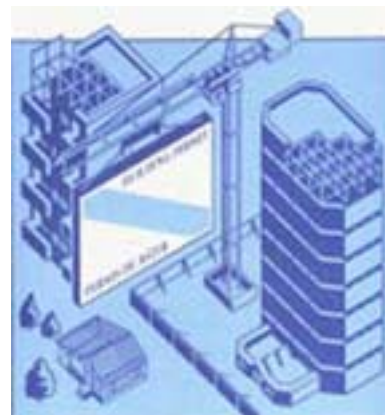


Catalogue no. 64-001-X

# Building Permits

December 2010



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# Building Permits

December 2010

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The following standard symbols are used in Statistics Canada publications:

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

## Acknowledgements

This publication was prepared under the direction of:

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- N. Charron, Analyst, Current Investment Indicators Section
- J. Gaudreault, Quality Control, Current Investment Indicators Section

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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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Ottawa, Ontario K1A 0T6  
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## Highlights

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The value of building permits increased 2.4% to \$5.7 billion in December, following two consecutive months of declines. The increase was mainly attributable to higher construction intentions for multi-family dwellings in Ontario.

## Analysis – December 2010

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The value of building permits increased 2.4% to \$5.7 billion in December, following two consecutive months of declines. The increase was mainly attributable to higher construction intentions for multi-family dwellings in Ontario.

In the residential sector, the value of permits rose 21.2% to \$3.8 billion in December, following two consecutive monthly decreases. Ontario was responsible for much of the growth observed at the national level. Gains in the residential sector were also posted in seven other provinces.

In contrast, the value of non-residential permits fell 22.0% to \$1.9 billion in December, its lowest level since January 2010. The decline was due primarily to decreases in the commercial and institutional components in almost every province.

The total value of permits rose in half of the provinces, led by Ontario. Quebec recorded the most important decline.

### 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.

### Revision

Preliminary data are provided for the current reference month. Revised data, based on late responses, are updated for the previous month.

For 2010 as a whole, the value of building permits issued by municipalities was up 19.8% to \$73.1 billion. The advance was largely attributable to a sharper increase in residential construction intentions, up 27.6% from 2009 to \$44.3 billion. In the non-residential sector, the value of permits totalled \$28.8 billion, up 9.5% compared with 2009.

### Residential sector: Significant increase in construction intentions for multi-family dwellings in Ontario

Construction intentions for multi-family units increased 55.3% to \$1.6 billion in December, the highest level since April 2008. The December advance was due mainly to increases in seven provinces, with Ontario accounting for most of the gain.

The value of building permits for single-family units rose 3.6% to \$2.1 billion. This was the second consecutive monthly gain. The December increase was attributable to advances in six provinces, led by Ontario and



Newfoundland and Labrador. Quebec, on the other hand, experienced the largest decline in single-family construction intentions.

At the national level, municipalities approved the construction of 17,893 new dwellings in December, up 27.0%. The increase was largely due to multi-family dwellings, which went up 45.2% to 10,664 units. Single-family dwellings rose 7.2% to 7,229 units.

### **Non-residential sector: Strong declines in the commercial and institutional components**

The value of commercial building permits fell 21.7% to \$1.0 billion. This was the second consecutive month of large declines. The December decline was attributable in particular to construction permits for office buildings in Quebec and hotels and warehouses in Alberta.

In the institutional component, municipalities issued permits worth \$396 million, down 38.0% from November. It was the component's third straight monthly decrease, pushing it to its lowest level since February 2009. Every province except Saskatchewan recorded a decline in the component. The largest decreases were in building permits for medical facilities in Quebec and educational institutions in Ontario.

After two consecutive monthly gains, industrial construction intentions edged down 0.4% to \$450.5 million. The decrease was largely attributable to manufacturing plants and primary sector buildings in several provinces. The component's decline was partly offset by higher construction intentions for transportation and utilities buildings, particularly in Ontario and Alberta.

### **Ontario posts the biggest gain**

In December, the value of building permits was up in five provinces.

The largest gain was in Ontario. The province experienced substantial increases due to multi- and single-family permits. Manitoba and Saskatchewan also posted gains. In Manitoba, the increase was due entirely to the residential sector, while in Saskatchewan, it was attributable to the residential sector and the institutional component of the non-residential sector.

Quebec recorded the most important decline, following an 18.2% increase in November. The decrease in December was due primarily to lower construction intentions for institutional and commercial buildings in the non-residential sector. British Columbia, Nova Scotia and Newfoundland and Labrador followed and also recorded their second consecutive monthly decline.

### **Increases in half of the census metropolitan areas**

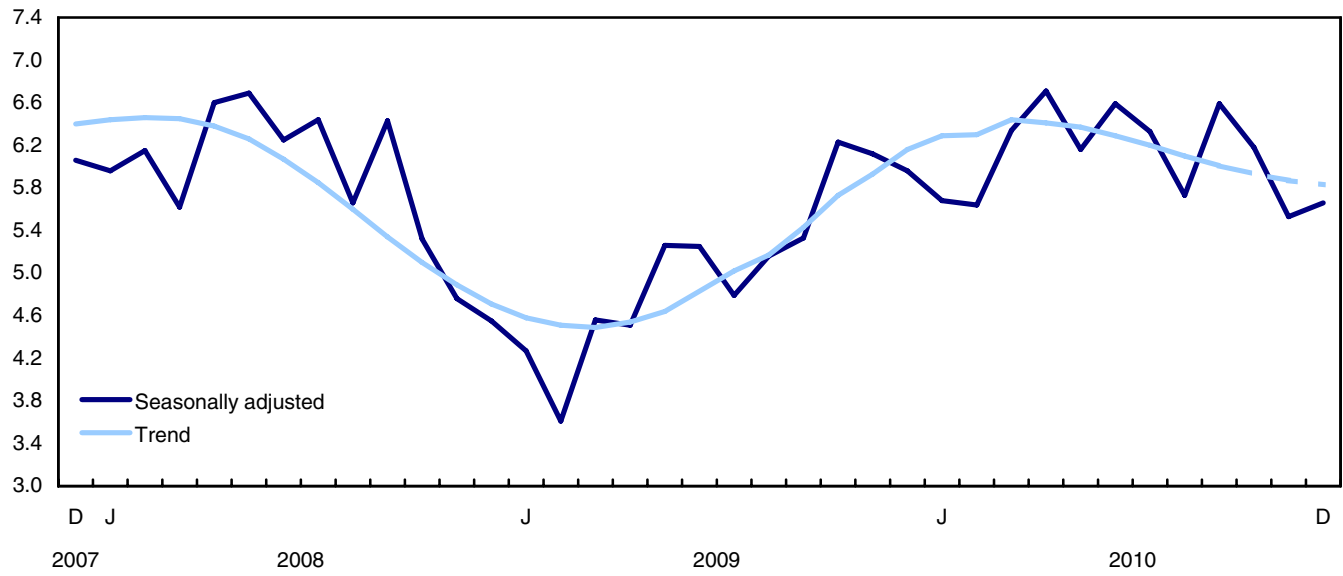
The total value of permits was up in half of Canada's census metropolitan areas.

Toronto posted the biggest gain, followed by Kitchener–Cambridge–Waterloo and Calgary. In Toronto and Kitchener–Cambridge–Waterloo, the increase was attributable in particular to building permits for multi-family dwellings. In Calgary, the advance was mostly due to construction intentions for commercial buildings and multi-family units.

Conversely, the largest declines were in Montréal, Gatineau and Ottawa. In Montréal, the decrease was due to the residential and non-residential sectors, which both had posted gains in November. In Gatineau, the decline was attributable primarily to lower construction intentions for commercial buildings, which had risen the previous month. In Ottawa, the decrease was mainly due to the residential sector.

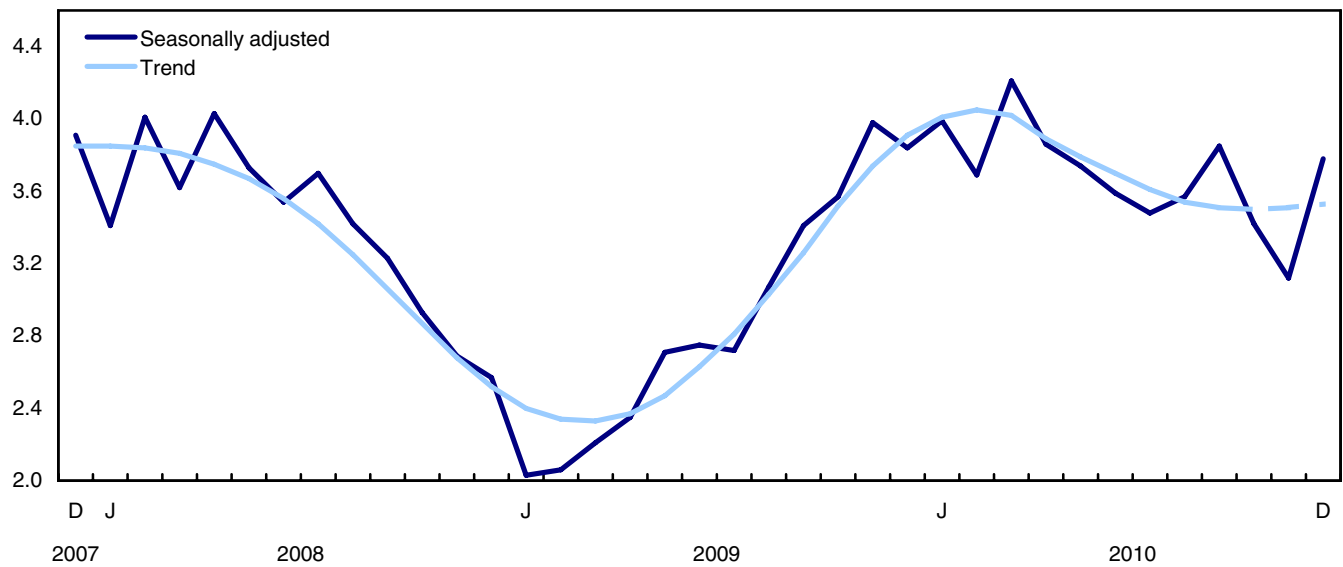
**Chart 1**  
Total value of building permits

billions of dollars

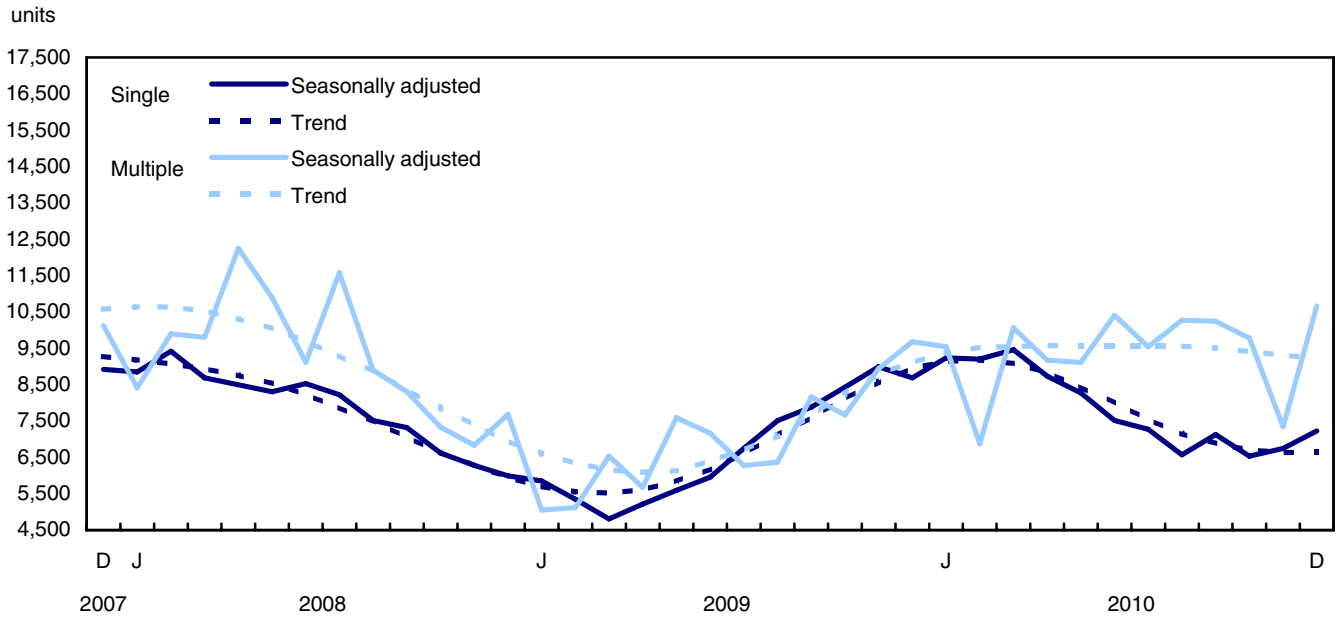


**Chart 2**  
Residential value of building permits – Total

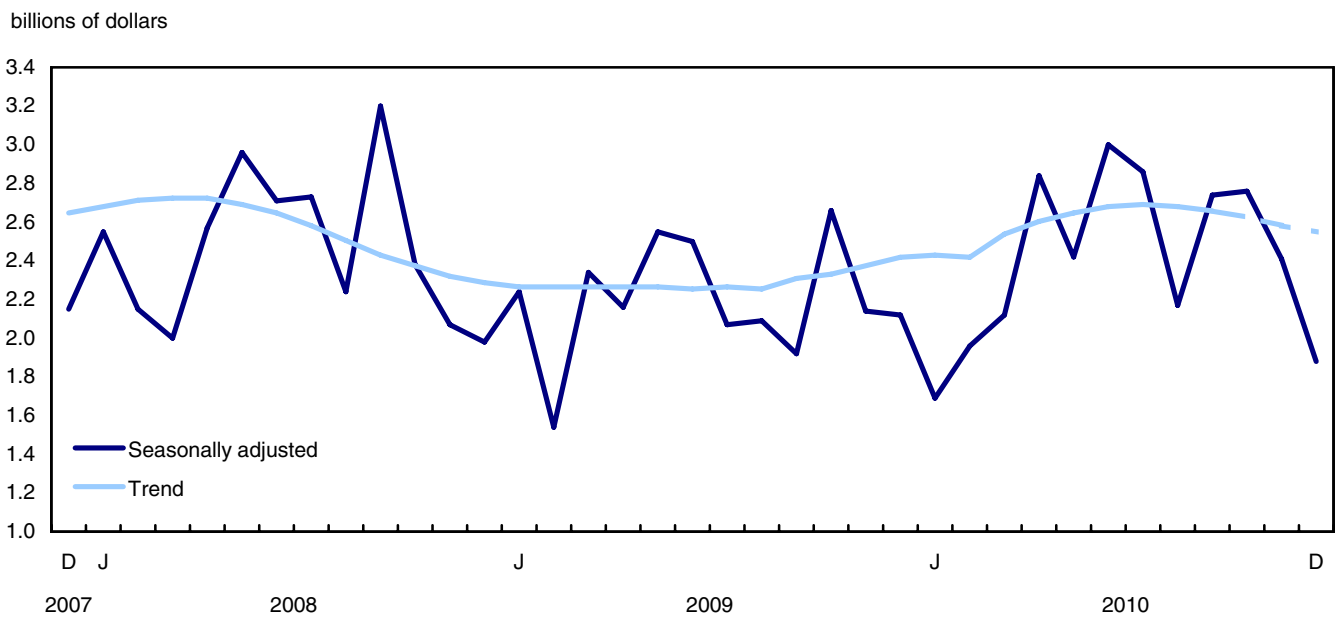
billions of dollars



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

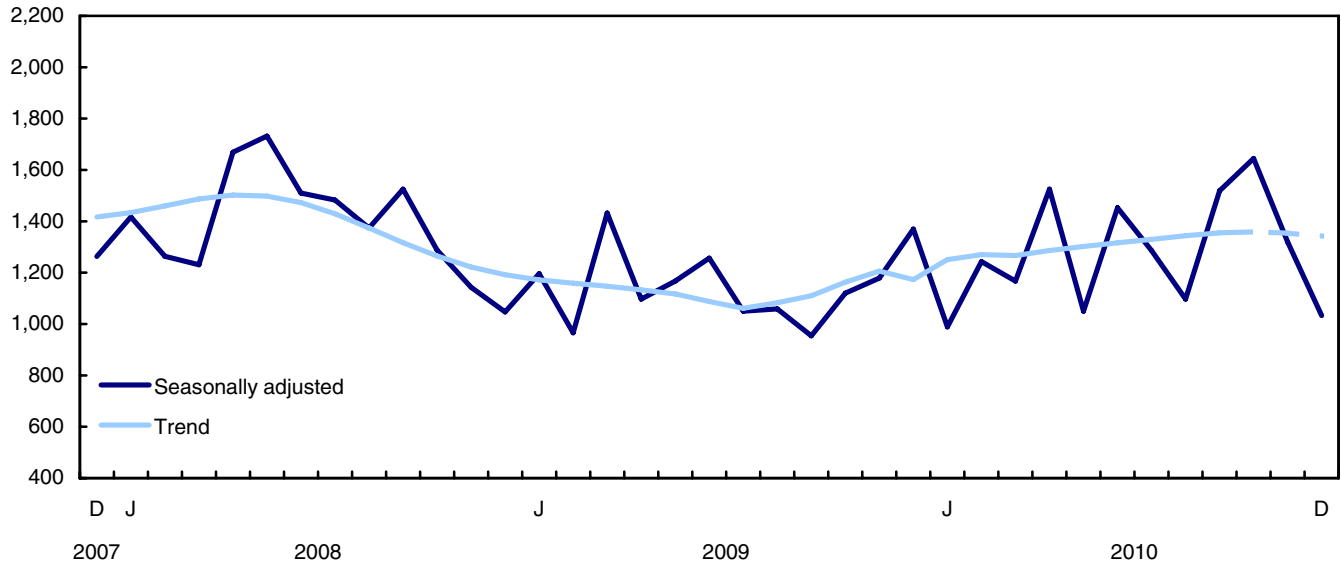


**Chart 4**  
Non-residential value of building permits – Total



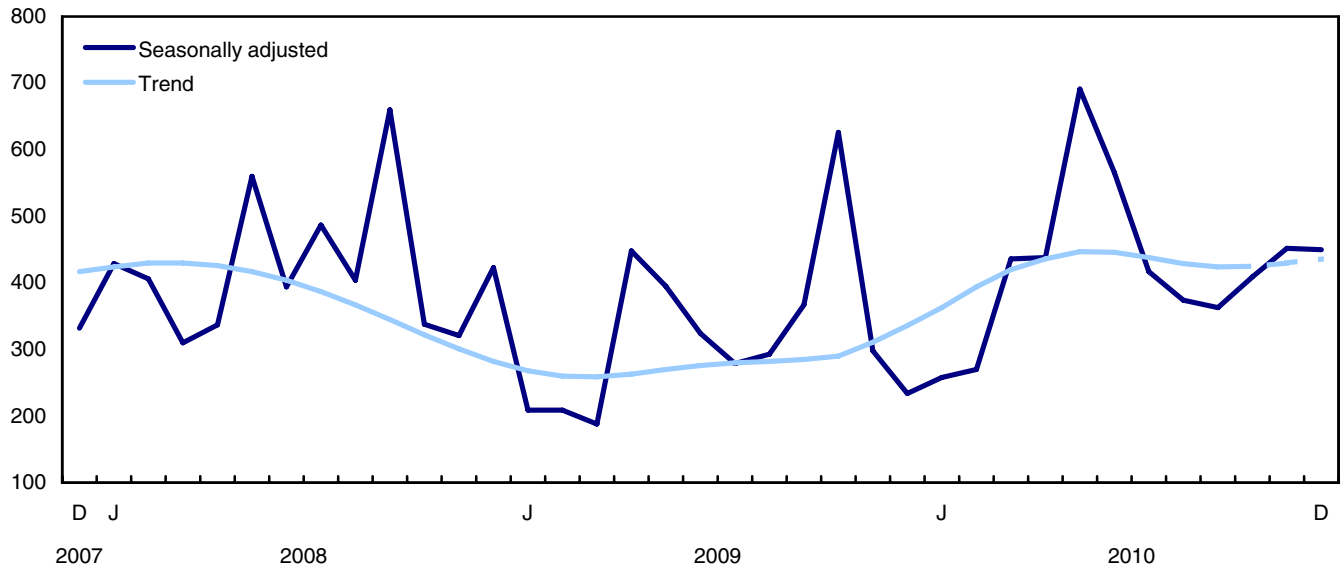
**Chart 5**  
Commercial value of building permits

millions of dollars



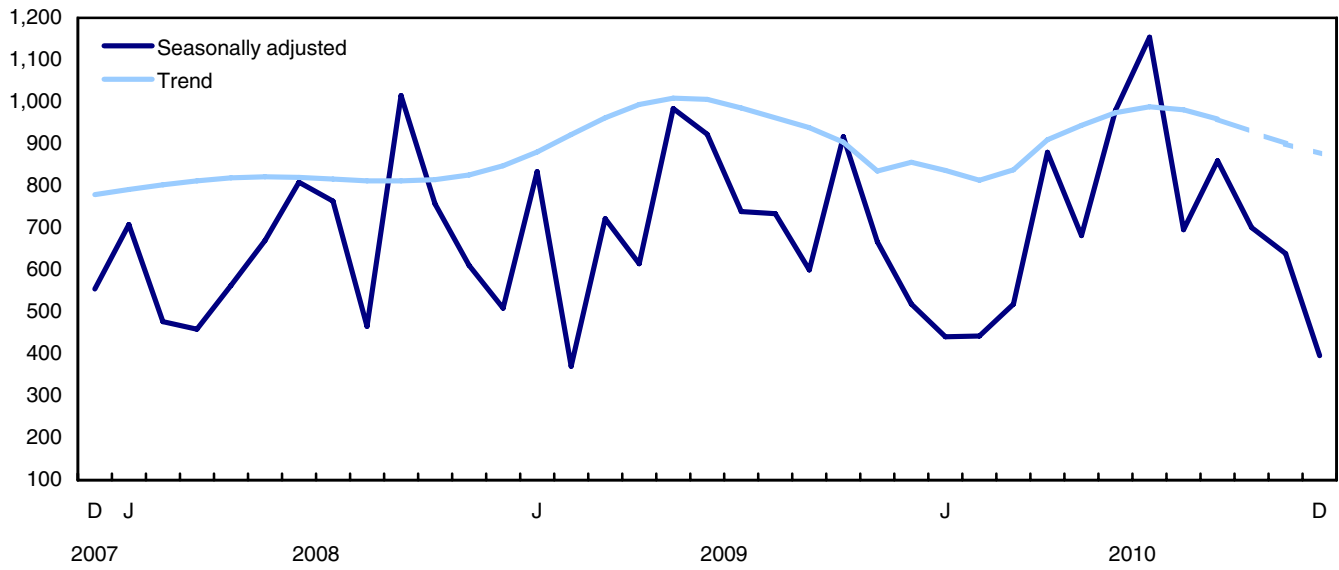
**Chart 6**  
Industrial value of building permits

millions of dollars



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

millions of dollars



## Related products

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### Selected publications from Statistics Canada

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

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### Selected technical and analytical products from Statistics Canada

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

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026-0001	Building permits, residential values and number of units, by type of dwelling, monthly
026-0002	Building permits, dwelling units by type of dwelling and area, monthly
026-0003	Building permits, values by activity sector, monthly
026-0004	Building permits, values by activity sector and area, monthly
026-0005	Building permits, non-residential values by type of structure, monthly
026-0006	Building permits, by type of structure and area, seasonally adjusted, monthly
026-0007	Building permits, dwelling units by type of structure and value and by activity sector, monthly
026-0008	Building permits, values by activity sector, seasonally adjusted and unadjusted, monthly
026-0010	Building permits, residential and non-residential values by type of structure for Canada and urban centres, 10,000 and over, monthly

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### Selected surveys from Statistics Canada

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

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- *Value of building permits, province and territory (monthly)*
- *Value of building permits, census metropolitan area (monthly)*
- *Economic indicators, by province and territory (monthly and quarterly)*
- *Value of building permits, by province and territory*
- *Value of building permits by type*

# Statistical tables

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

	2010 December <sup>p</sup>	2010 November <sup>r</sup>	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
<b>Canada</b>	<b>5,661,333</b>	<b>5,530,744</b>	<b>2.4</b>	<b>-10.5</b>	<b>-6.2</b>	<b>14.9</b>	<b>-9.5</b>	<b>-3.8</b>
Newfoundland and Labrador	76,147	90,399	-15.8	-52.7	139.2	-5.7	11.0	-62.2
Prince Edward Island	23,525	22,187	6.0	8.0	-39.2	138.4	-17.0	-27.8
Nova Scotia	95,884	124,205	-22.8	-27.0	51.1	-0.2	-13.9	-7.1
New Brunswick	77,153	82,612	-6.6	-0.4	-14.4	-22.0	7.0	-8.3
Quebec	1,041,540	1,304,592	-20.2	18.2	-17.7	9.5	-3.9	-4.3
Ontario	2,504,712	2,046,112	22.4	-6.5	-18.1	27.8	-18.3	6.3
Manitoba	162,409	146,612	10.8	-13.6	23.0	-14.5	3.9	2.5
Saskatchewan	180,829	172,225	5.0	-23.8	51.2	-9.1	2.6	22.9
Alberta	879,575	878,096	0.2	4.0	-1.1	0.2	-11.2	-19.3
British Columbia	613,671	650,751	-5.7	-44.1	7.2	23.7	0.8	2.4
Yukon	3,292	11,111	-70.4	73.5	-63.5	115.1	18.6	-69.2
Northwest Territories	2,550	1,682	51.6	-71.9	-8.1	28.7	-5.0	-17.1
Nunavut	46	160	-71.2	-97.2	386.3	-90.6	329.8	-46.2

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

	2010 December <sup>p</sup>	2010 November <sup>r</sup>	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
<b>Canada</b>	<b>1,879,620</b>	<b>2,410,878</b>	<b>-22.0</b>	<b>-12.5</b>	<b>0.5</b>	<b>26.5</b>	<b>-24.2</b>	<b>-4.7</b>
Newfoundland and Labrador	8,357	33,034	-74.7	-74.6	480.7	-32.4	13.1	-80.4
Prince Edward Island	7,274	8,646	-15.9	2.1	-65.0	337.2	-2.9	-49.0
Nova Scotia	13,984	41,690	-66.5	-53.2	149.6	-24.3	-21.9	19.5
New Brunswick	36,149	37,055	-2.4	-9.0	-14.9	-37.7	16.5	-23.7
Quebec	282,454	550,812	-48.7	28.5	-17.4	37.4	-18.1	4.3
Ontario	797,679	903,709	-11.7	-20.3	-10.8	46.5	-36.7	4.6
Manitoba	43,383	63,004	-31.1	2.6	34.6	-17.5	-13.3	2.0
Saskatchewan	56,303	56,169	0.2	-56.0	106.0	-35.6	11.9	78.1
Alberta	408,412	438,221	-6.8	22.7	-1.8	-1.7	4.7	-39.1
British Columbia	223,661	269,846	-17.1	-27.1	12.5	47.0	-36.7	47.2
Yukon	525	7,500	-93.0	113.1	-75.9	199.0	29.6	-73.4
Northwest Territories	1,439	1,101	30.7	-77.0	-7.3	31.7	8.9	29.6
Nunavut	0	91	-100.0	-78.0	-57.9	-76.2	2,653.3	-70.1

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

	2010 December <sup>p</sup>	2010 November <sup>r</sup>	December to November	November to October	October to September	September to August	August to July	July to June
	thousands of dollars		percentage change					
<b>Canada</b>	<b>3,781,713</b>	<b>3,119,866</b>	<b>21.2</b>	<b>-8.9</b>	<b>-11.0</b>	<b>7.9</b>	<b>2.6</b>	<b>-3.1</b>
Newfoundland and Labrador	67,790	57,365	18.2	-6.2	6.3	11.5	9.8	-10.4
Prince Edward Island	16,251	13,541	20.0	12.1	26.1	10.9	-24.1	-8.9
Nova Scotia	81,900	82,515	-0.7	1.8	5.4	17.1	-7.0	-21.9
New Brunswick	41,004	45,557	-10.0	8.0	-13.9	3.6	-5.6	24.9
Quebec	759,086	753,780	0.7	11.6	-18.0	-3.0	4.1	-8.5
Ontario	1,707,033	1,142,403	49.4	8.3	-24.6	14.6	3.0	8.3
Manitoba	119,026	83,608	42.4	-22.9	17.3	-12.9	15.8	2.9
Saskatchewan	124,526	116,056	7.3	17.8	12.4	28.0	-8.0	-9.5
Alberta	471,163	439,875	7.1	-9.7	-0.5	1.7	-20.5	-0.4
British Columbia	390,010	380,905	2.4	-52.0	4.9	15.7	26.4	-15.2
Yukon	2,767	3,611	-23.4	25.2	-1.5	-10.4	5.2	-61.8
Northwest Territories	1,111	581	91.2	-51.6	-11.0	18.4	-34.0	-52.6
Nunavut	46	69	-33.3	-98.7	2,815.0	-97.8	201.5	-43.7

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

	2010 December <sup>p</sup>	2010 November <sup>r</sup>	December to November	November to October	October to September	September to August	August to July	July to June
	units		percentage change					
<b>Canada</b>	<b>214,716</b>	<b>169,056</b>	<b>27.0</b>	<b>-13.7</b>	<b>-6.1</b>	<b>3.1</b>	<b>0.2</b>	<b>-6.2</b>
Newfoundland and Labrador	3,648	3,576	2.0	1.0	11.7	6.9	16.5	-12.8
Prince Edward Island	1,092	1,128	-3.2	8.0	55.4	14.3	-39.5	-6.9
Nova Scotia	4,944	5,232	-5.5	7.1	-1.9	23.9	-3.2	-40.9
New Brunswick	2,412	3,576	-32.6	-2.6	-21.5	14.4	-23.5	62.8
Quebec	49,272	46,260	6.5	2.7	-14.2	-3.8	3.1	-9.1
Ontario	91,116	55,764	63.4	7.6	-21.6	-4.1	-0.8	2.6
Manitoba	6,744	5,088	32.5	-52.8	94.2	-0.6	-19.2	32.3
Saskatchewan	8,376	9,048	-7.4	77.8	-6.0	68.9	-39.3	1.4
Alberta	24,972	21,528	16.0	-21.5	14.2	2.9	-20.4	8.8
British Columbia	22,056	17,640	25.0	-58.0	2.5	19.6	40.6	-32.9
Yukon	84	216	-61.1	-5.3	-36.7	66.7	-28.0	-60.9
Northwest Territories	0	0	...	-100.0	66.7	50.0	-60.0	-61.5
Nunavut	0	0	...	-100.0	...	-100.0	275.0	-55.6

**Table 5**  
**Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2010**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Canada</b>									
November <sup>r</sup>	6,745	7,343	14,088	3,119,866	452,378	1,319,634	638,866	2,410,878	5,530,744
December <sup>p</sup>	7,229	10,664	17,893	3,781,713	450,496	1,033,122	396,002	1,879,620	5,661,333
Cumulative Jan. to Dec. 2010	93,902	113,019	206,921	44,294,971	5,125,295	15,326,781	8,389,992	28,842,068	73,137,039
Cumulative Jan. to Dec. 2009	81,023	84,239	165,262	34,708,094	3,870,753	13,845,226	8,625,311	26,341,290	61,049,384
<b>Newfoundland and Labrador</b>									
November <sup>r</sup>	192	106	298	57,365	669	14,519	17,846	33,034	90,399
December <sup>p</sup>	286	18	304	67,790	1,458	4,562	2,337	8,357	76,147
Cumulative Jan. to Dec. 2010	2,713	700	3,413	774,127	136,308	175,699	176,070	488,077	1,262,204
Cumulative Jan. to Dec. 2009	2,133	881	3,014	580,144	14,896	113,016	58,328	186,240	766,384
<b>Prince Edward Island</b>									
November <sup>r</sup>	39	55	94	13,541	560	4,839	3,247	8,646	22,187
December <sup>p</sup>	48	43	91	16,251	2,147	3,434	1,693	7,274	23,525
Cumulative Jan. to Dec. 2010	479	438	917	142,974	13,989	47,342	44,737	106,068	249,042
Cumulative Jan. to Dec. 2009	418	313	731	115,106	10,860	40,867	11,744	63,471	178,577
<b>Nova Scotia</b>									
November <sup>r</sup>	188	248	436	82,515	1,993	24,081	15,616	41,690	124,205
December <sup>p</sup>	229	183	412	81,900	1,839	9,781	2,364	13,984	95,884
Cumulative Jan. to Dec. 2010	2,726	2,403	5,129	967,623	68,863	312,125	294,927	675,915	1,643,538
Cumulative Jan. to Dec. 2009	2,765	1,605	4,370	807,296	61,817	315,022	184,593	561,432	1,368,728
<b>New Brunswick</b>									
November <sup>r</sup>	173	125	298	45,557	4,385	16,304	16,366	37,055	82,612
December <sup>p</sup>	119	82	201	41,004	1,254	32,130	2,765	36,149	77,153
Cumulative Jan. to Dec. 2010	2,188	1,851	4,039	582,016	56,896	232,789	270,530	560,215	1,142,231
Cumulative Jan. to Dec. 2009	2,389	1,553	3,942	575,050	56,288	215,761	301,121	573,170	1,148,220
<b>Quebec</b>									
November <sup>r</sup>	1,565	2,290	3,855	753,780	74,633	272,058	204,121	550,812	1,304,592
December <sup>p</sup>	1,538	2,568	4,106	759,086	51,619	159,893	70,942	282,454	1,041,540
Cumulative Jan. to Dec. 2010	20,324	35,619	55,943	10,166,373	882,887	2,716,477	1,369,610	4,968,974	15,135,347
Cumulative Jan. to Dec. 2009	18,116	27,223	45,339	8,406,570	827,458	2,489,523	1,206,152	4,523,133	12,929,703
<b>Ontario</b>									
November <sup>r</sup>	2,120	2,527	4,647	1,142,403	201,994	443,141	258,574	903,709	2,046,112
December <sup>p</sup>	2,529	5,064	7,593	1,707,033	207,358	406,420	183,901	797,679	2,504,712
Cumulative Jan. to Dec. 2010	30,033	39,494	69,527	15,692,941	2,238,271	6,300,960	4,130,969	12,670,200	28,363,141
Cumulative Jan. to Dec. 2009	25,588	32,067	57,655	12,433,137	1,415,397	4,904,209	3,127,744	9,447,350	21,880,487
<b>Manitoba</b>									
November <sup>r</sup>	320	104	424	83,608	17,991	34,947	10,066	63,004	146,612
December <sup>p</sup>	349	213	562	119,026	6,087	27,654	9,642	43,383	162,409
Cumulative Jan. to Dec. 2010	3,998	2,130	6,128	1,195,397	110,717	327,024	151,183	588,924	1,784,321
Cumulative Jan. to Dec. 2009	3,414	1,090	4,504	940,868	93,987	344,527	181,359	619,873	1,560,741
<b>Saskatchewan</b>									
November <sup>r</sup>	314	440	754	116,056	12,141	39,201	4,827	56,169	172,225
December <sup>p</sup>	313	385	698	124,526	1,896	29,990	24,417	56,303	180,829
Cumulative Jan. to Dec. 2010	3,699	2,385	6,084	1,152,516	129,013	576,932	196,453	902,398	2,054,914
Cumulative Jan. to Dec. 2009	2,868	1,532	4,400	803,454	177,064	585,162	324,591	1,086,817	1,890,271
<b>Alberta</b>									
November <sup>r</sup>	1,163	631	1,794	439,875	115,187	288,815	34,219	438,221	878,096
December <sup>p</sup>	1,135	946	2,081	471,163	163,298	218,771	26,343	408,412	879,575
Cumulative Jan. to Dec. 2010	16,931	9,312	26,243	6,788,043	1,235,097	2,755,204	733,305	4,723,606	11,511,649
Cumulative Jan. to Dec. 2009	14,758	7,477	22,235	5,445,609	925,538	2,999,859	1,905,914	5,831,311	11,276,920

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, 2010**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>British Columbia</b>									
November <sup>r</sup>	657	813	1,470	380,905	22,055	175,037	72,754	269,846	650,751
December <sup>p</sup>	679	1,159	1,838	390,010	13,536	138,555	71,570	223,661	613,671
Cumulative Jan. to Dec. 2010	10,588	18,476	29,064	6,741,278	229,208	1,787,090	992,208	3,008,506	9,749,784
Cumulative Jan. to Dec. 2009	8,393	10,215	18,608	4,491,078	245,157	1,757,192	1,136,461	3,138,810	7,629,888
<b>Yukon</b>									
November <sup>r</sup>	14	4	18	3,611	766	5,504	1,230	7,500	11,111
December <sup>p</sup>	4	3	7	2,767	0	497	28	525	3,292
Cumulative Jan. to Dec. 2010	164	142	306	51,316	15,991	36,528	27,951	80,470	131,786
Cumulative Jan. to Dec. 2009	123	138	261	52,536	27,572	18,760	58,721	105,053	157,589
<b>Northwest Territories</b>									
November <sup>r</sup>	0	0	0	581	4	1,097	0	1,101	1,682
December <sup>p</sup>	0	0	0	1,111	4	1,435	0	1,439	2,550
Cumulative Jan. to Dec. 2010	37	17	54	18,503	4,985	30,793	1,999	37,777	56,280
Cumulative Jan. to Dec. 2009	33	30	63	20,083	6,209	46,388	92,011	144,608	164,691
<b>Nunavut</b>									
November <sup>r</sup>	0	0	0	69	0	91	0	91	160
December <sup>p</sup>	0	0	0	46	0	0	0	0	46
Cumulative Jan. to Dec. 2010	22	52	74	21,864	3,070	27,818	50	30,938	52,802
Cumulative Jan. to Dec. 2009	25	115	140	37,163	8,510	14,940	36,572	60,022	97,185

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, 2010**

	Number of dwelling units			Estimated value of construction					
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Abbotsford-Mission, British Columbia</b>									
November r	30	2	32	7,054	486	11,502	50	12,038	19,092
December p	22	7	29	5,092	1,550	17,592	32,901	52,043	57,135
Cumulative Jan. to Dec. 2010	366	192	558	97,626	15,142	55,255	36,032	106,429	204,055
Cumulative Jan. to Dec. 2009	260	172	432	81,888	20,778	32,975	8,735	62,488	144,376
<b>Barrie, Ontario</b>									
November r	31	0	31	13,606	194	3,247	247	3,688	17,294
December p	7	0	7	6,003	50	3,451	1,418	4,919	10,922
Cumulative Jan. to Dec. 2010	368	374	742	188,584	6,463	78,022	48,446	132,931	321,515
Cumulative Jan. to Dec. 2009	230	163	393	114,446	12,985	61,047	239,286	313,318	427,764
<b>Brantford, Ontario</b>									
November r	27	4	31	4,857	142	4,701	432	5,275	10,132
December p	14	1	15	2,835	714	2,528	6,240	9,482	12,317
Cumulative Jan. to Dec. 2010	283	266	549	77,247	15,514	68,917	45,965	130,396	207,643
Cumulative Jan. to Dec. 2009	220	176	396	51,978	10,019	56,821	31,788	98,628	150,606
<b>Calgary, Alberta</b>									
November r	401	169	570	148,302	6,353	58,005	12,179	76,537	224,839
December p	419	418	837	188,731	17,523	94,008	9,131	120,662	309,393
Cumulative Jan. to Dec. 2010	5,526	3,161	8,687	2,271,459	175,183	805,517	341,052	1,321,752	3,593,211
Cumulative Jan. to Dec. 2009	5,406	2,123	7,529	1,874,297	82,713	1,261,143	1,066,868	2,410,724	4,285,021
<b>Edmonton, Alberta</b>									
November r	351	350	701	173,864	9,817	93,222	8,346	111,385	285,249
December p	298	436	734	167,019	31,987	46,148	10,261	88,396	255,415
Cumulative Jan. to Dec. 2010	5,785	4,292	10,077	2,784,470	182,679	981,000	174,452	1,338,131	4,122,601
Cumulative Jan. to Dec. 2009	4,467	3,324	7,791	2,095,294	402,768	990,191	372,860	1,765,819	3,861,113
<b>Greater Sudbury, Ontario</b>									
November r	22	3	25	8,186	7,931	15,002	12,573	35,506	43,692
December p	116	94	210	35,604	709	8,871	613	10,193	45,797
Cumulative Jan. to Dec. 2010	301	147	448	116,350	20,674	66,686	79,726	167,086	283,436
Cumulative Jan. to Dec. 2009	516	553	1,069	201,685	27,472	97,463	76,135	201,070	402,755
<b>Guelph, Ontario</b>									
November r	26	189	215	28,399	885	714	0	1,599	29,998
December p	14	46	60	10,386	0	487	0	487	10,873
Cumulative Jan. to Dec. 2010	393	636	1,029	187,836	42,433	140,384	60,535	243,352	431,188
Cumulative Jan. to Dec. 2009	342	488	830	140,167	7,284	34,215	67,812	109,311	249,478
<b>Halifax, Nova Scotia</b>									
November r	72	220	292	52,490	0	15,035	14,301	29,336	81,826
December p	88	156	244	42,097	215	5,755	583	6,553	48,650
Cumulative Jan. to Dec. 2010	1,092	1,749	2,841	511,963	22,836	177,564	62,263	262,663	774,626
Cumulative Jan. to Dec. 2009	1,072	1,128	2,200	386,148	27,922	216,988	29,235	274,145	660,293
<b>Hamilton, Ontario</b>									
November r	151	32	183	49,005	7,111	8,714	13,147	28,972	77,977
December p	194	128	322	77,506	324	26,047	4,156	30,527	108,033
Cumulative Jan. to Dec. 2010	1,938	1,524	3,462	858,808	126,816	294,589	202,117	623,522	1,482,330
Cumulative Jan. to Dec. 2009	926	1,175	2,101	456,280	47,268	269,889	212,540	529,697	985,977
<b>Kelowna, British Columbia</b>									
November r	41	11	52	18,321	2,400	2,283	610	5,293	23,614
December p	44	115	159	30,753	279	2,394	175	2,848	33,601
Cumulative Jan. to Dec. 2010	548	712	1,260	335,134	6,487	83,529	40,912	130,928	466,062
Cumulative Jan. to Dec. 2009	405	430	835	238,027	12,268	109,754	267,779	389,801	627,828

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, 2010**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Kingston, Ontario</b>									
November <sup>r</sup>	44	26	70	13,428	2,694	24,678	568	27,940	41,368
December <sup>p</sup>	30	2	32	6,719	456	3,660	10,814	14,930	21,649
Cumulative Jan. to Dec. 2010	534	214	748	139,969	8,034	89,226	21,500	118,760	258,729
Cumulative Jan. to Dec. 2009	493	441	934	152,315	11,806	45,492	74,040	131,338	283,653
<b>Kitchener-Cambridge-Waterloo, Ontario</b>									
November <sup>r</sup>	89	225	314	59,711	24,140	28,076	3,001	55,217	114,928
December <sup>p</sup>	173	1,129	1,302	218,137	4,988	51,934	17,001	73,923	292,060
Cumulative Jan. to Dec. 2010	1,238	2,723	3,961	750,471	156,805	541,188	341,320	1,039,313	1,789,784
Cumulative Jan. to Dec. 2009	1,219	1,570	2,789	584,377	86,368	241,030	139,849	467,247	1,051,624
<b>London, Ontario</b>									
November <sup>r</sup>	67	23	90	22,740	20,122	5,773	23,275	49,170	71,910
December <sup>p</sup>	57	199	256	57,269	3,370	13,376	1,317	18,063	75,332
Cumulative Jan. to Dec. 2010	1,417	947	2,364	510,165	60,002	206,173	166,092	432,267	942,432
Cumulative Jan. to Dec. 2009	1,037	942	1,979	391,429	87,841	117,712	136,141	341,694	733,123
<b>Moncton, New Brunswick</b>									
November <sup>r</sup>	42	57	99	14,307	164	4,138	7,596	11,898	26,205
December <sup>p</sup>	24	35	59	10,232	395	3,011	1	3,407	13,639
Cumulative Jan. to Dec. 2010	460	921	1,381	166,480	15,890	44,774	40,513	101,177	267,657
Cumulative Jan. to Dec. 2009	474	586	1,060	141,558	8,792	54,576	115,345	178,713	320,271
<b>Montréal, Quebec</b>									
November <sup>r</sup>	532	1,185	1,717	356,182	28,196	89,917	111,756	229,869	586,051
December <sup>p</sup>	521	1,167	1,688	337,841	15,021	59,607	19,836	94,464	432,305
Cumulative Jan. to Dec. 2010	6,565	17,558	24,123	4,633,510	262,732	1,164,255	661,196	2,088,183	6,721,693
Cumulative Jan. to Dec. 2009	5,838	13,441	19,279	3,728,445	271,462	1,172,757	619,422	2,063,641	5,792,086
<b>Oshawa, Ontario</b>									
November <sup>r</sup>	111	18	129	46,546	317	3,939	1,438	5,694	52,240
December <sup>p</sup>	79	10	89	32,066	746	5,678	431	6,855	38,921
Cumulative Jan. to Dec. 2010	1,350	624	1,974	553,631	12,762	78,157	117,068	207,987	761,618
Cumulative Jan. to Dec. 2009	817	286	1,103	337,496	10,296	79,405	196,053	285,754	623,250
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
November <sup>r</sup>	197	765	962	144,827	3,934	28,799	9,324	42,057	186,884
December <sup>p</sup>	138	417	555	91,265	2,025	34,145	1,519	37,689	128,954
Cumulative Jan. to Dec. 2010	2,252	5,288	7,540	1,134,953	39,239	529,397	236,161	804,797	1,939,750
Cumulative Jan. to Dec. 2009	2,417	4,314	6,731	1,050,857	103,803	491,650	234,323	829,776	1,880,633
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
November <sup>r</sup>	95	103	198	29,516	103	68,470	3,509	72,082	101,598
December <sup>p</sup>	67	182	249	33,921	1,777	3,881	2,327	7,985	41,906
Cumulative Jan. to Dec. 2010	1,162	2,190	3,352	448,802	22,423	274,011	38,047	334,481	783,283
Cumulative Jan. to Dec. 2009	933	1,654	2,587	364,488	23,588	70,535	24,442	118,565	483,053
<b>Peterborough, Ontario</b>									
November <sup>r</sup>	20	2	22	6,240	139	5,625	29	5,793	12,033
December <sup>p</sup>	6	0	6	2,018	142	98	450	690	2,708
Cumulative Jan. to Dec. 2010	285	85	370	89,037	3,195	27,874	17,200	48,269	137,306
Cumulative Jan. to Dec. 2009	317	111	428	95,166	5,325	19,225	52,851	77,401	172,567
<b>Québec, Quebec</b>									
November <sup>r</sup>	112	305	417	67,250	6,151	23,828	20,527	50,506	117,756
December <sup>p</sup>	116	470	586	96,493	3,883	11,501	8,741	24,125	120,618
Cumulative Jan. to Dec. 2010	1,951	5,639	7,590	1,209,714	98,279	309,204	118,257	525,740	1,735,454
Cumulative Jan. to Dec. 2009	1,981	4,614	6,595	1,090,970	46,150	499,142	105,004	650,296	1,741,266

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, 2010

	Number of dwelling units			Estimated value of construction					
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Regina, Saskatchewan</b>									
November <sup>r</sup>	69	78	147	22,506	785	9,129	147	10,061	32,567
December <sup>p</sup>	114	0	114	28,898	510	5,000	20	5,530	34,428
Cumulative Jan. to Dec. 2010	830	287	1,117	251,233	43,560	180,546	46,276	270,382	521,615
Cumulative Jan. to Dec. 2009	600	592	1,192	209,218	76,013	229,598	40,092	345,703	554,921
<b>Saguenay, Quebec</b>									
November <sup>r</sup>	23	28	51	9,185	2,331	5,243	1,987	9,561	18,746
December <sup>p</sup>	12	11	23	3,992	528	4,992	396	5,916	9,908
Cumulative Jan. to Dec. 2010	414	506	920	157,059	14,160	60,888	35,449	110,497	267,556
Cumulative Jan. to Dec. 2009	369	303	672	145,880	19,886	47,744	31,500	99,130	245,010
<b>Saint John, New Brunswick</b>									
November <sup>r</sup>	34	17	51	7,655	2,207	4,393	4,774	11,374	19,029
December <sup>p</sup>	33	2	35	8,382	91	3,345	70	3,506	11,888
Cumulative Jan. to Dec. 2010	464	213	677	107,384	7,466	49,227	49,978	106,671	214,055
Cumulative Jan. to Dec. 2009	494	380	874	139,345	23,628	47,441	92,198	163,267	302,612
<b>Saskatoon, Saskatchewan</b>									
November <sup>r</sup>	141	337	478	61,537	8,342	13,988	1,630	23,960	85,497
December <sup>p</sup>	94	372	466	65,496	829	23,019	15,900	39,748	105,244
Cumulative Jan. to Dec. 2010	1,530	1,580	3,110	485,102	63,517	219,376	84,902	367,795	852,897
Cumulative Jan. to Dec. 2009	1,216	640	1,856	277,032	60,787	133,528	188,274	382,589	659,621
<b>Sherbrooke, Quebec</b>									
November <sup>r</sup>	69	29	98	18,428	849	2,781	0	3,630	22,058
December <sup>p</sup>	79	51	130	15,210	420	19,419	496	20,335	35,545
Cumulative Jan. to Dec. 2010	812	977	1,789	270,730	12,122	115,684	66,681	194,487	465,217
Cumulative Jan. to Dec. 2009	645	1,116	1,761	264,604	18,668	49,481	42,159	110,308	374,912
<b>St. Catharines-Niagara, Ontario</b>									
November <sup>r</sup>	42	23	65	22,805	2,396	18,619	2,979	23,994	46,799
December <sup>p</sup>	48	71	119	23,030	646	6,923	9,722	17,291	40,321
Cumulative Jan. to Dec. 2010	713	526	1,239	281,651	40,777	140,021	621,133	801,931	1,083,582
Cumulative Jan. to Dec. 2009	679	298	977	222,084	41,096	140,238	80,090	261,424	483,508
<b>St. John's, Newfoundland and Labrador</b>									
November <sup>r</sup>	121	68	189	41,722	478	5,849	9,656	15,983	57,705
December <sup>p</sup>	123	15	138	35,399	842	4,150	2,303	7,295	42,694
Cumulative Jan. to Dec. 2010	1,576	385	1,961	491,841	59,378	124,572	140,084	324,034	815,875
Cumulative Jan. to Dec. 2009	1,341	633	1,974	385,634	7,649	73,542	34,958	116,149	501,783
<b>Thunder Bay, Ontario</b>									
November <sup>r</sup>	11	4	15	3,068	215	278	551	1,044	4,112
December <sup>p</sup>	4	4	8	1,701	32	2,595	5	2,632	4,333
Cumulative Jan. to Dec. 2010	188	101	289	63,536	3,884	52,701	33,453	90,038	153,574
Cumulative Jan. to Dec. 2009	205	33	238	52,038	11,827	19,668	9,738	41,233	93,271
<b>Toronto, Ontario</b>									
November <sup>r</sup>	639	1,098	1,737	505,406	76,417	223,803	73,675	373,895	879,301
December <sup>p</sup>	1,044	2,795	3,839	930,216	113,941	175,759	97,678	387,378	1,317,594
Cumulative Jan. to Dec. 2010	9,773	23,291	33,064	7,746,308	1,031,560	2,950,809	1,378,119	5,360,488	13,106,796
Cumulative Jan. to Dec. 2009	8,889	19,381	28,270	6,155,497	488,656	2,442,735	864,881	3,796,272	9,951,769
<b>Trois-Rivières, Quebec</b>									
November <sup>r</sup>	23	67	90	15,289	508	4,380	889	5,777	21,066
December <sup>p</sup>	32	118	150	17,360	8,615	741	293	9,649	27,009
Cumulative Jan. to Dec. 2010	351	1,575	1,926	276,620	23,100	40,947	19,562	83,609	360,229
Cumulative Jan. to Dec. 2009	391	729	1,120	174,732	30,517	58,197	42,649	131,363	306,095

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, 2010**

	Number of dwelling units			Estimated value of construction					Total
	Singles <sup>1</sup>	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
<b>Vancouver, British Columbia</b>									
November <sup>r</sup>	271	601	872	220,524	7,018	64,269	48,086	119,373	339,897
December <sup>p</sup>	276	873	1,149	228,887	4,642	80,245	13,735	98,622	327,509
Cumulative Jan. to Dec. 2010	4,452	13,329	17,781	4,094,907	89,270	1,055,690	501,284	1,646,244	5,741,151
Cumulative Jan. to Dec. 2009	3,404	6,622	10,026	2,426,194	94,177	971,661	397,792	1,463,630	3,889,824
<b>Victoria, British Columbia</b>									
November <sup>r</sup>	48	82	130	32,263	2,219	77,959	10,121	90,299	122,562
December <sup>p</sup>	77	90	167	39,634	550	20,470	17,744	38,764	78,398
Cumulative Jan. to Dec. 2010	870	1,124	1,994	498,328	13,846	177,746	82,774	274,366	772,694
Cumulative Jan. to Dec. 2009	783	817	1,600	394,679	19,596	204,670	175,185	399,451	794,130
<b>Windsor, Ontario</b>									
November <sup>r</sup>	33	5	38	9,955	887	9,099	4,401	14,387	24,342
December <sup>p</sup>	22	6	28	7,091	43,565	1,439	285	45,289	52,380
Cumulative Jan. to Dec. 2010	475	183	658	143,413	119,831	70,120	173,902	363,853	507,266
Cumulative Jan. to Dec. 2009	315	82	397	99,199	9,093	42,572	162,317	213,982	313,181
<b>Winnipeg, Manitoba</b>									
November <sup>r</sup>	194	95	289	54,840	3,737	19,187	9,213	32,137	86,977
December <sup>p</sup>	199	197	396	77,070	4,489	21,468	4,006	29,963	107,033
Cumulative Jan. to Dec. 2010	2,396	1,512	3,908	751,826	42,770	215,072	105,977	363,819	1,115,645
Cumulative Jan. to Dec. 2009	1,838	532	2,370	539,079	41,212	247,522	101,757	390,491	929,570

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, 2010**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
<b>Canada</b>							
November <sup>r</sup>	6,492	26	922	1,314	5,450	415	14,619
December <sup>p</sup>	4,631	13	547	1,519	7,854	598	15,162
Cumulative Jan. to Dec. 2010	91,861	443	10,675	20,203	73,004	7,475	203,661
Cumulative Jan. to Dec. 2009	80,422	494	9,079	14,156	55,288	5,818	165,257
<b>Newfoundland and Labrador</b>							
November <sup>r</sup>	190	3	4	0	98	4	299
December <sup>p</sup>	105	0	2	3	8	5	123
Cumulative Jan. to Dec. 2010	2,457	10	21	59	539	81	3,167
Cumulative Jan. to Dec. 2009	2,126	5	36	76	729	41	3,013
<b>Prince Edward Island</b>							
November <sup>r</sup>	29	2	3	51	0	1	86
December <sup>p</sup>	22	0	10	11	21	2	66
Cumulative Jan. to Dec. 2010	478	10	55	106	265	13	927
Cumulative Jan. to Dec. 2009	400	17	35	64	181	34	731
<b>Nova Scotia</b>							
November <sup>r</sup>	170	4	12	8	223	8	425
December <sup>p</sup>	144	2	14	0	166	3	329
Cumulative Jan. to Dec. 2010	2,569	58	197	129	1,939	154	5,046
Cumulative Jan. to Dec. 2009	2,684	72	133	123	1,180	178	4,370
<b>New Brunswick</b>							
November <sup>r</sup>	146	1	8	9	104	6	274
December <sup>p</sup>	44	3	16	0	64	2	129
Cumulative Jan. to Dec. 2010	2,064	46	72	150	1,541	96	3,969
Cumulative Jan. to Dec. 2009	2,344	39	101	164	1,181	110	3,939
<b>Quebec</b>							
November <sup>r</sup>	1,478	12	448	168	2,203	207	4,516
December <sup>p</sup>	827	4	202	91	1,979	170	3,273
Cumulative Jan. to Dec. 2010	19,726	206	4,263	2,037	23,905	3,696	53,833
Cumulative Jan. to Dec. 2009	17,889	209	3,170	1,644	20,351	2,077	45,340
<b>Ontario</b>							
November <sup>r</sup>	2,125	4	224	560	1,689	71	4,673
December <sup>p</sup>	1,869	3	147	932	3,908	54	6,913
Cumulative Jan. to Dec. 2010	29,451	75	3,250	10,674	24,266	1,303	69,019
Cumulative Jan. to Dec. 2009	25,476	83	2,813	8,202	19,446	1,633	57,653
<b>Manitoba</b>							
November <sup>r</sup>	258	0	9	23	68	4	362
December <sup>p</sup>	208	0	3	68	81	61	421
Cumulative Jan. to Dec. 2010	3,894	12	59	293	1,629	154	6,041
Cumulative Jan. to Dec. 2009	3,403	6	39	93	863	100	4,504
<b>Saskatchewan</b>							
November <sup>r</sup>	265	0	16	34	386	4	705
December <sup>p</sup>	184	0	22	64	294	5	569
Cumulative Jan. to Dec. 2010	3,625	4	122	579	1,614	71	6,015
Cumulative Jan. to Dec. 2009	2,854	14	64	177	1,156	136	4,401
<b>Alberta</b>							
November <sup>r</sup>	1,246	0	184	132	268	47	1,877
December <sup>p</sup>	777	1	103	159	631	54	1,725
Cumulative Jan. to Dec. 2010	16,939	12	2,123	1,862	4,823	509	26,268
Cumulative Jan. to Dec. 2009	14,716	34	2,110	1,593	3,524	258	22,235
<b>British Columbia</b>							
November <sup>r</sup>	571	0	14	329	409	61	1,384
December <sup>p</sup>	447	0	28	191	702	239	1,607
Cumulative Jan. to Dec. 2010	10,437	8	480	4,267	12,360	1,390	28,942
Cumulative Jan. to Dec. 2009	8,359	5	555	1,948	6,496	1,244	18,607

Table 7 – continued

**Dwelling units, provinces and territories, unadjusted, 2010**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
<b>Yukon</b>							
November <sup>r</sup>	14	0	0	0	2	2	18
December <sup>p</sup>	4	0	0	0	0	3	7
Cumulative Jan. to Dec. 2010	162	2	27	44	63	8	306
Cumulative Jan. to Dec. 2009	114	9	17	44	70	7	261
<b>Northwest Territories</b>							
November <sup>r</sup>	0	0	0	0	0	0	0
December <sup>p</sup>	0	0	0	0	0	0	0
Cumulative Jan. to Dec. 2010	37	0	2	3	12	0	54
Cumulative Jan. to Dec. 2009	32	1	0	0	30	0	63
<b>Nunavut</b>							
November <sup>r</sup>	0	0	0	0	0	0	0
December <sup>p</sup>	0	0	0	0	0	0	0
Cumulative Jan. to Dec. 2010	22	0	4	0	48	0	74
Cumulative Jan. to Dec. 2009	25	0	6	28	81	0	140

**Table 8**  
**Dwelling units, census metropolitan areas, unadjusted, December 2010**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	15	0	0	0	4	3	22
Barrie, Ontario	6	0	0	0	0	0	6
Brantford, Ontario	11	0	0	0	0	1	12
Calgary, Alberta	316	0	40	59	317	2	734
Edmonton, Alberta	224	0	48	71	280	38	661
Greater Sudbury, Ontario	94	0	0	0	92	2	188
Guelph, Ontario	11	0	4	40	0	2	57
Halifax, Nova Scotia	61	1	0	0	154	2	218
Hamilton, Ontario	158	0	0	110	15	3	286
Kelowna, British Columbia	30	0	0	0	107	8	145
Kingston, Ontario	24	0	0	0	0	2	26
Kitchener-Cambridge-Waterloo, Ontario	141	0	2	40	1,080	7	1,270
London, Ontario	46	0	0	4	193	2	245
Moncton, New Brunswick	9	1	11	0	24	0	45
Montréal, Quebec	356	0	67	40	1,045	60	1,568
Oshawa, Ontario	64	0	10	0	0	0	74
Ottawa-Gatineau, Ontario/Quebec	158	0	82	166	346	12	764
Ottawa-Gatineau, Ontario part, Ontario/Quebec	112	0	16	143	254	4	529
Ottawa-Gatineau, Quebec part, Ontario/Quebec	46	0	66	23	92	8	235
Peterborough, Ontario	5	0	0	0	0	0	5
Québec, Quebec	80	0	41	6	427	13	567
Regina, Saskatchewan	82	0	0	0	0	0	82
Saguenay, Quebec	8	0	0	0	4	7	19
Saint John, New Brunswick	13	1	0	0	0	2	16
Saskatoon, Saskatchewan	68	0	22	64	282	4	440
Sherbrooke, Quebec	54	0	0	2	51	0	107
St. Catharines-Niagara, Ontario	39	0	0	3	67	1	110
St. John's, Newfoundland and Labrador	73	0	0	3	8	4	88
Thunder Bay, Ontario	3	0	0	0	4	0	7
Toronto, Ontario	849	0	95	516	2,168	16	3,644
Trois-Rivières, Quebec	22	0	1	0	121	0	144
Vancouver, British Columbia	190	0	18	174	488	193	1,063
Victoria, British Columbia	53	0	2	9	67	12	143
Windsor, Ontario	18	0	2	4	0	0	24
Winnipeg, Manitoba	157	0	2	68	67	60	354

**Table 9**  
**Dwelling units, census metropolitan areas, unadjusted, cumulative, January to December 2010**

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Abbotsford-Mission, British Columbia	357	0	0	89	87	17	550
Barrie, Ontario	384	0	3	127	237	7	758
Brantford, Ontario	286	0	8	101	148	9	552
Calgary, Alberta	5,524	0	844	972	1,323	22	8,685
Edmonton, Alberta	5,856	0	1,077	659	2,287	270	10,149
Greater Sudbury, Ontario	296	1	4	0	121	23	445
Guelph, Ontario	383	0	28	358	176	74	1,019
Halifax, Nova Scotia	1,050	3	98	102	1,494	56	2,803
Hamilton, Ontario	1,926	0	220	900	350	56	3,452
Kelowna, British Columbia	546	0	1	113	535	63	1,258
Kingston, Ontario	542	7	30	41	135	8	763
Kitchener-Cambridge-Waterloo, Ontario	1,229	0	75	483	2,046	119	3,952
London, Ontario	1,374	1	13	296	616	22	2,322
Moncton, New Brunswick	452	9	17	28	862	15	1,383
Montréal, Quebec	6,394	0	1,201	968	12,738	1,747	23,048
Oshawa, Ontario	1,325	0	174	313	129	8	1,949
Ottawa-Gatineau, Ontario/Quebec	3,338	4	1,273	2,705	3,173	204	10,697
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,254	0	332	2,223	2,601	133	7,543
Ottawa-Gatineau, Quebec part, Ontario/Quebec	1,084	4	941	482	572	71	3,154
Peterborough, Ontario	300	0	0	83	0	2	385
Québec, Quebec	1,962	1	715	71	3,966	620	7,335
Regina, Saskatchewan	836	0	8	74	199	6	1,123
Saguenay, Quebec	433	2	0	0	400	99	934
Saint John, New Brunswick	441	9	10	29	152	26	667
Saskatoon, Saskatchewan	1,570	1	88	465	971	56	3,151
Sherbrooke, Quebec	781	0	114	32	688	94	1,709
St. Catharines-Niagara, Ontario	725	1	64	193	162	107	1,252
St. John's, Newfoundland and Labrador	1,519	0	9	26	314	36	1,904
Thunder Bay, Ontario	205	2	6	0	88	7	308
Toronto, Ontario	9,689	0	1,838	4,723	16,442	290	32,982
Trois-Rivières, Quebec	359	1	208	64	1,105	31	1,768
Vancouver, British Columbia	4,434	0	226	3,228	9,014	863	17,765
Victoria, British Columbia	845	0	74	263	621	172	1,975
Windsor, Ontario	489	0	27	79	66	11	672
Winnipeg, Manitoba	2,387	0	30	229	1,113	144	3,903

**Table 10**  
**Value of residential and non-residential building permits, provinces and territories, unadjusted, 2010**

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Canada</b>					
November <sup>r</sup>	3,071,637	463,940	1,280,790	622,508	5,438,875
December <sup>p</sup>	2,975,654	436,589	943,042	373,720	4,729,005
Cumulative Jan. to Dec. 2010	43,471,191	5,107,569	15,364,598	8,355,840	72,299,198
Cumulative Jan. to Dec. 2009	34,708,083	3,870,752	13,845,227	8,625,310	61,049,372
<b>Newfoundland and Labrador</b>					
November <sup>r</sup>	61,998	669	14,519	17,846	95,032
December <sup>p</sup>	27,992	1,458	4,562	2,337	36,349
Cumulative Jan. to Dec. 2010	705,100	136,308	175,699	176,070	1,193,177
Cumulative Jan. to Dec. 2009	580,143	14,896	113,016	58,328	766,383
<b>Prince Edward Island</b>					
November <sup>r</sup>	10,571	560	4,839	3,247	19,217
December <sup>p</sup>	9,983	2,147	3,434	1,693	17,257
Cumulative Jan. to Dec. 2010	144,729	13,989	47,342	44,737	250,797
Cumulative Jan. to Dec. 2009	115,104	10,860	40,867	11,744	178,575
<b>Nova Scotia</b>					
November <sup>r</sup>	79,338	1,993	24,081	15,616	121,028
December <sup>p</sup>	56,003	1,839	9,781	2,364	69,987
Cumulative Jan. to Dec. 2010	955,309	68,863	312,125	294,927	1,631,224
Cumulative Jan. to Dec. 2009	807,294	61,817	315,022	184,593	1,368,726
<b>New Brunswick</b>					
November <sup>r</sup>	39,909	4,385	16,304	16,366	76,964
December <sup>p</sup>	19,435	1,254	32,130	2,765	55,584
Cumulative Jan. to Dec. 2010	566,411	56,896	232,789	270,530	1,126,626
Cumulative Jan. to Dec. 2009	575,051	56,288	215,761	301,121	1,148,221
<b>Quebec</b>					
November <sup>r</sup>	794,200	74,633	299,229	187,763	1,355,825
December <sup>p</sup>	521,231	51,619	141,311	48,660	762,821
Cumulative Jan. to Dec. 2010	9,875,138	882,887	2,766,926	1,335,458	14,860,409
Cumulative Jan. to Dec. 2009	8,406,568	827,458	2,489,522	1,206,151	12,929,699
<b>Ontario</b>					
November <sup>r</sup>	1,084,284	213,556	387,498	258,574	1,943,912
December <sup>p</sup>	1,486,212	193,451	355,127	183,901	2,218,691
Cumulative Jan. to Dec. 2010	15,464,370	2,220,545	6,256,588	4,130,969	28,072,472
Cumulative Jan. to Dec. 2009	12,433,135	1,415,396	4,904,210	3,127,744	21,880,485
<b>Manitoba</b>					
November <sup>r</sup>	69,565	17,991	34,947	10,066	132,569
December <sup>p</sup>	79,881	6,087	27,654	9,642	123,264
Cumulative Jan. to Dec. 2010	1,164,501	110,717	327,024	151,183	1,753,425
Cumulative Jan. to Dec. 2009	940,867	93,987	344,527	181,359	1,560,740
<b>Saskatchewan</b>					
November <sup>r</sup>	104,959	12,141	39,201	4,827	161,128
December <sup>p</sup>	92,586	1,896	29,990	24,417	148,889
Cumulative Jan. to Dec. 2010	1,142,336	129,013	576,932	196,453	2,044,734
Cumulative Jan. to Dec. 2009	803,454	177,064	585,162	324,591	1,890,271
<b>Alberta</b>					
November <sup>r</sup>	474,139	115,187	278,443	34,219	901,988
December <sup>p</sup>	370,025	163,298	198,566	26,343	758,232
Cumulative Jan. to Dec. 2010	6,663,485	1,235,097	2,786,944	733,305	11,418,831
Cumulative Jan. to Dec. 2009	5,445,609	925,538	2,999,860	1,905,914	11,276,921
<b>British Columbia</b>					
November <sup>r</sup>	349,684	22,055	175,037	72,754	619,530
December <sup>p</sup>	310,130	13,536	138,555	71,570	533,791
Cumulative Jan. to Dec. 2010	6,701,313	229,208	1,787,090	992,208	9,709,819
Cumulative Jan. to Dec. 2009	4,491,075	245,157	1,757,192	1,136,461	7,629,885

Table 10 – continued

## Value of residential and non-residential building permits, provinces and territories, unadjusted, 2010

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
<b>Yukon</b>					
November <sup>r</sup>	2,340	766	5,504	1,230	9,840
December <sup>p</sup>	1,019	0	497	28	1,544
Cumulative Jan. to Dec. 2010	48,132	15,991	36,528	27,951	128,602
Cumulative Jan. to Dec. 2009	52,537	27,572	18,760	58,721	157,590
<b>Northwest Territories</b>					
November <sup>r</sup>	581	4	1,097	0	1,682
December <sup>p</sup>	1,111	4	1,435	0	2,550
Cumulative Jan. to Dec. 2010	18,503	4,985	30,793	1,999	56,280
Cumulative Jan. to Dec. 2009	20,083	6,209	46,388	92,011	164,691
<b>Nunavut</b>					
November <sup>r</sup>	69	0	91	0	160
December <sup>p</sup>	46	0	0	0	46
Cumulative Jan. to Dec. 2010	21,864	3,070	27,818	50	52,802
Cumulative Jan. to Dec. 2009	37,163	8,510	14,940	36,572	97,185

**Table 11**  
**Value of residential and non-residential building permits, census metropolitan areas, unadjusted, December 2010**

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	3,691	1,550	17,592	32,901	55,734
Barrie, Ontario	4,702	50	3,127	1,418	9,297
Brantford, Ontario	2,223	714	2,291	6,240	11,468
Calgary, Alberta	158,171	17,523	94,008	9,131	278,833
Edmonton, Alberta	140,845	31,987	46,148	10,261	229,241
Greater Sudbury, Ontario	30,665	709	8,039	613	40,026
Guelph, Ontario	9,431	0	441	0	9,872
Halifax, Nova Scotia	33,891	215	5,755	583	40,444
Hamilton, Ontario	66,433	324	23,604	4,156	94,517
Kelowna, British Columbia	25,693	279	2,394	175	28,541
Kingston, Ontario	5,378	456	3,317	10,814	19,965
Kitchener-Cambridge-Waterloo, Ontario	207,747	4,988	47,062	17,001	276,798
London, Ontario	54,282	3,370	12,121	1,317	71,090
Moncton, New Brunswick	5,609	395	3,011	1	9,016
Montréal, Quebec	275,723	15,021	56,639	19,836	367,219
Oshawa, Ontario	25,775	746	5,145	431	32,097
Ottawa-Gatineau, Ontario/Quebec	112,174	3,802	34,630	3,846	154,452
Ottawa-Gatineau, Ontario part, Ontario/Quebec	84,069	2,025	30,942	1,519	118,555
Ottawa-Gatineau, Quebec part, Ontario/Quebec	28,105	1,777	3,688	2,327	35,897
Peterborough, Ontario	1,581	142	89	450	2,262
Québec, Quebec	85,050	3,883	10,928	8,741	108,602
Regina, Saskatchewan	22,128	510	5,000	20	27,658
Saguenay, Quebec	2,733	528	4,743	396	8,400
Saint John, New Brunswick	3,145	91	3,345	70	6,651
Saskatoon, Saskatchewan	59,410	829	23,019	15,900	99,158
Sherbrooke, Quebec	11,694	420	18,452	496	31,062
St. Catharines-Niagara, Ontario	19,813	646	6,274	9,722	36,455
St. John's, Newfoundland and Labrador	21,673	842	4,150	2,303	28,968
Thunder Bay, Ontario	1,409	32	2,352	5	3,798
Toronto, Ontario	851,922	113,941	159,271	97,678	1,222,812
Trois-Rivières, Quebec	14,349	8,615	704	293	23,961
Vancouver, British Columbia	194,568	4,642	80,245	13,735	293,190
Victoria, British Columbia	31,755	550	20,470	17,744	70,519
Windsor, Ontario	5,883	43,565	1,304	285	51,037
Winnipeg, Manitoba	66,037	4,489	21,468	4,006	96,000

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to December 2010

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Abbotsford-Mission, British Columbia	95,968	15,142	55,255	36,032	202,397
Barrie, Ontario	191,698	6,463	84,804	48,446	331,411
Brantford, Ontario	77,040	15,514	66,142	45,965	204,661
Calgary, Alberta	2,219,571	175,183	805,517	341,052	3,541,323
Edmonton, Alberta	2,743,505	182,679	981,000	174,452	4,081,636
Greater Sudbury, Ontario	117,552	20,674	65,134	79,726	283,086
Guelph, Ontario	183,364	42,433	162,035	60,535	448,367
Halifax, Nova Scotia	503,766	22,836	177,564	62,263	766,429
Hamilton, Ontario	848,496	126,816	301,053	202,117	1,478,482
Kelowna, British Columbia	336,938	6,487	83,529	40,912	467,866
Kingston, Ontario	143,718	8,034	84,671	21,500	257,923
Kitchener-Cambridge-Waterloo, Ontario	744,706	156,805	509,389	341,320	1,752,220
London, Ontario	500,846	60,002	207,820	166,092	934,760
Moncton, New Brunswick	167,851	15,890	44,774	40,513	269,028
Montréal, Quebec	4,497,371	262,732	1,166,914	661,196	6,588,213
Oshawa, Ontario	530,324	12,762	82,956	117,068	743,110
Ottawa-Gatineau, Ontario/Quebec	1,561,025	61,662	841,692	274,208	2,738,587
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,130,482	39,239	549,585	236,161	1,955,467
Ottawa-Gatineau, Quebec part, Ontario/Quebec	430,543	22,423	292,107	38,047	783,120
Peterborough, Ontario	91,740	3,195	27,160	17,200	139,295
Québec, Quebec	1,181,871	98,279	312,092	118,257	1,710,499
Regina, Saskatchewan	252,748	43,560	180,546	46,276	523,130
Saguenay, Quebec	163,397	14,160	64,146	35,449	277,152
Saint John, New Brunswick	105,497	7,466	49,227	49,978	212,168
Saskatoon, Saskatchewan	489,265	63,517	219,376	84,902	857,060
Sherbrooke, Quebec	264,946	12,122	119,831	66,681	463,580
St. Catharines-Niagara, Ontario	284,196	40,777	141,573	621,133	1,087,679
St. John's, Newfoundland and Labrador	467,449	59,378	124,572	140,084	791,483
Thunder Bay, Ontario	69,353	3,884	55,992	33,453	162,682
Toronto, Ontario	7,669,741	1,031,560	2,887,139	1,378,119	12,966,559
Trois-Rivières, Quebec	263,866	23,100	43,604	19,562	350,132
Vancouver, British Columbia	4,083,956	89,270	1,055,690	501,284	5,730,200
Victoria, British Columbia	490,438	13,846	177,746	82,774	764,804
Windsor, Ontario	146,216	119,831	60,788	173,902	500,737
Winnipeg, Manitoba	741,069	42,770	215,072	105,977	1,104,888



**Table 13**  
**Value of the non-residential permits by type of building, provinces and territories, December 2010**

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>1,753,351</b>	<b>8,357</b>	<b>7,274</b>	<b>13,984</b>	<b>36,149</b>	<b>241,590</b>	<b>732,479</b>
<b>Industrial</b>	<b>436,589</b>	<b>1,458</b>	<b>2,147</b>	<b>1,839</b>	<b>1,254</b>	<b>51,619</b>	<b>193,451</b>
Factories, plants	114,982	1,113	1,600	322	450	25,687	20,081
Transportation, utilities	237,574	0	0	0	0	4,720	133,361
Mining and agriculture	37,934	0	0	524	0	12,542	20,635
Minor industrial projects, new and improvements <sup>1</sup>	46,099	345	547	993	804	8,670	19,374
<b>Commercial</b>	<b>943,042</b>	<b>4,562</b>	<b>3,434</b>	<b>9,781</b>	<b>32,130</b>	<b>141,311</b>	<b>355,127</b>
Trade and services	226,296	972	331	3,202	2,700	35,121	94,759
Warehouses	69,255	250	538	0	485	1,500	31,259
Service stations	23,476	0	0	0	275	1,075	2,500
Office buildings	293,194	1,597	2,002	757	1,400	47,177	135,929
Recreation	107,714	0	260	1,100	22,000	25,478	19,979
Hotels, restaurants	92,710	0	0	1,701	1,300	3,482	21,005
Laboratories	7,173	0	0	0	850	3,773	300
Minor commercial projects, new and improvements <sup>1</sup>	123,224	1,743	303	3,021	3,120	23,705	49,396
<b>Institutional and governmental</b>	<b>373,720</b>	<b>2,337</b>	<b>1,693</b>	<b>2,364</b>	<b>2,765</b>	<b>48,660</b>	<b>183,901</b>
Schools, education	134,778	0	0	0	0	19,667	47,173
Hospitals, medical	44,189	0	0	0	0	13,866	15,094
Welfare, home	72,345	0	1,423	325	914	4,383	42,867
Churches, religion	62,275	0	0	925	0	1,500	46,050
Government buildings	32,120	1,500	0	0	790	2,348	23,445
Minor institutional and governmental projects, new and improvements <sup>1</sup>	28,013	837	270	1,114	1,061	6,896	9,272
thousands of dollars							
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
<b>Total non-residential</b>	<b>43,383</b>	<b>56,303</b>	<b>388,207</b>	<b>223,661</b>	<b>525</b>	<b>1,439</b>	<b>0</b>
<b>Industrial</b>	<b>6,087</b>	<b>1,896</b>	<b>163,298</b>	<b>13,536</b>	<b>0</b>	<b>4</b>	<b>0</b>
Factories, plants	3,489	561	59,529	2,150	0	0	0
Transportation, utilities	0	0	96,658	2,835	0	0	0
Mining and agriculture	0	0	1,380	2,853	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	2,598	1,335	5,731	5,698	0	4	0
<b>Commercial</b>	<b>27,654</b>	<b>29,990</b>	<b>198,566</b>	<b>138,555</b>	<b>497</b>	<b>1,435</b>	<b>0</b>
Trade and services	6,302	1,569	40,120	40,756	464	0	0
Warehouses	1,775	13,281	13,221	6,946	0	0	0
Service stations	0	265	17,655	1,706	0	0	0
Office buildings	13,435	10,115	56,171	24,611	0	0	0
Recreation	2,550	0	19,001	17,346	0	0	0
Hotels, restaurants	964	1,685	29,417	31,735	0	1,421	0
Laboratories	0	0	2,250	0	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	2,628	3,075	20,731	15,455	33	14	0
<b>Institutional and governmental</b>	<b>9,642</b>	<b>24,417</b>	<b>26,343</b>	<b>71,570</b>	<b>28</b>	<b>0</b>	<b>0</b>
Schools, education	5,887	4,000	3,632	54,419	0	0	0
Hospitals, medical	1,540	0	379	13,310	0	0	0
Welfare, home	0	8,085	13,780	568	0	0	0
Churches, religion	0	11,500	2,300	0	0	0	0
Government buildings	1,060	280	2,347	350	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	1,155	552	3,905	2,923	28	0	0

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

## Description – Monthly survey of building permits

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

## Data source and methodology

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

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

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

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

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

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

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

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

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

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

### Revisions due to the correction of coding errors

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

### Revisions due to the addition of late reports

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

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

## Concepts and variables measured

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

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

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

## Building categories

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

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

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

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

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

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

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

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

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

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

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

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

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

## Geographic classification

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

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

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

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

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

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

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

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

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

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

### Territorial revisions

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

## Data accuracy

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

The other source of error are the processing error and the non-response error. In 2009, more than 97% of the municipalities covered by the survey sent their monthly Building Permits reports.



## Comparability of data and related sources

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Comparison of data must be done with reservation considering that the methods of issuing permits and the methods of estimating building values can differ from one municipality to another. Also, comparisons involving different periods must take into account the constant increase in the number of municipalities participating in the survey.

This publication contains only part of the data produced on building permits. However, you may order unpublished tables or address special requests, to the Current Investment Indicators Section (613-951-6321 or 1-800-579-8533). The series presented here is also available on CANSIM: Tables 026-0001 to 026-0008 and 026-0010.

# Appendix I

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## Geographical abbreviations

C	Cité / City
CC	Chartered community
CÉ	Cité
CG	Community government
CM	County (municipality)
CN	Colonie de la couronne / Crown colony
COM	Community
CT	Canton (municipalité de)
CU	Cantons unis (municipalité de)
CY	City
DM	District municipality
HAM	Hamlet
ID	Improvement district
IGD	Indian government district
IM	Island municipality
IRI	Réserve indienne / Indian reserve
LGD	Local government district
LOT	Township and royalty
M	Municipalité / Municipality
MD	Municipal district
MÉ	Municipalité
MU	Municipality
NH	Northern hamlet
NL	Nisgaa land
NO	Non organisé / Unorganized
NV	Northern village
NVL	Nisgaa village
P	Paroisse (municipalité de) / Parish
PE	Paroisse (municipalité de)
RCR	Communauté rurale / Rural community
RDA	Regional district electoral area
RG	Region
RGM	Regional municipality
RM	Rural municipality
RV	Resort village
S-É	Établissement indien / Indian settlement
SA	Special area
SC	Subdivision municipalité de comté / Subdivision of county municipality
SÉ	Établissement / Settlement
SET	Settlement
SM	Specialized municipality
SNO	Subdivision non organisée / Subdivision of unorganized
SV	Summer village
T	Town

TC	Terres réservées aux Cris
TI	Terre inuite
TK	Terres réservées aux Naskapis
TL	Teslin land
TP	Township
TV	Ville / Town
V	Ville
VC	Village cri
VK	Village naskapi
VL	Village
VN	Village nordique