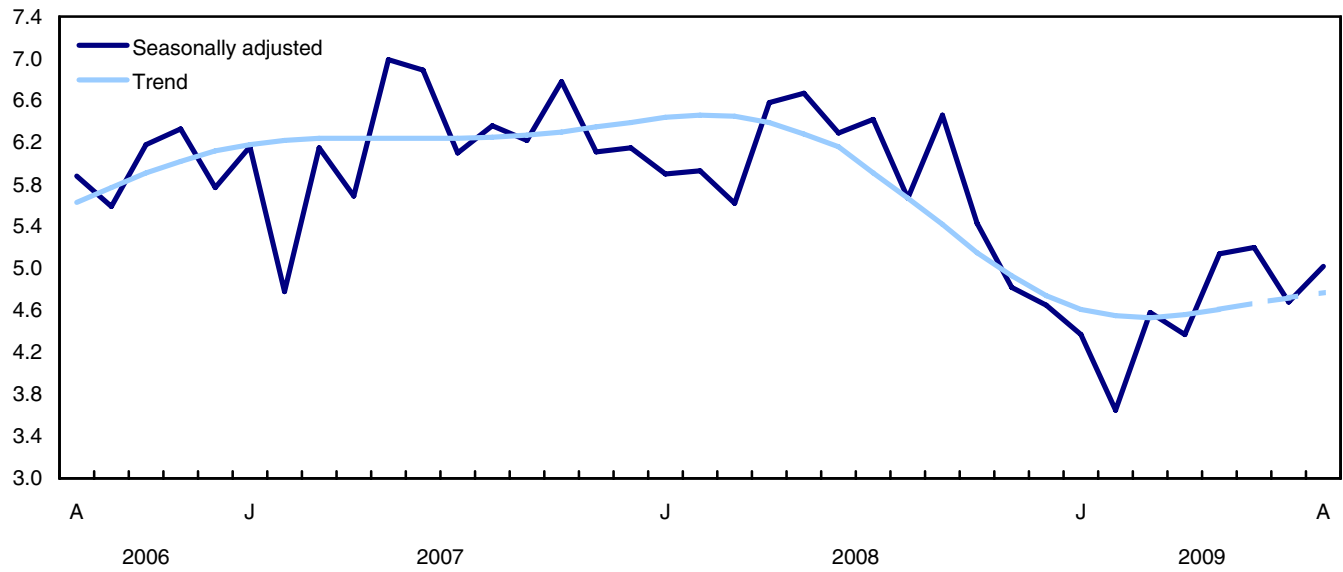


Chart 2
Residential value of building permits – Total

billions of dollars

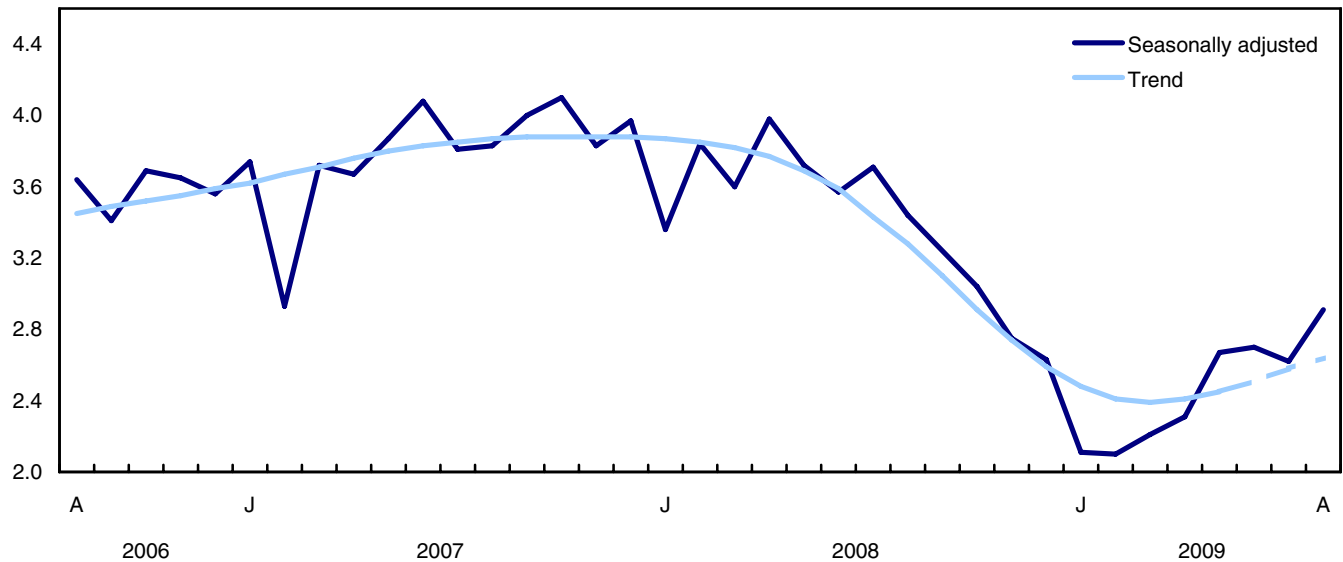


Chart 3
Number of dwelling units – Single and multiple

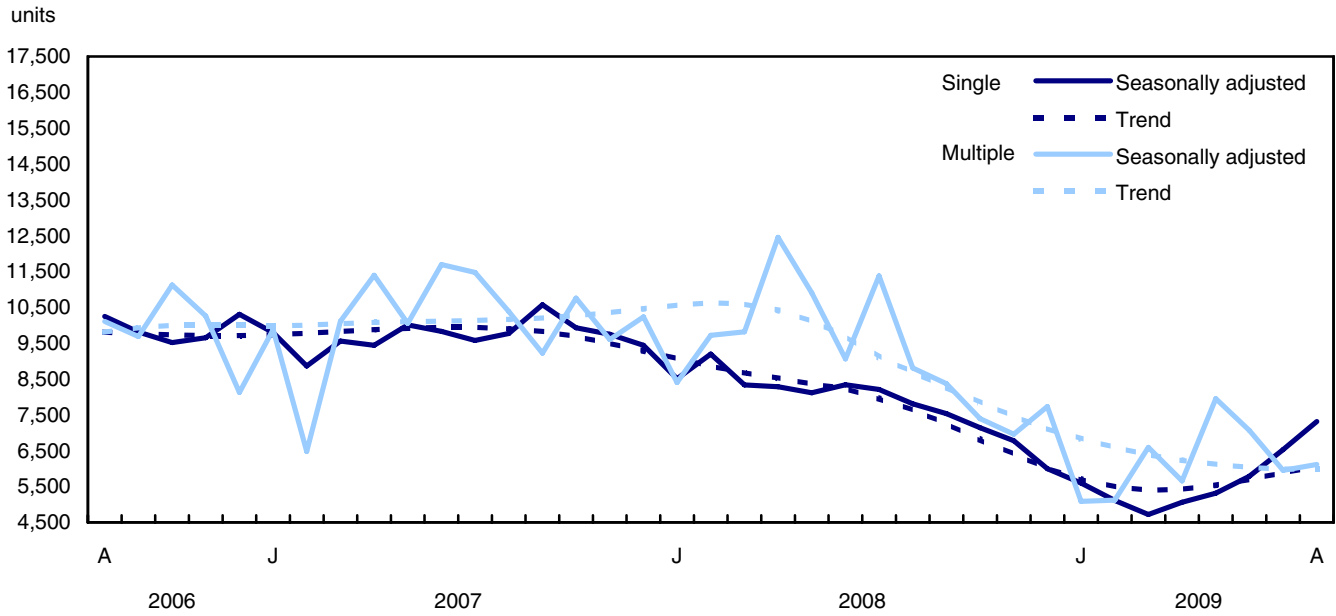


Chart 4
Non-residential value of building permits – Total

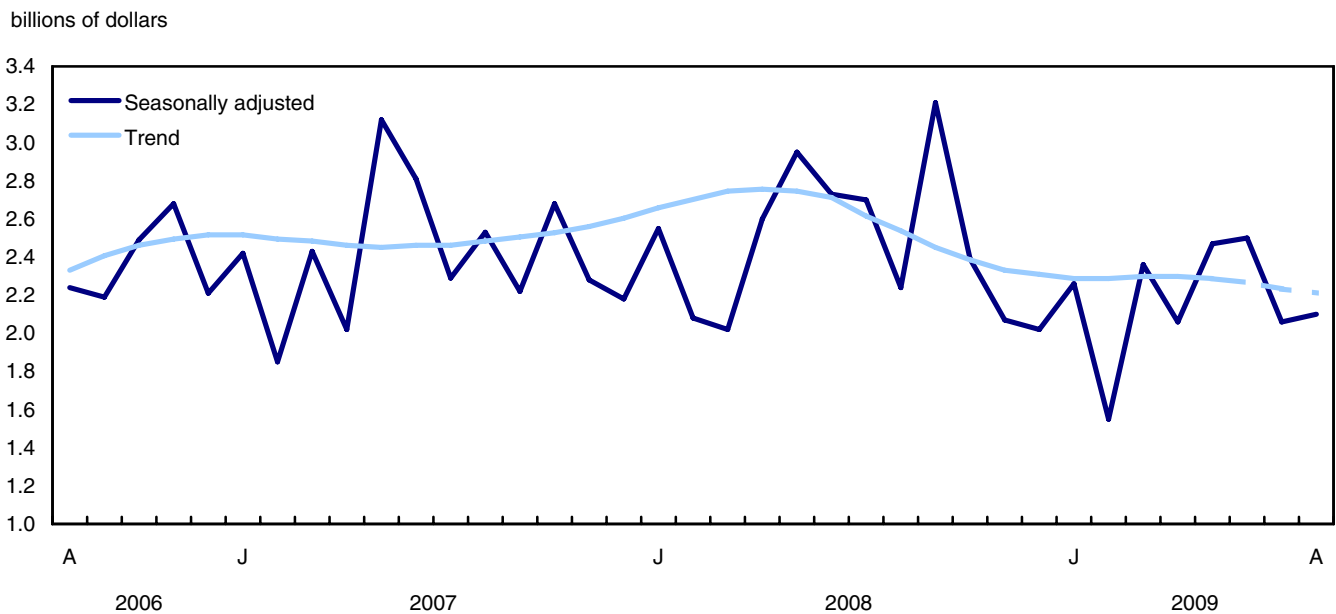


Chart 5
Commercial value of building permits

millions of dollars

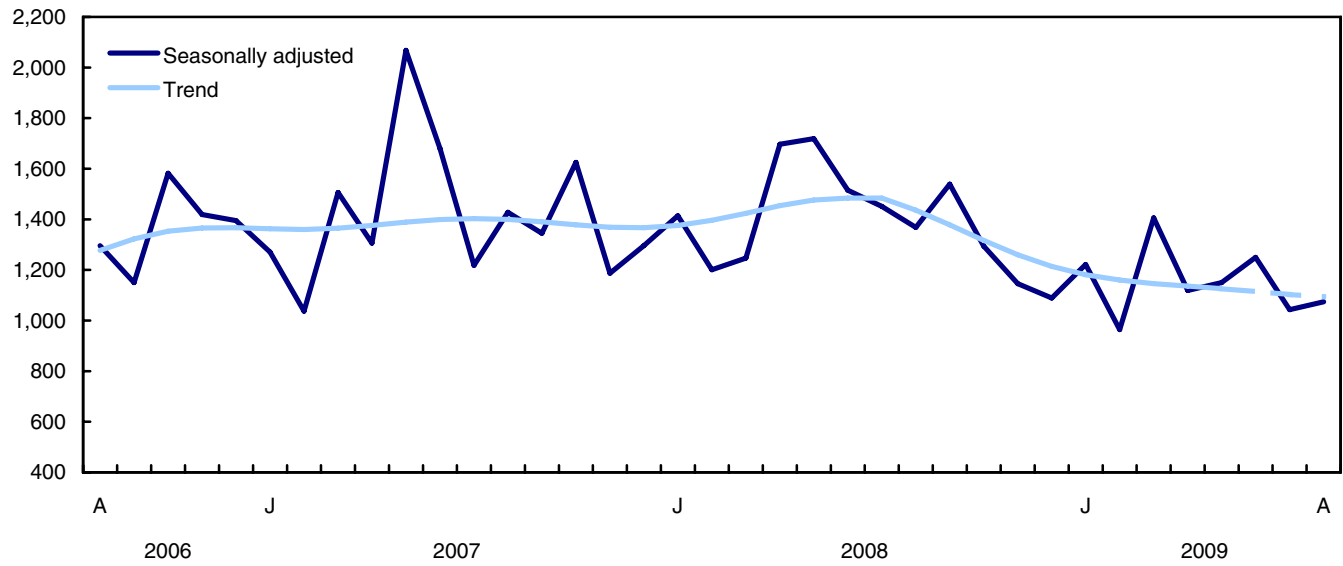


Chart 6
Industrial value of building permits

millions of dollars

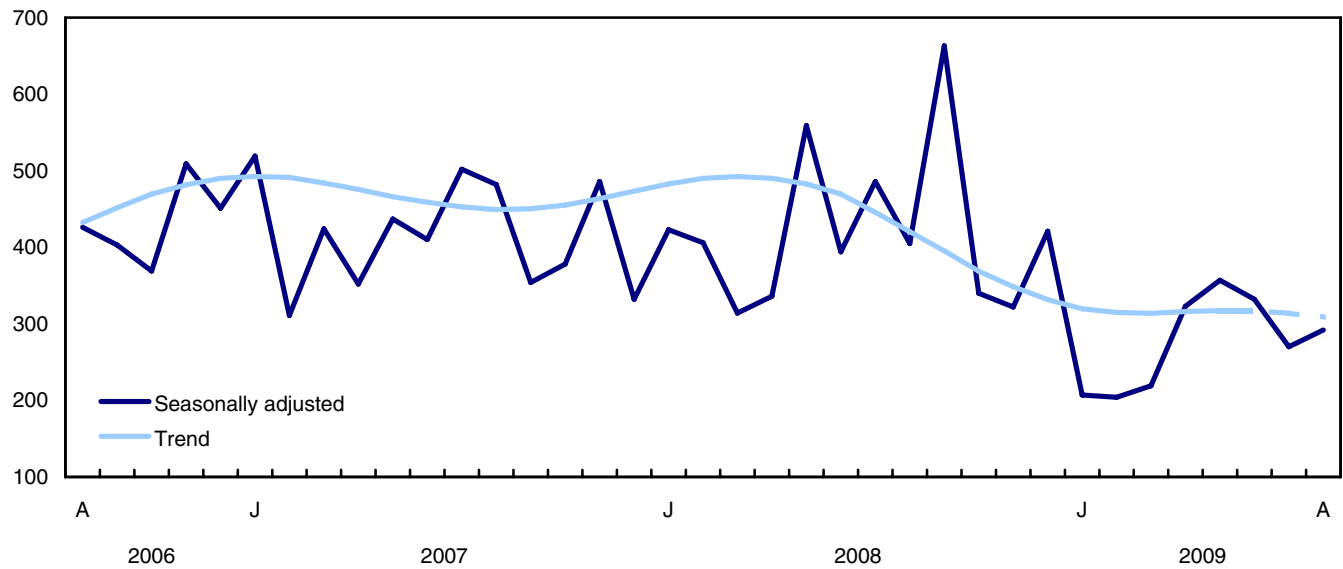
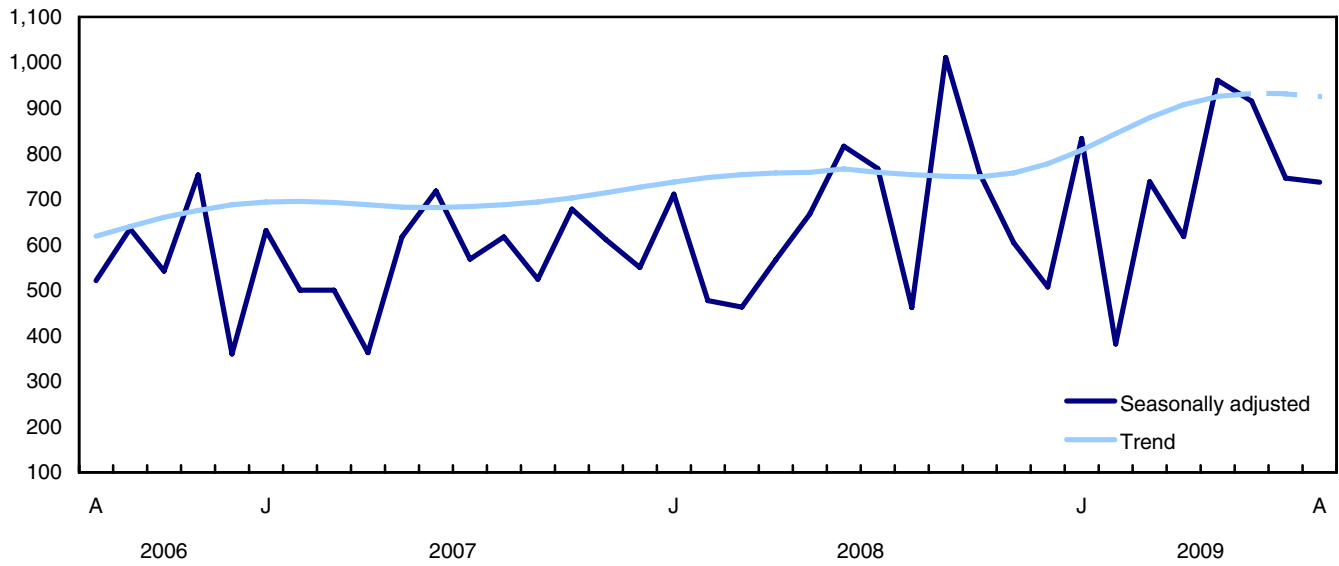


Chart 7
Institutional and governmental value of building permits

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

	2009 August ^p	2009 July ^r	August to July	July to June	June to May	May to April	April to March	March to February
	thousands of dollars		percentage change					
Canada	5,016,510	4,679,736	7.2	-10.0	1.2	17.5	-4.5	25.5
Newfoundland and Labrador	64,825	75,906	-14.6	19.5	12.1	-1.9	-38.7	54.2
Prince Edward Island	19,529	19,750	-1.1	72.0	-17.6	-18.9	41.0	-5.1
Nova Scotia	104,037	138,630	-25.0	2.2	6.9	-13.6	144.2	-27.7
New Brunswick	82,150	124,433	-34.0	33.0	26.7	-26.8	68.1	-48.6
Quebec	1,045,250	1,101,990	-5.1	-6.5	10.3	4.5	0.4	32.6
Ontario	1,694,876	1,397,736	21.3	-26.3	4.6	17.2	-14.9	45.9
Manitoba	127,623	169,467	-24.7	5.2	19.0	7.8	42.9	-24.6
Saskatchewan	139,555	215,983	-35.4	57.8	-27.6	55.4	2.9	19.7
Alberta	796,121	771,621	3.2	-8.8	-23.7	49.1	6.2	34.9
British Columbia	912,735	618,984	47.5	-2.4	30.8	28.5	-36.8	-2.8
Yukon	11,426	6,609	72.9	15.9	-90.5	590.0	214.6	-26.7
Northwest Territories	2,577	3,814	-32.4	-79.9	225.0	-94.1	5,575.9	-57.1
Nunavut	15,806	34,813	-54.6	84.5	1,468.3	-77.9	-9.6	518.5

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

	2009 August ^p	2009 July ^r	August to July	July to June	June to May	May to April	April to March	March to February
	thousands of dollars		percentage change					
Canada	2,102,862	2,058,444	2.2	-17.6	1.1	19.9	-12.9	52.5
Newfoundland and Labrador	20,351	27,745	-26.6	144.0	21.3	-19.1	-60.9	273.7
Prince Edward Island	6,909	4,958	39.4	25.2	-18.8	-32.3	25.0	-9.2
Nova Scotia	33,343	59,870	-44.3	-18.8	13.4	-23.3	469.7	-25.8
New Brunswick	31,521	71,450	-55.9	70.7	65.1	-56.8	196.9	-75.2
Quebec	345,989	411,260	-15.9	-7.5	8.6	2.4	-1.4	67.3
Ontario	686,260	617,023	11.2	-33.5	28.9	-3.2	-29.0	109.2
Manitoba	59,378	94,766	-37.3	13.6	72.9	-16.3	149.2	-55.6
Saskatchewan	77,498	145,294	-46.7	82.3	-35.4	74.1	10.1	36.0
Alberta	253,527	345,566	-26.6	-27.7	-38.8	97.8	0.9	38.5
British Columbia	566,685	245,309	131.0	-23.8	44.4	73.2	-64.2	17.8
Yukon	9,620	352	2,633.0	-85.3	-95.8	1,176.3	4,622.3	-92.2
Northwest Territories	1,463	1,780	-17.8	-90.0	680.7	-97.6	17,313.4	-84.3
Nunavut	10,318	33,071	-68.8	227.4	4,950.0

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

	2009 August ^p	2009 July ^r	August to July	July to June	June to May	May to April	April to March	March to February
	thousands of dollars		percentage change					
Canada	2,913,648	2,621,292	11.2	-3.1	1.3	15.4	4.5	5.6
Newfoundland and Labrador	44,474	48,161	-7.7	-7.7	10.3	2.3	-28.6	21.5
Prince Edward Island	12,620	14,792	-14.7	96.6	-17.0	-9.2	55.3	-1.0
Nova Scotia	70,694	78,760	-10.2	27.3	0.0	-0.4	37.2	-28.3
New Brunswick	50,629	52,983	-4.4	2.4	6.6	14.9	4.9	8.7
Quebec	699,261	690,730	1.2	-5.9	11.4	5.9	1.6	16.5
Ontario	1,008,616	780,713	29.2	-19.4	-11.4	36.2	4.3	3.3
Manitoba	68,245	74,701	-8.6	-3.8	-10.9	28.1	4.9	0.3
Saskatchewan	62,057	70,689	-12.2	23.7	-12.8	29.2	-5.6	4.7
Alberta	542,594	426,055	27.4	15.7	12.1	-6.0	12.9	30.5
British Columbia	346,050	373,675	-7.4	19.8	19.2	5.3	4.6	-23.1
Yukon	1,806	6,257	-71.1	88.9	4.2	-24.9	59.0	4.1
Northwest Territories	1,114	2,034	-45.2	73.1	-67.0	62.8	85.2	131.4
Nunavut	5,488	1,742	215.0	-80.1	774.1	-81.6	-9.6	518.5

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

	2009 August ^p	2009 July ^r	August to July	July to June	June to May	May to April	April to March	March to February
	units		percentage change					
Canada	161,184	149,772	7.6	-2.9	-3.1	23.7	-5.3	10.6
Newfoundland and Labrador	2,640	3,048	-13.4	-5.2	-3.2	25.9	-33.9	28.1
Prince Edward Island	1,056	1,164	-9.3	79.6	-16.9	20.4	20.0	15.4
Nova Scotia	4,992	6,024	-17.1	60.4	-12.3	7.9	45.2	-18.9
New Brunswick	4,452	4,404	1.1	-3.9	15.4	20.8	-16.5	43.2
Quebec	43,248	43,980	-1.7	-0.2	4.1	5.3	0.4	10.1
Ontario	51,240	41,748	22.7	-28.2	-16.6	58.9	-13.9	35.7
Manitoba	3,804	4,044	-5.9	-35.8	26.2	23.8	-18.2	29.7
Saskatchewan	3,960	4,596	-13.8	65.1	-31.4	43.2	-19.5	5.8
Alberta	28,440	19,920	42.8	24.0	17.0	-8.6	4.8	-8.6
British Columbia	16,956	20,316	-16.5	44.9	20.8	1.5	10.8	-36.6
Yukon	96	300	-68.0	19.0	90.9	-56.0	525.0	...
Northwest Territories	36	120	-70.0	400.0	-84.6	116.7	50.0	300.0
Nunavut	264	108	144.4	-67.9	460.0	-78.3	-17.9	833.3

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									
July r	6,528	5,953	12,481	2,621,292	269,903	1,042,908	745,633	2,058,444	4,679,736
August p	7,315	6,117	13,432	2,913,648	291,961	1,073,817	737,084	2,102,862	5,016,510
Cumulative Jan. to Aug. 2009	45,435	49,543	94,978	19,640,373	2,203,563	9,227,502	5,929,465	17,360,530	37,000,903
Cumulative Jan. to Aug. 2008	66,796	80,545	147,341	29,218,013	3,323,666	11,611,990	4,931,591	19,867,247	49,085,260
Newfoundland and Labrador									
July r	174	80	254	48,161	340	23,735	3,670	27,745	75,906
August p	170	50	220	44,474	1,412	7,403	11,536	20,351	64,825
Cumulative Jan. to Aug. 2009	1,569	503	2,072	400,936	6,046	71,909	44,669	122,624	523,560
Cumulative Jan. to Aug. 2008	1,632	409	2,041	360,663	21,280	88,712	39,487	149,479	510,142
Prince Edward Island									
July r	37	60	97	14,792	854	3,316	788	4,958	19,750
August p	39	49	88	12,620	1,073	2,769	3,067	6,909	19,529
Cumulative Jan. to Aug. 2009	244	225	469	73,615	10,486	29,099	6,245	45,830	119,445
Cumulative Jan. to Aug. 2008	344	133	477	75,007	5,512	28,354	33,018	66,884	141,891
Nova Scotia									
July r	240	262	502	78,760	2,657	23,700	33,513	59,870	138,630
August p	236	180	416	70,694	3,773	26,391	3,179	33,343	104,037
Cumulative Jan. to Aug. 2009	1,613	1,165	2,778	493,766	41,894	234,113	113,884	389,891	883,657
Cumulative Jan. to Aug. 2008	2,107	985	3,092	572,954	32,721	157,727	109,068	299,516	872,470
New Brunswick									
July r	214	153	367	52,983	1,435	49,737	20,278	71,450	124,433
August p	203	168	371	50,629	2,474	15,726	13,321	31,521	82,150
Cumulative Jan. to Aug. 2009	1,554	985	2,539	366,074	39,354	160,495	161,193	361,042	727,116
Cumulative Jan. to Aug. 2008	1,682	1,184	2,866	383,416	87,097	150,899	98,487	336,483	719,899
Quebec									
July r	1,569	2,096	3,665	690,730	68,882	186,984	155,394	411,260	1,101,990
August p	1,535	2,069	3,604	699,261	65,784	202,146	78,059	345,989	1,045,250
Cumulative Jan. to Aug. 2009	11,187	16,594	27,781	5,160,315	441,745	1,645,014	886,573	2,973,332	8,133,647
Cumulative Jan. to Aug. 2008	14,204	21,381	35,585	5,950,492	592,999	1,798,523	676,423	3,067,945	9,018,437
Ontario									
July r	1,839	1,640	3,479	780,713	82,987	262,144	271,892	617,023	1,397,736
August p	2,396	1,874	4,270	1,008,616	121,546	342,597	222,117	686,260	1,694,876
Cumulative Jan. to Aug. 2009	13,165	19,875	33,040	6,949,030	857,443	3,487,198	2,131,160	6,475,801	13,424,831
Cumulative Jan. to Aug. 2008	22,556	28,088	50,644	10,393,982	1,228,165	3,897,493	2,352,540	7,478,198	17,872,180
Manitoba									
July r	279	58	337	74,701	29,138	44,060	21,568	94,766	169,467
August p	280	37	317	68,245	7,335	35,816	16,227	59,378	127,623
Cumulative Jan. to Aug. 2009	2,199	803	3,002	575,183	89,164	233,338	135,641	458,143	1,033,326
Cumulative Jan. to Aug. 2008	2,957	946	3,903	737,412	61,339	234,636	60,913	356,888	1,094,300
Saskatchewan									
July r	246	137	383	70,689	22,012	99,436	23,846	145,294	215,983
August p	226	104	330	62,057	7,489	60,116	9,893	77,498	139,555
Cumulative Jan. to Aug. 2009	1,748	828	2,576	509,029	112,660	418,521	160,611	691,792	1,200,821
Cumulative Jan. to Aug. 2008	2,852	1,478	4,330	786,705	183,085	300,939	151,839	635,863	1,422,568
Alberta									
July r	1,197	463	1,660	426,055	30,680	222,844	92,042	345,566	771,621
August p	1,424	946	2,370	542,594	55,013	137,968	60,546	253,527	796,121
Cumulative Jan. to Aug. 2009	7,718	3,733	11,451	2,780,266	389,703	1,718,071	1,171,135	3,278,909	6,059,175
Cumulative Jan. to Aug. 2008	10,288	9,855	20,143	4,506,274	904,919	3,174,916	892,848	4,972,683	9,478,957

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									
July r	718	975	1,693	373,675	24,338	125,812	95,159	245,309	618,984
August p	794	619	1,413	346,050	25,657	221,889	319,139	566,685	912,735
Cumulative Jan. to Aug. 2009	4,341	4,672	9,013	2,263,043	186,584	1,179,839	942,478	2,308,901	4,571,944
Cumulative Jan. to Aug. 2008	8,009	15,939	23,948	5,386,809	201,238	1,741,034	511,223	2,453,495	7,840,304
Yukon									
July r	11	14	25	6,257	5	275	72	352	6,609
August p	8	0	8	1,806	105	9,515	0	9,620	11,426
Cumulative Jan. to Aug. 2009	55	44	99	27,647	15,339	13,003	48,561	76,903	104,550
Cumulative Jan. to Aug. 2008	117	70	187	33,187	3,186	7,685	4,263	15,134	48,321
Northwest Territories									
July r	2	8	10	2,034	75	865	840	1,780	3,814
August p	3	0	3	1,114	0	1,463	0	1,463	2,577
Cumulative Jan. to Aug. 2009	22	18	40	12,014	6,145	26,784	90,744	123,673	135,687
Cumulative Jan. to Aug. 2008	32	9	41	10,261	1,073	21,002	140	22,215	32,476
Nunavut									
July r	2	7	9	1,742	6,500	0	26,571	33,071	34,813
August p	1	21	22	5,488	300	10,018	0	10,318	15,806
Cumulative Jan. to Aug. 2009	20	98	118	29,455	7,000	10,118	36,571	53,689	83,144
Cumulative Jan. to Aug. 2008	16	68	84	20,851	1,052	10,070	1,342	12,464	33,315

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					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford-Mission, British Columbia									
July r	22	18	40	6,721	931	1,407	82	2,420	9,141
August p	23	30	53	7,950	880	2,127	2,712	5,719	13,669
Cumulative Jan. to Aug. 2009	126	129	255	46,607	16,345	19,778	7,384	43,507	90,114
Cumulative Jan. to Aug. 2008	268	824	1,092	158,833	16,145	98,223	29,406	143,774	302,607
Barrie, Ontario									
July r	16	0	16	6,106	586	955	5,470	7,011	13,117
August p	29	9	38	10,433	829	18,556	418	19,803	30,236
Cumulative Jan. to Aug. 2009	127	70	197	57,145	7,230	41,690	235,665	284,585	341,730
Cumulative Jan. to Aug. 2008	901	355	1,256	295,142	132,594	133,758	43,990	310,342	605,484
Brantford, Ontario									
July r	25	54	79	7,244	578	17,563	2,506	20,647	27,891
August p	37	8	45	6,283	0	1,611	8,892	10,503	16,786
Cumulative Jan. to Aug. 2009	137	129	266	33,514	7,186	51,140	28,783	87,109	120,623
Cumulative Jan. to Aug. 2008	197	215	412	54,304	8,211	15,489	17,295	40,995	95,299
Calgary, Alberta									
July r	468	180	648	154,495	8,277	68,966	34,278	111,521	266,016
August p	512	155	667	165,760	6,529	57,251	16,929	80,709	246,469
Cumulative Jan. to Aug. 2009	2,875	906	3,781	977,023	39,276	765,185	704,147	1,508,608	2,485,631
Cumulative Jan. to Aug. 2008	2,944	3,765	6,709	1,555,682	151,256	1,468,569	294,151	1,913,976	3,469,658
Edmonton, Alberta									
July r	359	214	573	159,435	9,678	111,174	14,822	135,674	295,109
August p	512	622	1,134	247,373	29,551	44,480	36,572	110,603	357,976
Cumulative Jan. to Aug. 2009	2,185	1,919	4,104	1,057,526	160,223	641,855	192,980	995,058	2,052,584
Cumulative Jan. to Aug. 2008	1,703	3,104	4,807	1,114,085	237,374	784,116	317,615	1,339,105	2,453,190
Greater Sudbury, Ontario									
July r	32	38	70	17,207	1,076	2,474	391	3,941	21,148
August p	19	2	21	9,218	9,366	5,511	4,687	19,564	28,782
Cumulative Jan. to Aug. 2009	123	195	318	81,139	24,942	56,700	27,964	109,606	190,745
Cumulative Jan. to Aug. 2008	367	48	415	100,851	31,373	29,785	33,458	94,616	195,467
Guelph, Ontario									
July r	27	19	46	8,765	485	15,101	6,985	22,571	31,336
August p	24	5	29	5,727	568	936	5,035	6,539	12,266
Cumulative Jan. to Aug. 2009	185	161	346	62,326	6,591	22,262	54,170	83,023	145,349
Cumulative Jan. to Aug. 2008	322	354	676	99,258	15,975	32,157	27,348	75,480	174,738
Halifax, Nova Scotia									
July r	98	177	275	42,566	437	17,069	3,493	20,999	63,565
August p	97	153	250	37,560	41	5,570	105	5,716	43,276
Cumulative Jan. to Aug. 2009	623	853	1,476	248,242	18,170	168,449	13,771	200,390	448,632
Cumulative Jan. to Aug. 2008	888	629	1,517	288,188	9,638	98,767	73,846	182,251	470,439
Hamilton, Ontario									
July r	73	45	118	35,837	9,013	29,684	42,588	81,285	117,122
August p	71	41	112	25,995	3,744	8,841	3,540	16,125	42,120
Cumulative Jan. to Aug. 2009	509	422	931	211,990	33,564	182,514	180,055	396,133	608,123
Cumulative Jan. to Aug. 2008	1,290	1,641	2,931	569,526	23,994	197,077	202,394	423,465	992,991
Kelowna, British Columbia									
July r	25	5	30	13,021	1,896	14,809	346	17,051	30,072
August p	33	14	47	14,054	364	20,025	110,134	130,523	144,577
Cumulative Jan. to Aug. 2009	178	298	476	126,721	9,075	89,976	264,806	363,857	490,578
Cumulative Jan. to Aug. 2008	518	1,259	1,777	421,819	5,722	62,431	33,128	101,281	523,100

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									
July r	47	30	77	11,469	114	2,303	393	2,810	14,279
August p	54	5	59	12,100	95	2,306	471	2,872	14,972
Cumulative Jan. to Aug. 2009	290	253	543	88,978	2,871	38,825	8,259	49,955	138,933
Cumulative Jan. to Aug. 2008	412	41	453	81,207	11,256	41,065	114,963	167,284	248,491
Kitchener, Ontario									
July r	109	181	290	67,434	3,820	6,170	13,217	23,207	90,641
August p	65	106	171	33,883	9,128	11,056	2,201	22,385	56,268
Cumulative Jan. to Aug. 2009	556	729	1,285	284,881	57,418	166,883	73,086	297,387	582,268
Cumulative Jan. to Aug. 2008	838	954	1,792	330,711	49,435	156,797	219,569	425,801	756,512
London, Ontario									
July r	90	220	310	49,758	8,757	4,754	6,201	19,712	69,470
August p	93	205	298	45,188	1,126	18,006	14,724	33,856	79,044
Cumulative Jan. to Aug. 2009	560	744	1,304	240,618	28,469	92,364	58,773	179,606	420,224
Cumulative Jan. to Aug. 2008	959	1,504	2,463	395,612	49,991	78,097	250,695	378,783	774,395
Moncton, New Brunswick									
July r	35	82	117	14,068	227	1,479	13,627	15,333	29,401
August p	41	59	100	12,544	475	2,296	2,002	4,773	17,317
Cumulative Jan. to Aug. 2009	276	374	650	85,133	4,786	30,719	74,201	109,706	194,839
Cumulative Jan. to Aug. 2008	337	530	867	102,053	11,658	51,104	25,373	88,135	190,188
Montréal, Quebec									
July r	528	967	1,495	303,827	26,081	107,562	96,753	230,396	534,223
August p	482	1,059	1,541	313,616	29,941	109,658	24,460	164,059	477,675
Cumulative Jan. to Aug. 2009	3,476	7,987	11,463	2,242,735	141,685	740,986	427,995	1,310,666	3,553,401
Cumulative Jan. to Aug. 2008	4,910	11,581	16,491	2,785,694	236,823	919,396	244,780	1,400,999	4,186,693
Oshawa, Ontario									
July r	78	6	84	25,832	1,697	4,818	5,424	11,939	37,771
August p	60	15	75	22,925	541	13,157	448	14,146	37,071
Cumulative Jan. to Aug. 2009	380	69	449	146,284	4,449	51,619	127,615	183,683	329,967
Cumulative Jan. to Aug. 2008	1,016	542	1,558	345,953	44,467	102,008	63,326	209,801	555,754
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
July r	168	384	552	90,085	6,078	39,701	27,790	73,569	163,654
August p	230	272	502	91,078	1,155	40,041	27,372	68,568	159,646
Cumulative Jan. to Aug. 2009	1,358	3,114	4,472	626,165	89,838	290,261	151,955	532,054	1,158,219
Cumulative Jan. to Aug. 2008	2,000	3,092	5,092	788,116	13,496	285,070	102,717	401,283	1,189,399
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
July r	54	87	141	22,133	1,705	3,575	2,675	7,955	30,088
August p	55	86	141	22,250	945	6,879	5,480	13,304	35,554
Cumulative Jan. to Aug. 2009	517	1,225	1,742	229,994	23,305	50,517	18,380	92,202	322,196
Cumulative Jan. to Aug. 2008	612	1,166	1,778	245,830	3,196	91,619	40,177	134,992	380,822
Peterborough, Ontario									
July r	22	11	33	7,658	2,052	1,617	2,012	5,681	13,339
August p	62	4	66	12,345	552	1,324	18,112	19,988	32,333
Cumulative Jan. to Aug. 2009	178	57	235	53,458	3,832	6,842	40,393	51,067	104,525
Cumulative Jan. to Aug. 2008	219	91	310	69,048	3,111	36,446	15,557	55,114	124,162
Québec, Quebec									
July r	163	459	622	98,670	4,740	16,609	3,422	24,771	123,441
August p	204	418	622	102,827	3,315	27,118	11,050	41,483	144,310
Cumulative Jan. to Aug. 2009	1,311	2,847	4,158	712,948	21,280	329,246	71,245	421,771	1,134,719
Cumulative Jan. to Aug. 2008	1,565	2,639	4,204	640,959	92,618	292,294	89,858	474,770	1,115,729

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									
July r	47	55	102	15,201	5,121	19,231	2,424	26,776	41,977
August p	45	0	45	11,516	437	20,707	5,068	26,212	37,728
Cumulative Jan. to Aug. 2009	392	307	699	129,401	50,493	139,378	29,079	218,950	348,351
Cumulative Jan. to Aug. 2008	641	335	976	176,277	22,983	50,917	51,514	125,414	301,691
Saguenay, Quebec									
July r	48	20	68	20,129	1,029	4,926	2,898	8,853	28,982
August p	43	31	74	15,177	2,388	4,751	536	7,675	22,852
Cumulative Jan. to Aug. 2009	241	186	427	96,181	8,010	33,834	27,276	69,120	165,301
Cumulative Jan. to Aug. 2008	319	274	593	103,599	22,573	32,199	18,926	73,698	177,297
Saint John, New Brunswick									
July r	46	19	65	12,599	82	14,563	597	15,242	27,841
August p	38	18	56	10,100	390	4,421	844	5,655	15,755
Cumulative Jan. to Aug. 2009	317	182	499	84,930	21,421	42,142	19,858	83,421	168,351
Cumulative Jan. to Aug. 2008	470	169	639	92,763	53,505	33,223	3,811	90,539	183,302
Saskatoon, Saskatchewan									
July r	104	35	139	22,587	14,792	31,018	6,903	52,713	75,300
August p	110	68	178	25,974	5,209	15,244	909	21,362	47,336
Cumulative Jan. to Aug. 2009	612	348	960	160,860	38,758	106,172	55,253	200,183	361,043
Cumulative Jan. to Aug. 2008	1,040	775	1,815	287,121	120,796	130,359	52,985	304,140	591,261
Sherbrooke, Quebec									
July r	49	76	125	18,902	3,332	5,760	18,606	27,698	46,600
August p	46	41	87	16,440	375	10,298	8,379	19,052	35,492
Cumulative Jan. to Aug. 2009	395	765	1,160	172,811	9,081	32,601	35,413	77,095	249,906
Cumulative Jan. to Aug. 2008	478	805	1,283	182,480	9,125	52,446	29,249	90,820	273,300
St. Catharines-Niagara, Ontario									
July r	46	26	72	15,663	1,958	3,291	4,529	9,778	25,441
August p	71	18	89	21,945	2,808	1,236	10,125	14,169	36,114
Cumulative Jan. to Aug. 2009	336	199	535	123,319	14,011	71,079	41,066	126,156	249,475
Cumulative Jan. to Aug. 2008	504	464	968	198,394	14,451	51,206	20,856	86,513	284,907
St. John's, Newfoundland and Labrador									
July r	102	55	157	30,247	0	19,554	1,810	21,364	51,611
August p	103	27	130	28,314	0	4,332	7,940	12,272	40,586
Cumulative Jan. to Aug. 2009	969	324	1,293	258,075	1,397	56,055	30,341	87,793	345,868
Cumulative Jan. to Aug. 2008	1,042	229	1,271	235,173	15,057	66,282	28,290	109,629	344,802
Thunder Bay, Ontario									
July r	19	1	20	5,053	50	1,978	2,936	4,964	10,017
August p	13	25	38	4,431	86	171	38	295	4,726
Cumulative Jan. to Aug. 2009	114	30	144	29,346	1,029	18,436	6,933	26,398	55,744
Cumulative Jan. to Aug. 2008	148	36	184	32,618	2,901	31,814	51,931	86,646	119,264
Toronto, Ontario									
July r	495	521	1,016	238,036	14,710	82,858	98,759	196,327	434,363
August p	958	1,006	1,964	505,497	42,260	181,947	68,247	292,454	797,951
Cumulative Jan. to Aug. 2009	4,114	12,169	16,283	3,429,509	296,254	1,928,143	598,752	2,823,149	6,252,658
Cumulative Jan. to Aug. 2008	6,984	16,775	23,759	5,009,667	485,779	2,181,450	872,311	3,539,540	8,549,207
Trois-Rivières, Quebec									
July r	33	45	78	13,272	6,694	2,647	2,179	11,520	24,792
August p	30	44	74	12,589	1,155	4,669	2,154	7,978	20,567
Cumulative Jan. to Aug. 2009	234	432	666	107,746	16,500	33,566	12,612	62,678	170,424
Cumulative Jan. to Aug. 2008	257	499	756	114,336	14,535	30,321	22,309	67,165	181,501

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					
Vancouver, British Columbia									
July ^r	313	567	880	200,705	11,548	81,386	54,643	147,577	348,282
August ^p	306	364	670	168,502	9,391	95,783	104,738	209,912	378,414
Cumulative Jan. to Aug. 2009	1,644	2,750	4,394	1,117,682	72,615	583,091	294,230	949,936	2,067,618
Cumulative Jan. to Aug. 2008	2,751	8,730	11,481	2,594,093	83,637	1,141,306	286,104	1,511,047	4,105,140
Victoria, British Columbia									
July ^r	54	45	99	25,672	265	3,544	13,190	16,999	42,671
August ^p	88	86	174	39,634	4,666	25,471	2,134	32,271	71,905
Cumulative Jan. to Aug. 2009	426	244	670	200,157	16,202	161,016	162,947	340,165	540,322
Cumulative Jan. to Aug. 2008	601	1,251	1,852	454,561	11,648	87,635	67,940	167,223	621,784
Windsor, Ontario									
July ^r	26	10	36	8,528	438	4,567	849	5,854	14,382
August ^p	30	3	33	8,291	55	1,660	2,357	4,072	12,363
Cumulative Jan. to Aug. 2009	183	62	245	58,953	4,633	25,875	134,005	164,513	223,466
Cumulative Jan. to Aug. 2008	241	80	321	73,564	15,558	49,305	21,695	86,558	160,122
Winnipeg, Manitoba									
July ^r	147	12	159	40,206	16,224	39,068	10,272	65,564	105,770
August ^p	158	5	163	39,047	1,774	28,503	7,725	38,002	77,049
Cumulative Jan. to Aug. 2009	1,182	453	1,635	316,760	28,336	162,412	73,765	264,513	581,273
Cumulative Jan. to Aug. 2008	1,538	700	2,238	445,736	22,181	170,372	41,814	234,367	680,103

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							
July r	8,005	76	615	1,191	3,571	464	13,922
August p	8,134	60	852	1,304	3,699	402	14,451
Cumulative Jan. to Aug. 2009	48,286	353	5,439	7,768	31,425	3,403	96,674
Cumulative Jan. to Aug. 2008	69,295	404	6,714	14,658	53,494	3,804	148,369
Newfoundland and Labrador							
July r	252	2	0	28	49	3	334
August p	209	0	5	9	31	5	259
Cumulative Jan. to Aug. 2009	1,508	3	28	60	387	28	2,014
Cumulative Jan. to Aug. 2008	1,771	6	46	28	277	59	2,187
Prince Edward Island							
July r	50	1	4	6	41	9	111
August p	47	1	4	41	4	0	97
Cumulative Jan. to Aug. 2009	258	8	27	59	109	31	492
Cumulative Jan. to Aug. 2008	373	12	26	10	96	1	518
Nova Scotia							
July r	319	9	14	16	212	20	590
August p	250	7	10	13	119	40	439
Cumulative Jan. to Aug. 2009	1,694	41	98	96	867	111	2,907
Cumulative Jan. to Aug. 2008	2,056	64	137	110	678	63	3,108
New Brunswick							
July r	290	4	14	35	98	6	447
August p	255	3	4	32	131	1	426
Cumulative Jan. to Aug. 2009	1,632	28	69	124	745	49	2,647
Cumulative Jan. to Aug. 2008	1,768	31	202	106	827	50	2,984
Quebec							
July r	1,708	37	171	172	1,489	132	3,709
August p	1,443	28	233	145	1,681	137	3,667
Cumulative Jan. to Aug. 2009	11,823	158	1,881	982	11,067	1,341	27,252
Cumulative Jan. to Aug. 2008	14,744	141	2,023	1,122	14,412	2,015	34,457
Ontario							
July r	2,394	12	184	619	707	147	4,063
August p	2,846	15	280	664	816	123	4,744
Cumulative Jan. to Aug. 2009	14,212	55	1,759	4,476	12,413	1,006	33,921
Cumulative Jan. to Aug. 2008	23,183	72	2,141	8,607	16,486	767	51,256
Manitoba							
July r	368	2	4	10	43	1	428
August p	318	0	8	0	28	1	355
Cumulative Jan. to Aug. 2009	2,337	5	32	38	657	79	3,148
Cumulative Jan. to Aug. 2008	3,134	16	71	142	723	10	4,096
Saskatchewan							
July r	293	1	0	22	106	9	431
August p	270	0	8	16	76	4	374
Cumulative Jan. to Aug. 2009	1,806	11	48	52	701	28	2,646
Cumulative Jan. to Aug. 2008	2,989	20	132	228	1,041	80	4,490
Alberta							
July r	1,388	6	168	57	206	33	1,858
August p	1,619	5	246	165	524	11	2,570
Cumulative Jan. to Aug. 2009	8,112	31	1,193	670	1,759	117	11,882
Cumulative Jan. to Aug. 2008	10,809	39	1,428	1,110	7,262	57	20,705
British Columbia							
July r	923	0	52	226	595	104	1,900
August p	865	1	54	219	268	80	1,487
Cumulative Jan. to Aug. 2009	4,793	4	289	1,176	2,614	609	9,485
Cumulative Jan. to Aug. 2008	8,313	2	488	3,181	11,581	699	24,264

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							
July ^r	17	1	2	0	12	0	32
August ^p	8	0	0	0	0	0	8
Cumulative Jan. to Aug. 2009	70	8	9	7	24	4	122
Cumulative Jan. to Aug. 2008	108	1	20	4	44	2	179
Northwest Territories							
July ^r	1	1	0	0	8	0	10
August ^p	3	0	0	0	0	0	3
Cumulative Jan. to Aug. 2009	21	1	0	0	18	0	40
Cumulative Jan. to Aug. 2008	31	0	0	0	9	1	41
Nunavut							
July ^r	2	0	2	0	5	0	9
August ^p	1	0	0	0	21	0	22
Cumulative Jan. to Aug. 2009	20	0	6	28	64	0	118
Cumulative Jan. to Aug. 2008	16	0	0	10	58	0	84

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	25	0	0	0	29	1	55
Barrie, Ontario	34	0	0	7	0	2	43
Brantford, Ontario	44	0	0	6	2	0	52
Calgary, Alberta	571	0	109	43	3	0	726
Edmonton, Alberta	571	0	102	44	468	8	1,193
Greater Sudbury, Ontario	21	1	0	0	2	0	24
Guelph, Ontario	28	0	0	0	0	5	33
Halifax, Nova Scotia	104	0	2	13	101	37	257
Hamilton, Ontario	84	0	20	20	1	0	125
Kelowna, British Columbia	36	0	0	8	4	2	50
Kingston, Ontario	63	1	4	0	0	1	69
Kitchener, Ontario	77	0	4	100	1	1	183
London, Ontario	110	0	2	8	194	1	315
Moncton, New Brunswick	53	0	0	4	55	0	112
Montréal, Quebec	431	1	72	70	922	41	1,537
Oshawa, Ontario	71	0	0	15	0	0	86
Ottawa-Gatineau, Ontario/Quebec	320	0	68	192	85	17	682
Ottawa-Gatineau, Ontario part, Ontario/Quebec	271	0	48	178	30	16	543
Ottawa-Gatineau, Quebec part, Ontario/Quebec	49	0	20	14	55	1	139
Peterborough, Ontario	73	0	0	4	0	0	77
Québec, Quebec	183	0	65	40	280	51	619
Regina, Saskatchewan	51	0	0	0	0	0	51
Saguenay, Quebec	39	0	0	0	27	5	71
Saint John, New Brunswick	50	0	0	16	1	1	68
Saskatoon, Saskatchewan	125	0	2	0	62	4	193
Sherbrooke, Quebec	41	0	5	0	38	0	84
St. Catharines-Niagara, Ontario	84	0	2	15	0	1	102
St. John's, Newfoundland and Labrador	118	0	5	3	18	1	145
Thunder Bay, Ontario	15	0	0	0	0	25	40
Toronto, Ontario	1,129	0	161	267	528	51	2,136
Trois-Rivières, Quebec	27	0	2	0	36	8	73
Vancouver, British Columbia	335	0	24	173	113	54	699
Victoria, British Columbia	94	0	6	1	75	6	182
Windsor, Ontario	35	0	0	0	2	1	38
Winnipeg, Manitoba	164	0	4	0	0	1	169

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	140	0	0	5	121	3	269
Barrie, Ontario	144	0	0	7	45	18	214
Brantford, Ontario	149	1	10	24	6	89	279
Calgary, Alberta	3,061	0	555	218	124	9	3,967
Edmonton, Alberta	2,287	1	466	184	1,212	58	4,208
Greater Sudbury, Ontario	144	1	2	8	167	18	340
Guelph, Ontario	181	0	50	62	0	49	342
Halifax, Nova Scotia	659	2	39	81	675	58	1,514
Hamilton, Ontario	561	0	30	194	183	16	984
Kelowna, British Columbia	202	0	4	166	108	22	502
Kingston, Ontario	325	5	12	26	186	29	583
Kitchener, Ontario	602	0	36	333	333	27	1,331
London, Ontario	609	0	11	139	589	5	1,353
Moncton, New Brunswick	311	6	33	4	317	21	692
Montréal, Quebec	3,527	1	637	525	5,602	581	10,873
Oshawa, Ontario	415	0	24	43	0	2	484
Ottawa-Gatineau, Ontario/Quebec	2,005	6	541	1,536	1,659	363	6,110
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,493	0	196	1,375	1,205	338	4,607
Ottawa-Gatineau, Quebec part, Ontario/Quebec	512	6	345	161	454	25	1,503
Peterborough, Ontario	200	0	0	20	37	0	257
Québec, Quebec	1,387	1	284	165	1,994	224	4,055
Regina, Saskatchewan	375	0	0	0	306	2	683
Saguenay, Quebec	272	3	2	0	139	36	452
Saint John, New Brunswick	330	1	12	63	96	11	513
Saskatoon, Saskatchewan	679	1	28	0	305	15	1,028
Sherbrooke, Quebec	435	0	133	51	434	95	1,148
St. Catharines-Niagara, Ontario	380	0	18	77	55	50	580
St. John's, Newfoundland and Labrador	898	0	10	44	254	16	1,222
Thunder Bay, Ontario	135	2	4	0	0	26	167
Toronto, Ontario	4,382	0	1,184	1,754	9,024	209	16,553
Trois-Rivières, Quebec	257	0	59	0	344	23	683
Vancouver, British Columbia	1,822	0	121	716	1,556	360	4,575
Victoria, British Columbia	456	2	36	33	99	81	707
Windsor, Ontario	199	0	9	40	9	4	261
Winnipeg, Manitoba	1,210	0	14	29	405	6	1,664

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					
July r	3,097,321	279,623	1,044,064	752,862	5,173,870
August p	3,181,598	304,959	1,114,130	753,732	5,354,419
Cumulative Jan. to Aug. 2009	20,337,861	2,234,599	9,053,844	5,900,414	37,526,718
Cumulative Jan. to Aug. 2008	29,646,943	3,316,370	11,434,331	4,942,580	49,340,224
Newfoundland and Labrador					
July r	68,576	340	23,735	3,670	96,321
August p	54,702	1,412	7,403	11,536	75,053
Cumulative Jan. to Aug. 2009	399,214	6,046	71,909	44,669	521,838
Cumulative Jan. to Aug. 2008	390,497	21,280	88,712	39,487	539,976
Prince Edward Island					
July r	17,416	854	3,316	788	22,374
August p	14,032	1,073	2,769	3,067	20,941
Cumulative Jan. to Aug. 2009	76,696	10,486	29,099	6,245	122,526
Cumulative Jan. to Aug. 2008	83,049	5,512	28,354	33,018	149,933
Nova Scotia					
July r	99,524	2,657	23,700	33,513	159,394
August p	76,773	3,773	26,391	3,179	110,116
Cumulative Jan. to Aug. 2009	529,032	41,894	234,113	113,884	918,923
Cumulative Jan. to Aug. 2008	583,683	32,721	157,727	109,068	883,199
New Brunswick					
July r	68,530	1,435	49,737	20,278	139,980
August p	60,958	2,474	15,726	13,321	92,479
Cumulative Jan. to Aug. 2009	386,042	39,354	160,495	161,193	747,084
Cumulative Jan. to Aug. 2008	406,758	87,097	150,899	98,487	743,241
Quebec					
July r	774,867	68,882	176,759	162,623	1,183,131
August p	696,034	65,784	203,224	94,707	1,059,749
Cumulative Jan. to Aug. 2009	5,228,577	441,745	1,606,484	857,522	8,134,328
Cumulative Jan. to Aug. 2008	5,961,771	592,999	1,758,551	687,412	9,000,733
Ontario					
July r	950,090	92,707	266,793	271,892	1,581,482
August p	1,148,479	134,544	375,587	222,117	1,880,727
Cumulative Jan. to Aug. 2009	7,163,808	888,479	3,342,653	2,131,160	13,526,100
Cumulative Jan. to Aug. 2008	10,519,866	1,220,869	3,766,254	2,352,540	17,859,529
Manitoba					
July r	95,885	29,138	44,060	21,568	190,651
August p	76,988	7,335	35,816	16,227	136,366
Cumulative Jan. to Aug. 2009	606,223	89,164	233,338	135,641	1,064,366
Cumulative Jan. to Aug. 2008	776,401	61,339	234,636	60,913	1,133,289
Saskatchewan					
July r	86,307	22,012	99,436	23,846	231,601
August p	71,946	7,489	60,116	9,893	149,444
Cumulative Jan. to Aug. 2009	523,687	112,660	418,521	160,611	1,215,479
Cumulative Jan. to Aug. 2008	820,871	183,085	300,939	151,839	1,456,734
Alberta					
July r	476,824	30,680	229,576	92,042	829,122
August p	592,294	55,013	144,213	60,546	852,066
Cumulative Jan. to Aug. 2009	2,937,154	389,703	1,727,488	1,171,135	6,225,480
Cumulative Jan. to Aug. 2008	4,580,805	904,919	3,168,468	892,848	9,547,040
British Columbia					
July r	447,595	24,338	125,812	95,159	692,904
August p	381,086	25,657	221,889	319,139	947,771
Cumulative Jan. to Aug. 2009	2,417,566	186,584	1,179,839	942,478	4,726,467
Cumulative Jan. to Aug. 2008	5,460,640	201,238	1,741,034	511,223	7,914,135

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					
July ^r	7,931	5	275	72	8,283
August ^p	1,704	105	9,515	0	11,324
Cumulative Jan. to Aug. 2009	28,393	15,339	13,003	48,561	105,296
Cumulative Jan. to Aug. 2008	31,490	3,186	7,685	4,263	46,624
Northwest Territories					
July ^r	2,034	75	865	840	3,814
August ^p	1,114	0	1,463	0	2,577
Cumulative Jan. to Aug. 2009	12,014	6,145	26,784	90,744	135,687
Cumulative Jan. to Aug. 2008	10,261	1,073	21,002	140	32,476
Nunavut					
July ^r	1,742	6,500	0	26,571	34,813
August ^p	5,488	300	10,018	0	15,806
Cumulative Jan. to Aug. 2009	29,455	7,000	10,118	36,571	83,144
Cumulative Jan. to Aug. 2008	20,851	1,052	10,070	1,342	33,315

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	8,583	880	2,127	2,712	14,302
Barrie, Ontario	12,274	829	19,958	418	33,479
Brantford, Ontario	7,365	0	1,733	8,892	17,990
Calgary, Alberta	184,313	6,529	57,251	16,929	265,022
Edmonton, Alberta	270,340	29,551	44,480	36,572	380,943
Greater Sudbury, Ontario	10,821	9,366	5,927	4,687	30,801
Guelph, Ontario	6,770	568	1,007	5,035	13,380
Halifax, Nova Scotia	39,805	41	5,570	105	45,521
Hamilton, Ontario	29,725	3,744	9,509	3,540	46,518
Kelowna, British Columbia	15,648	364	20,025	110,134	146,171
Kingston, Ontario	13,963	95	2,480	471	17,009
Kitchener, Ontario	37,564	9,128	11,891	2,201	60,784
London, Ontario	49,473	1,126	19,367	14,724	84,690
Moncton, New Brunswick	14,792	475	2,296	2,002	19,565
Montréal, Quebec	296,878	29,941	111,757	24,460	463,036
Oshawa, Ontario	26,662	541	14,151	448	41,802
Ottawa-Gatineau, Ontario/Quebec	121,620	2,100	50,078	32,852	206,650
Ottawa-Gatineau, Ontario part, Ontario/Quebec	100,387	1,155	43,067	27,372	171,981
Ottawa-Gatineau, Quebec part, Ontario/Quebec	21,233	945	7,011	5,480	34,669
Peterborough, Ontario	14,515	552	1,424	18,112	34,603
Québec, Quebec	97,468	3,315	27,637	11,050	139,470
Regina, Saskatchewan	12,759	437	20,707	5,068	38,971
Saguenay, Quebec	14,560	2,388	4,842	536	22,326
Saint John, New Brunswick	12,523	390	4,421	844	18,178
Saskatoon, Saskatchewan	27,896	5,209	15,244	909	49,258
Sherbrooke, Quebec	15,725	375	10,495	8,379	34,974
St. Catharines-Niagara, Ontario	25,666	2,808	1,329	10,125	39,928
St. John's, Newfoundland and Labrador	33,267	0	4,332	7,940	45,539
Thunder Bay, Ontario	5,087	86	184	38	5,395
Toronto, Ontario	567,455	42,260	195,696	68,247	873,658
Trois-Rivières, Quebec	12,038	1,155	4,758	2,154	20,105
Vancouver, British Columbia	183,656	9,391	95,783	104,738	393,568
Victoria, British Columbia	42,977	4,666	25,471	2,134	75,248
Windsor, Ontario	9,676	55	1,785	2,357	13,873
Winnipeg, Manitoba	42,062	1,774	28,503	7,725	80,064

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	50,267	16,345	19,778	7,384	93,774
Barrie, Ontario	62,420	7,230	42,432	235,665	347,747
Brantford, Ontario	35,954	7,186	51,163	28,783	123,086
Calgary, Alberta	1,029,330	39,276	765,185	704,147	2,537,938
Edmonton, Alberta	1,105,421	160,223	641,855	192,980	2,100,479
Greater Sudbury, Ontario	88,306	24,942	56,102	27,964	197,314
Guelph, Ontario	62,379	6,591	22,625	54,170	145,765
Halifax, Nova Scotia	261,813	18,170	168,449	13,771	462,203
Hamilton, Ontario	227,051	33,564	194,938	180,055	635,608
Kelowna, British Columbia	135,191	9,075	89,976	264,806	499,048
Kingston, Ontario	97,334	2,871	32,578	8,259	141,042
Kitchener, Ontario	298,113	57,418	163,572	73,086	592,189
London, Ontario	249,640	28,469	89,615	58,773	426,497
Moncton, New Brunswick	91,311	4,786	30,719	74,201	201,017
Montréal, Quebec	2,180,526	141,685	741,359	427,995	3,491,565
Oshawa, Ontario	156,011	4,449	46,034	127,615	334,109
Ottawa-Gatineau, Ontario/Quebec	866,030	113,143	333,114	170,335	1,482,622
Ottawa-Gatineau, Ontario part, Ontario/Quebec	651,672	89,838	283,366	151,955	1,176,831
Ottawa-Gatineau, Quebec part, Ontario/Quebec	214,358	23,305	49,748	18,380	305,791
Peterborough, Ontario	58,308	3,832	6,793	40,393	109,326
Québec, Quebec	699,952	21,280	338,726	71,245	1,131,203
Regina, Saskatchewan	126,256	50,493	139,378	29,079	345,206
Saguenay, Quebec	105,091	8,010	36,168	27,276	176,545
Saint John, New Brunswick	86,723	21,421	42,142	19,858	170,144
Saskatoon, Saskatchewan	169,953	38,758	106,172	55,253	370,136
Sherbrooke, Quebec	176,409	9,081	33,695	35,413	254,598
St. Catharines-Niagara, Ontario	135,518	14,011	62,028	41,066	252,623
St. John's, Newfoundland and Labrador	252,675	1,397	56,055	30,341	340,468
Thunder Bay, Ontario	35,514	1,029	15,985	6,933	59,461
Toronto, Ontario	3,490,468	296,254	1,830,804	598,752	6,216,278
Trois-Rivières, Quebec	111,429	16,500	33,535	12,612	174,076
Vancouver, British Columbia	1,181,267	72,615	583,091	294,230	2,131,203
Victoria, British Columbia	213,219	16,202	161,016	162,947	553,384
Windsor, Ontario	64,873	4,633	24,013	134,005	227,524
Winnipeg, Manitoba	325,290	28,336	162,412	73,765	589,803

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,172,821	20,351	6,909	33,343	31,521	363,715	732,248
Industrial	304,959	1,412	1,073	3,773	2,474	65,784	134,544
Factories, plants	81,282	500	0	0	250	26,561	27,656
Transportation, utilities	103,549	280	603	0	375	20,771	58,687
Mining and agriculture	59,219	0	0	2,250	300	4,674	23,669
Minor industrial projects, new and improvements ¹	60,909	632	470	1,523	1,549	13,778	24,532
Commercial	1,114,130	7,403	2,769	26,391	15,726	203,224	375,587
Trade and services	227,483	700	900	5,526	6,918	68,758	58,251
Warehouses	78,381	350	0	360	530	9,577	25,807
Service stations	50,528	0	0	0	0	6,175	22,252
Office buildings	337,349	3,178	250	2,764	2,194	36,632	173,418
Recreation	135,165	0	685	13,384	300	27,033	25,610
Hotels, restaurants	84,101	300	320	524	750	24,337	13,482
Laboratories	60,363	0	0	0	0	2,673	1,300
Minor commercial projects, new and improvements ¹	140,760	2,875	614	3,833	5,034	28,039	55,467
Institutional and governmental	753,732	11,536	3,067	3,179	13,321	94,707	222,117
Schools, education	306,401	8,040	250	393	2,180	41,749	162,014
Hospitals, medical	301,446	0	1,300	0	0	11,616	18,668
Welfare, home	35,795	3,150	0	2,316	7,729	9,860	4,000
Churches, religion	27,137	0	1,500	0	1,185	6,601	12,391
Government buildings	45,026	0	0	0	500	15,577	10,447
Minor institutional and governmental projects, new and improvements ¹	37,927	346	17	470	1,727	9,304	14,597
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	59,378	77,498	259,772	566,685	9,620	1,463	10,318
Industrial	7,335	7,489	55,013	25,657	105	0	300
Factories, plants	4,942	5,458	8,447	7,468	0	0	0
Transportation, utilities	0	0	13,314	9,519	0	0	0
Mining and agriculture	400	0	25,850	2,076	0	0	0
Minor industrial projects, new and improvements ¹	1,993	2,031	7,402	6,594	105	0	300
Commercial	35,816	60,116	144,213	221,889	9,515	1,463	10,018
Trade and services	6,177	21,597	18,233	39,719	0	704	0
Warehouses	725	11,940	10,693	18,399	0	0	0
Service stations	0	4,584	11,202	6,315	0	0	0
Office buildings	21,827	7,155	53,248	27,799	8,884	0	0
Recreation	1,000	3,400	11,361	52,392	0	0	0
Hotels, restaurants	1,349	6,791	20,446	5,802	0	0	10,000
Laboratories	0	300	1,887	54,203	0	0	0
Minor commercial projects, new and improvements ¹	4,738	4,349	17,143	17,260	631	759	18
Institutional and governmental	16,227	9,893	60,546	319,139	0	0	0
Schools, education	11,770	1,247	45,200	33,558	0	0	0
Hospitals, medical	995	1,560	0	267,307	0	0	0
Welfare, home	0	450	1,890	6,400	0	0	0
Churches, religion	500	1,200	550	3,210	0	0	0
Government buildings	1,779	4,031	7,500	5,192	0	0	0
Minor institutional and governmental projects, new and improvements ¹	1,183	1,405	5,406	3,472	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 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