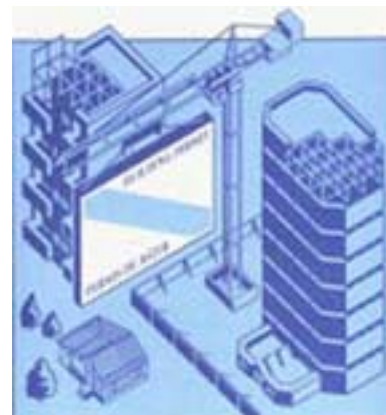


Catalogue no. 64-001-X

Building Permits

November 2011



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Building Permits

November 2011

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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
- 0s 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
- * significantly different from reference category ($p < 0.05$)

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- B. Oueriemmi, Unit Head, 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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Highlights

The total value of building permits decreased 3.6% to \$6.1 billion in November, following an 11.6% increase in October. A decline in the non-residential sector, particularly in Ontario, more than offset gains in the value of residential permits.

Analysis – November 2011

The total value of building permits decreased 3.6% to \$6.1 billion in November, following an 11.6% increase in October. A decline in the non-residential sector, particularly in Ontario, more than offset gains in the value of residential permits.

Contractors took out \$2.2 billion of permits in the non-residential sector, down 17.6%, following a 31.9% increase the previous month. Non-residential construction intentions declined in six provinces, with Ontario, Newfoundland and Labrador and Alberta accounting for most of the drop.

Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which facilitates 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 (for example, 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.

Revisions

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

In the residential sector, the permit values rose 6.9% to \$3.9 billion following three consecutive monthly declines. The advance was attributable to higher construction intentions in eight provinces, led by British Columbia, Ontario and Nova Scotia.

Non-residential sector: Declines in all three components

The value of institutional permits declined 34.1% to \$692 million, following an increase of 178.8% in October. Ontario posted the largest decline among the five provinces that registered decreases. Ontario's decline came from lower construction intentions, particularly for medical facilities and government buildings, which had recorded significant gains the previous month.

Municipalities issued industrial permits worth \$439 million, down 12.3% from October. This drop followed three consecutive monthly rises. The largest declines were in permits for manufacturing plants in Quebec and utilities buildings in Alberta and Manitoba. Ontario recorded the largest increases as a result of higher construction intentions for transportation and utilities buildings.

Commercial building intentions declined for a second consecutive month, falling 5.1% to \$1.1 billion. Gains reported in seven provinces were not enough to offset decreases in Ontario, Newfoundland and Labrador and New Brunswick.

Ontario posted the largest decline as a result of lower construction intentions, mostly for retail stores and recreational facilities.

Residential sector: Higher intentions for both single- and multi-family dwellings

The value of building permits for single-family dwellings rose 8.2% to \$2.4 billion, after posting slight changes during the three previous months. The advance was attributable to higher construction intentions in seven provinces, led by Ontario.

After three consecutive monthly declines, multi-family dwelling permits increased 5.0% to \$1.5 billion. Gains in five provinces were behind the increase, with British Columbia posting the largest advance, followed by Nova Scotia and Quebec.

Nationally, municipalities approved the construction of 16,895 new dwellings, up 5.8% from October. The increase came from both single-family dwellings, which increased 6.2% to 7,199 units, and multi-family dwellings, which rose 5.5% to 9,696 units.

Provinces: Ontario posts the biggest drop

In November, the value of building permits decreased in six provinces, led by Ontario, followed by Alberta and Newfoundland and Labrador.

The declines in Ontario originated from lower construction intentions for institutional and commercial buildings, as well as multi-family dwellings. In Alberta, the drop was particularly attributable to institutional and industrial buildings, and single-family dwellings. Newfoundland and Labrador's decrease was mainly the result of lower construction intentions for commercial buildings.

On the other hand, British Columbia recorded the largest increase as a result of gains in the residential sector as well as in the institutional and commercial buildings. Nova Scotia followed with increases in both residential and non-residential sectors.

Permits up in just over half of census metropolitan areas

The total value of permits rose in 18 of the 34 census metropolitan areas.

Vancouver, Ottawa and Québec posted the largest increases. In Vancouver, construction intentions for multi-family dwellings and institutional buildings accounted for most of the advance. Higher intentions for commercial buildings were largely behind the gains in Ottawa, while multi-family dwellings mostly explained the increase in Québec.

In contrast, London and Montréal recorded the largest decreases. London's drop was the result of lower construction intentions for institutional and commercial buildings, which had recorded notable increases the previous month. In Montréal, the decline was attributable to both the residential and non-residential sectors.

Chart 1
Total value of building permits

billions of dollars

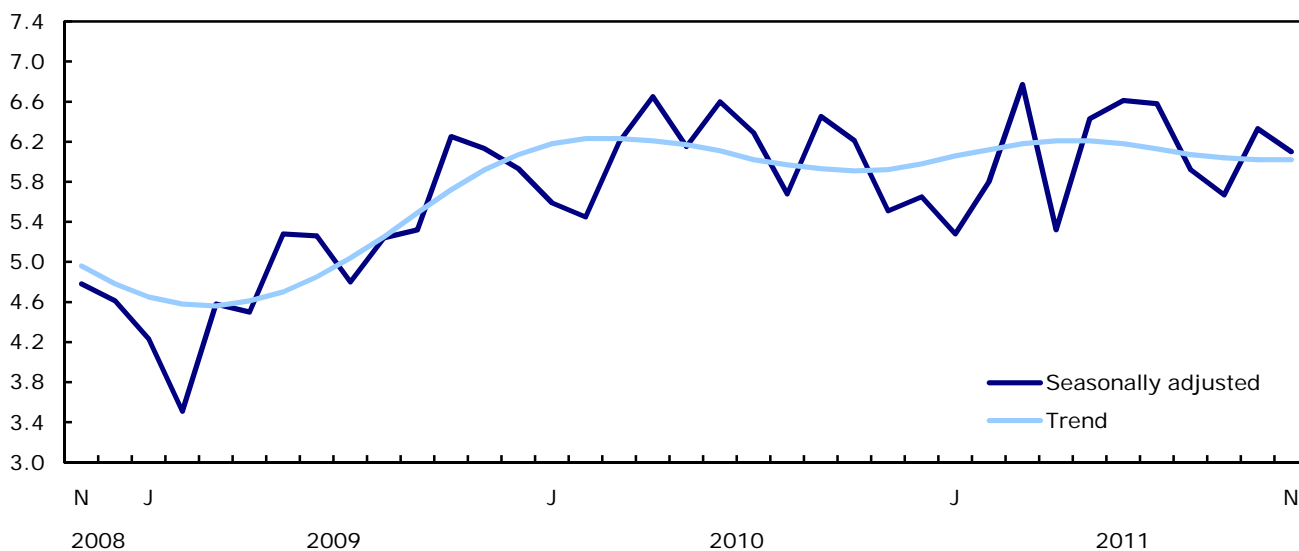


Chart 2
Residential value of building permits – Total

billions of dollars

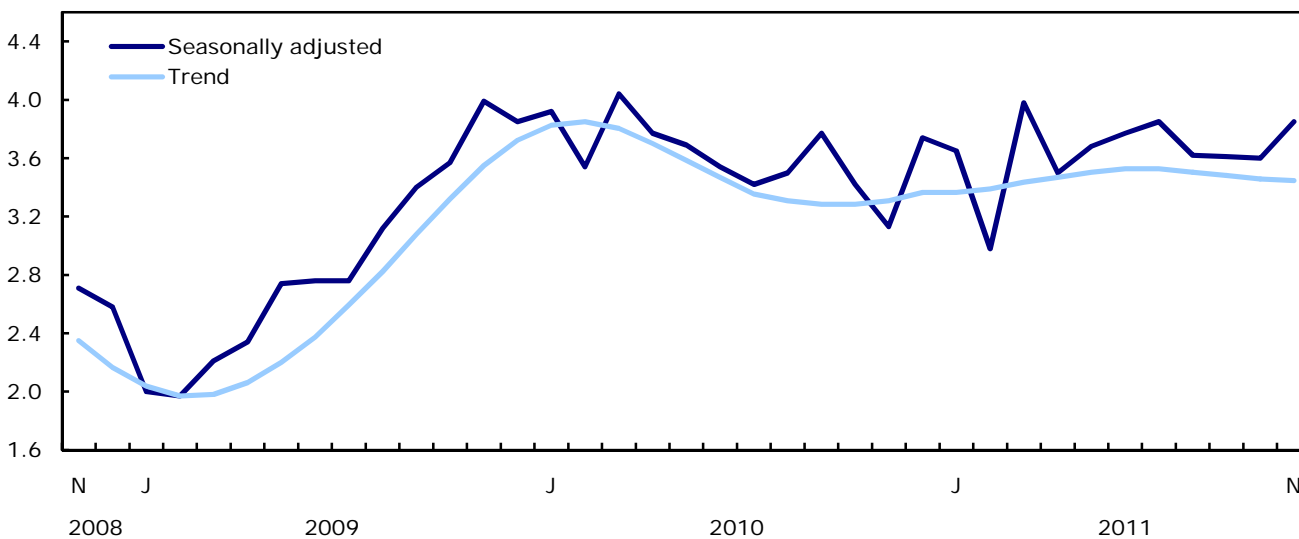


Chart 3
Number of dwelling units – Single and multiple

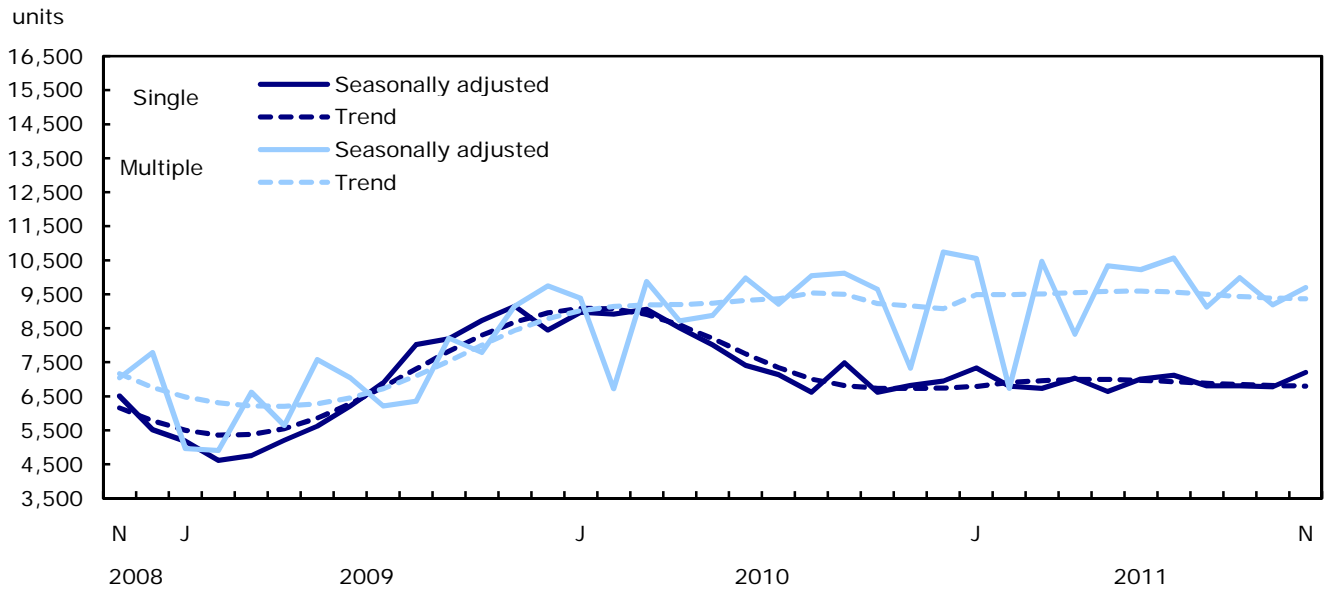


Chart 4
Non-residential value of building permits – Total

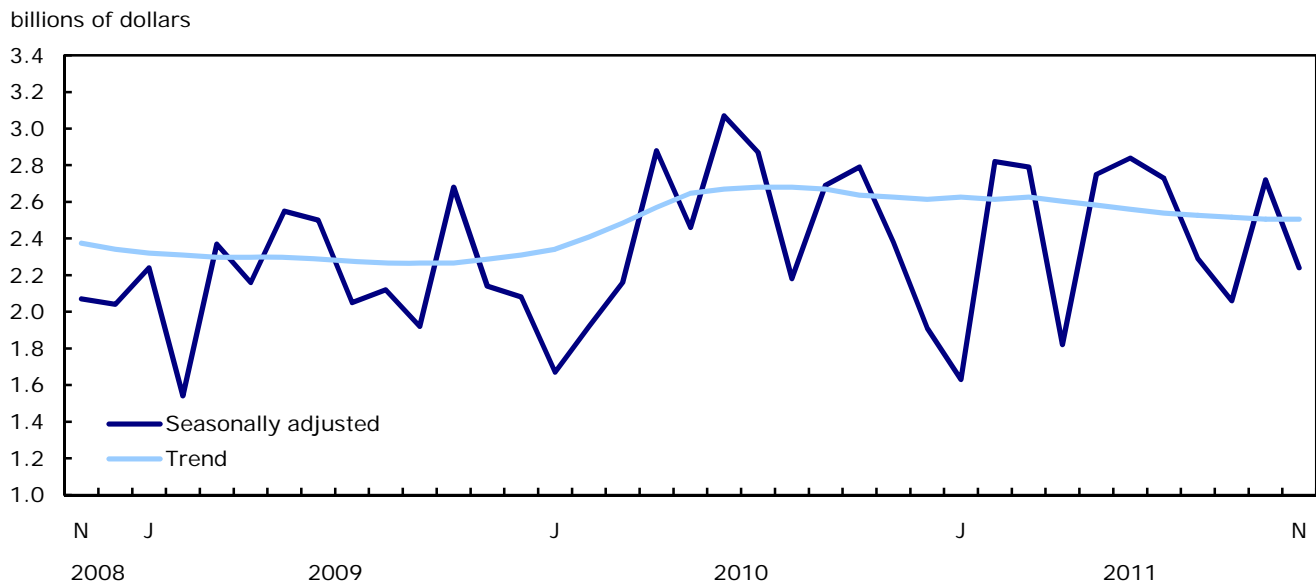


Chart 5
Commercial value of building permits

millions of dollars

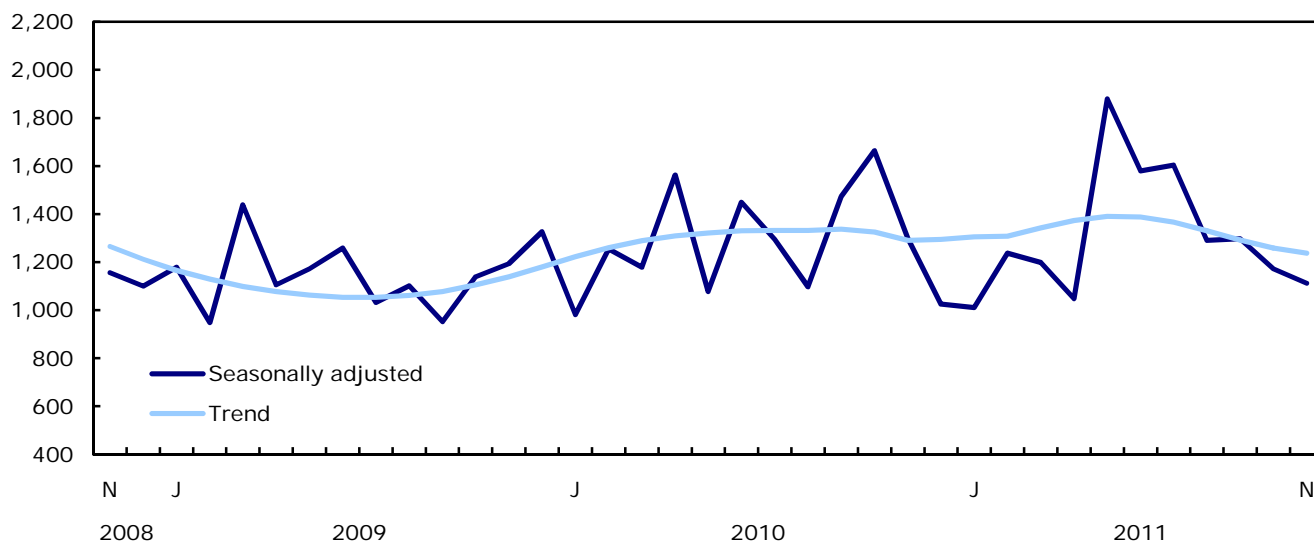


Chart 6
Industrial value of building permits

millions of dollars

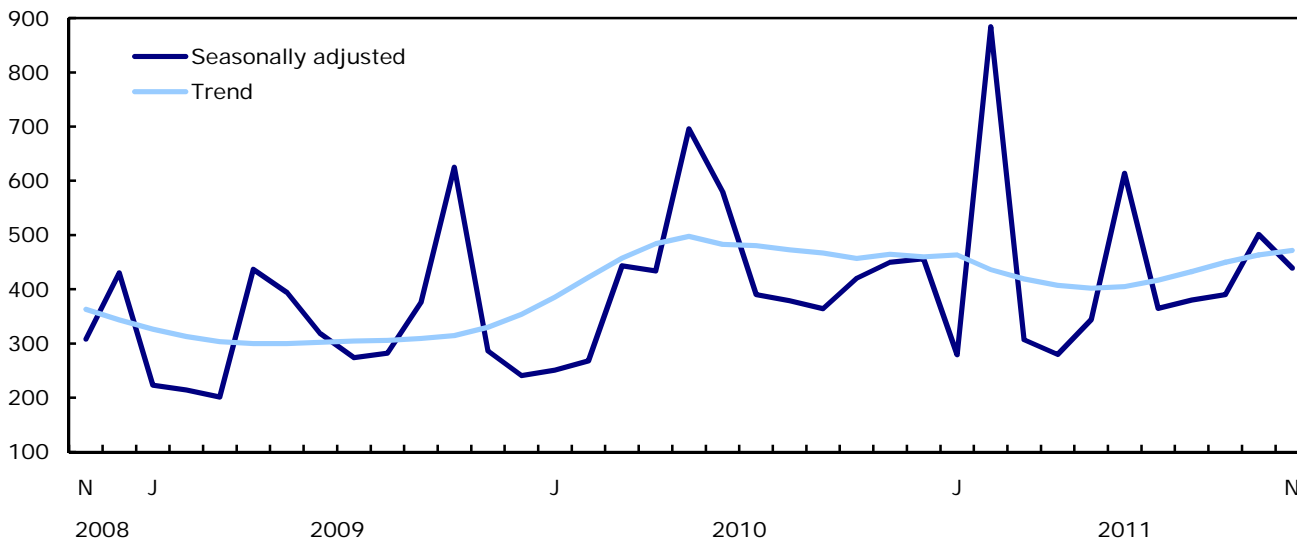
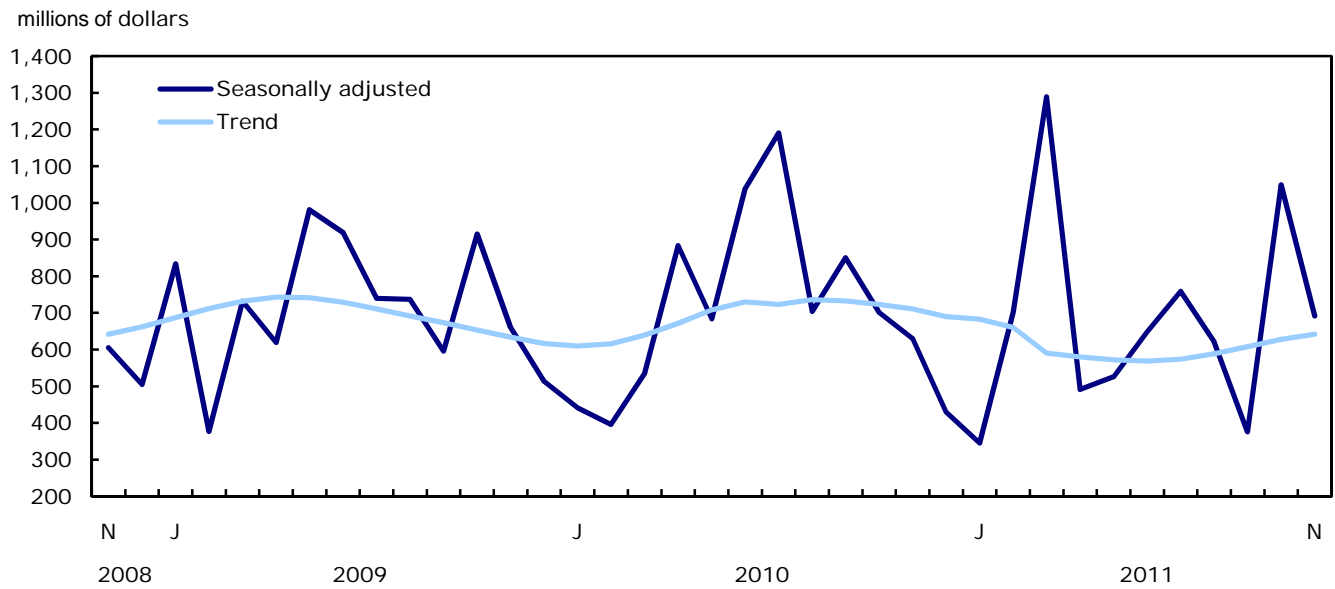


Chart 7
Institutional and governmental value of building permits



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, 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

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

	2011 November ^p	2011 October ^r	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
Canada	6,097,309	6,326,014	-3.6	11.6	-4.1	-10.1	-0.4	2.8
Newfoundland and Labrador	74,653	123,943	-39.8	65.5	-25.0	2.8	5.5	16.5
Prince Edward Island	22,099	19,198	15.1	-4.7	-30.0	10.9	9.1	64.7
Nova Scotia	125,175	81,362	53.8	-39.3	4.0	-26.2	43.7	20.2
New Brunswick	72,576	78,286	-7.3	-13.1	-16.1	30.2	-3.3	-13.3
Quebec	1,187,720	1,199,251	-1.0	-0.3	-0.1	-9.6	-19.6	0.5
Ontario	2,315,718	2,666,664	-13.2	33.0	3.7	-21.8	7.5	6.1
Manitoba	214,025	182,260	17.4	24.0	-1.1	11.7	-28.5	-2.1
Saskatchewan	249,830	279,094	-10.5	25.9	3.1	-27.0	28.3	11.9
Alberta	889,151	964,981	-7.9	-11.7	-8.5	7.8	10.6	-8.4
British Columbia	930,358	707,507	31.5	6.3	-21.0	3.4	-8.2	10.3
Yukon	4,215	19,396	-78.3	74.6	22.9	-75.2	130.9	56.5
Northwest Territories	1,624	1,023	58.7	-30.6	-24.8	-36.6	54.7	136.2
Nunavut	10,165	3,049	233.4	-21.9	71.8	-67.3	82.9	-76.7

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

	2011 November ^p	2011 October ^r	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
Canada	2,243,192	2,722,171	-17.6	31.9	-9.9	-16.0	-4.0	3.3
Newfoundland and Labrador	11,266	64,072	-82.4	248.7	-58.5	34.6	11.2	44.5
Prince Edward Island	10,917	8,329	31.1	8.8	-37.7	-15.4	23.6	95.1
Nova Scotia	35,245	22,988	53.3	-55.1	11.3	-48.2	125.1	-3.8
New Brunswick	26,375	34,709	-24.0	-19.8	6.6	-2.2	38.1	-33.0
Quebec	387,309	410,569	-5.7	2.1	4.3	-9.5	-46.1	9.8
Ontario	923,395	1,364,240	-32.3	89.3	-6.8	-30.3	4.4	22.5
Manitoba	102,564	83,036	23.5	48.1	7.5	22.9	-32.7	-13.6
Saskatchewan	121,433	128,077	-5.2	4.9	33.4	-41.4	70.6	-7.9
Alberta	325,871	372,330	-12.5	-17.5	-20.7	22.4	6.9	-16.8
British Columbia	296,810	218,294	36.0	18.8	-32.4	-13.4	11.4	-19.4
Yukon	1,253	15,212	-91.8	187.6	49.1	-87.5	432.8	27.2
Northwest Territories	589	145	306.2	-86.0	24.6	-66.5	796.0	-13.2
Nunavut	165	170	-2.9	-82.1	...	-100.0	100,816.7	50.0

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

	2011 November ^p	2011 October ^r	November to October	October to September	September to August	August to July	July to June	June to May
	thousands of dollars		percentage change					
Canada	3,854,117	3,603,843	6.9	-0.1	-0.5	-6.0	2.4	2.3
Newfoundland and Labrador	63,387	59,871	5.9	6.0	1.8	-13.5	2.8	6.7
Prince Edward Island	11,182	10,869	2.9	-13.0	-24.3	44.1	-5.0	43.0
Nova Scotia	89,930	58,374	54.1	-29.5	0.0	-3.4	4.5	36.7
New Brunswick	46,201	43,577	6.0	-6.9	-29.9	63.0	-25.8	3.2
Quebec	800,411	788,682	1.5	-1.5	-2.1	-9.7	4.6	-6.7
Ontario	1,392,323	1,302,424	6.9	1.4	10.7	-14.9	10.2	-4.8
Manitoba	111,461	99,224	12.3	9.2	-5.7	6.5	-26.3	5.1
Saskatchewan	128,397	151,017	-15.0	51.8	-19.4	-10.7	0.2	30.6
Alberta	563,280	592,651	-5.0	-7.6	2.7	-2.8	13.5	-0.6
British Columbia	633,548	489,213	29.5	1.5	-15.6	14.0	-17.3	32.9
Yukon	2,962	4,184	-29.2	-28.1	6.1	-31.4	-23.4	77.4
Northwest Territories	1,035	878	17.9	100.9	-61.3	84.2	-64.4	226.5
Nunavut	10,000	2,879	247.3	-2.5	30.0	152.3	-76.3	-76.7

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

	2011 November ^p	2011 October ^r	November to October	October to September	September to August	August to July	July to June	June to May
	units		percentage change					
Canada	202,740	191,604	5.8	-4.9	5.4	-9.9	2.6	1.5
Newfoundland and Labrador	3,552	3,300	7.6	1.1	9.2	-47.5	61.2	10.9
Prince Edward Island	876	960	-8.8	-11.1	-34.3	63.1	-9.7	27.4
Nova Scotia	6,240	3,288	89.8	-47.0	13.4	-4.8	-7.0	80.1
New Brunswick	2,976	3,528	-15.6	-8.4	-29.3	77.3	-42.0	6.5
Quebec	49,476	48,564	1.9	-4.6	-1.4	-11.8	6.7	-7.3
Ontario	64,560	61,404	5.1	-7.8	29.7	-25.6	18.4	-11.4
Manitoba	9,120	5,832	56.4	11.0	14.7	-22.0	-30.6	15.2
Saskatchewan	7,584	8,664	-12.5	63.7	-33.6	-21.8	46.1	25.2
Alberta	27,972	30,744	-9.0	-5.4	-2.7	12.3	8.8	-4.9
British Columbia	29,724	24,756	20.1	-4.3	-1.5	15.2	-33.3	47.3
Yukon	156	432	-63.9	-10.0	21.2	-21.4	5.0	2.6
Northwest Territories	36	12	200.0	-100.0	...
Nunavut	468	120	290.0	-58.3	300.0	50.0	-55.6	-89.0

Table 5
Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2011

	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									
Canada									
October ^r	6,779	9,188	15,967	3,603,843	500,714	1,172,175	1,049,282	2,722,171	6,326,014
November ^p	7,199	9,696	16,895	3,854,117	439,363	1,112,248	691,581	2,243,192	6,097,309
Cumulative Jan. to Nov. 2011	76,247	105,198	181,445	40,094,722	4,782,195	14,429,053	7,496,855	26,708,103	66,802,825
Cumulative Jan. to Nov. 2010	85,553	99,917	185,470	39,728,371	4,675,265	14,333,202	8,054,232	27,062,699	66,791,070
Newfoundland and Labrador									
October ^r	183	92	275	59,871	1,980	56,909	5,183	64,072	123,943
November ^p	184	112	296	63,387	1,560	9,076	630	11,266	74,653
Cumulative Jan. to Nov. 2011	2,050	1,181	3,231	677,579	20,830	206,940	50,236	278,006	955,585
Cumulative Jan. to Nov. 2010	2,170	680	2,850	637,042	134,838	170,982	186,333	492,153	1,129,195
Prince Edward Island									
October ^r	39	41	80	10,869	2,077	5,558	694	8,329	19,198
November ^p	53	20	73	11,182	4,167	6,019	731	10,917	22,099
Cumulative Jan. to Nov. 2011	429	436	865	119,243	23,073	57,189	22,711	102,973	222,216
Cumulative Jan. to Nov. 2010	442	395	837	128,570	11,842	43,952	52,044	107,838	236,408
Nova Scotia									
October ^r	184	90	274	58,374	7,068	15,674	246	22,988	81,362
November ^p	192	328	520	89,930	11,849	20,943	2,453	35,245	125,175
Cumulative Jan. to Nov. 2011	2,195	2,395	4,590	851,240	46,972	350,247	69,895	467,114	1,318,354
Cumulative Jan. to Nov. 2010	2,429	2,215	4,644	876,063	67,646	303,212	293,349	664,207	1,540,270
New Brunswick									
October ^r	166	128	294	43,577	3,807	13,516	17,386	34,709	78,286
November ^p	154	94	248	46,201	2,902	11,534	11,939	26,375	72,576
Cumulative Jan. to Nov. 2011	1,681	1,542	3,223	500,792	39,809	201,177	143,016	384,002	884,794
Cumulative Jan. to Nov. 2010	2,029	1,769	3,798	530,099	56,155	202,839	267,446	526,440	1,056,539
Quebec									
October ^r	1,338	2,709	4,047	788,682	129,189	201,080	80,300	410,569	1,199,251
November ^p	1,335	2,788	4,123	800,411	76,465	220,059	90,785	387,309	1,187,720
Cumulative Jan. to Nov. 2011	15,827	34,040	49,867	9,385,271	864,005	2,983,997	963,669	4,811,671	14,196,942
Cumulative Jan. to Nov. 2010	18,402	31,021	49,423	9,097,240	839,826	2,596,147	1,275,928	4,711,901	13,809,141
Ontario									
October ^r	2,366	2,751	5,117	1,302,424	150,131	499,056	715,053	1,364,240	2,666,664
November ^p	2,713	2,667	5,380	1,392,323	206,313	415,996	301,086	923,395	2,315,718
Cumulative Jan. to Nov. 2011	25,732	31,399	57,131	14,088,754	1,809,340	4,726,493	4,440,937	10,976,770	25,065,524
Cumulative Jan. to Nov. 2010	27,280	34,041	61,321	13,792,285	2,026,436	5,843,767	3,982,618	11,852,821	25,645,106
Manitoba									
October ^r	298	188	486	99,224	31,768	41,580	9,688	83,036	182,260
November ^p	360	400	760	111,461	3,978	41,868	56,718	102,564	214,025
Cumulative Jan. to Nov. 2011	3,494	2,349	5,843	1,117,208	99,641	340,391	176,018	616,050	1,733,258
Cumulative Jan. to Nov. 2010	3,591	1,919	5,510	1,047,340	106,837	298,058	141,494	546,389	1,593,729
Saskatchewan									
October ^r	299	423	722	151,017	8,004	61,090	58,983	128,077	279,094
November ^p	375	257	632	128,397	6,650	66,404	48,379	121,433	249,830
Cumulative Jan. to Nov. 2011	3,343	2,807	6,150	1,305,755	125,255	710,024	291,158	1,126,437	2,432,192
Cumulative Jan. to Nov. 2010	3,299	1,966	5,265	1,021,798	129,179	549,096	171,275	849,550	1,871,348
Alberta									
October ^r	1,201	1,361	2,562	592,651	112,200	184,189	75,941	372,330	964,981
November ^p	1,117	1,214	2,331	563,280	84,353	199,062	42,456	325,871	889,151
Cumulative Jan. to Nov. 2011	13,569	12,405	25,974	6,292,511	1,399,866	3,061,132	544,498	5,005,496	11,298,007
Cumulative Jan. to Nov. 2010	15,877	8,375	24,252	6,196,208	1,051,682	2,586,155	724,506	4,362,343	10,558,551

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, 2011

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential				
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
British Columbia									
October ^r	684	1,379	2,063	489,213	45,483	91,914	80,897	218,294	707,507
November ^p	700	1,777	2,477	633,548	41,038	119,818	135,954	296,810	930,358
Cumulative Jan. to Nov. 2011	7,697	16,267	23,964	5,624,346	329,794	1,758,352	761,068	2,849,214	8,473,560
Cumulative Jan. to Nov. 2010	9,816	17,327	27,143	6,314,737	226,272	1,648,447	917,751	2,792,470	9,107,207
Yukon									
October ^r	12	24	36	4,184	8,837	1,464	4,911	15,212	19,396
November ^p	13	0	13	2,962	73	730	450	1,253	4,215
Cumulative Jan. to Nov. 2011	204	150	354	63,568	22,395	20,917	31,653	74,965	138,533
Cumulative Jan. to Nov. 2010	152	139	291	46,466	16,121	48,103	16,028	80,252	126,718
Northwest Territories									
October ^r	1	0	1	878	0	145	0	145	1,023
November ^p	3	0	3	1,035	0	589	0	589	1,624
Cumulative Jan. to Nov. 2011	9	3	12	9,251	816	7,033	105	7,954	17,205
Cumulative Jan. to Nov. 2010	45	18	63	19,357	5,707	22,024	25,410	53,141	72,498
Nunavut									
October ^r	8	2	10	2,879	170	0	0	170	3,049
November ^p	0	39	39	10,000	15	150	0	165	10,165
Cumulative Jan. to Nov. 2011	17	224	241	59,204	399	5,161	1,891	7,451	66,655
Cumulative Jan. to Nov. 2010	21	52	73	21,166	2,724	20,420	50	23,194	44,360

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, 2011

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential				
					Industrial	Commercial	Institutional and governmental		
units									
thousands of dollars									
Abbotsford-Mission, British Columbia									
October ^r	20	10	30	4,644	6,591	10,096	5,657	22,344	26,988
November ^p	21	6	27	4,667	1,439	148	188	1,775	6,442
Cumulative Jan. to Nov. 2011	240	269	509	84,848	15,422	144,684	12,174	172,280	257,128
Cumulative Jan. to Nov. 2010	338	188	526	90,920	13,592	37,663	3,131	54,386	145,306
Barrie, Ontario									
October ^r	23	4	27	9,596	2,273	2,205	336	4,814	14,410
November ^p	30	17	47	14,516	556	1,440	565	2,561	17,077
Cumulative Jan. to Nov. 2011	323	219	542	158,521	13,434	155,376	51,640	220,450	378,971
Cumulative Jan. to Nov. 2010	377	374	751	185,662	6,413	81,013	47,028	134,454	320,116
Brantford, Ontario									
October ^r	25	0	25	6,209	927	1,196	353	2,476	8,685
November ^p	19	5	24	4,094	349	1,326	205	1,880	5,974
Cumulative Jan. to Nov. 2011	224	212	436	68,175	6,020	30,718	20,867	57,605	125,780
Cumulative Jan. to Nov. 2010	270	265	535	74,259	14,800	63,736	39,725	118,261	192,520
Calgary, Alberta									
October ^r	453	507	960	236,672	11,574	41,663	61,887	115,124	351,796
November ^p	419	361	780	212,481	16,170	91,927	7,122	115,219	327,700
Cumulative Jan. to Nov. 2011	4,726	5,960	10,686	2,471,810	746,793	1,065,226	249,075	2,061,094	4,532,904
Cumulative Jan. to Nov. 2010	5,104	2,743	7,847	2,029,783	157,660	711,509	331,921	1,201,090	3,230,873
Edmonton, Alberta									
October ^r	374	658	1,032	224,265	10,251	66,049	8,421	84,721	308,986
November ^p	350	645	995	224,857	33,818	77,660	31,038	142,516	367,373
Cumulative Jan. to Nov. 2011	4,601	4,874	9,475	2,388,931	140,069	972,737	159,235	1,272,041	3,660,972
Cumulative Jan. to Nov. 2010	5,572	3,856	9,428	2,573,054	150,361	935,247	164,540	1,250,148	3,823,202
Greater Sudbury , Ontario									
October ^r	28	64	92	22,803	8,057	4,252	870	13,179	35,982
November ^p	16	8	24	8,402	3,389	10,458	3,144	16,991	25,393
Cumulative Jan. to Nov. 2011	232	232	464	118,337	33,783	48,500	46,335	128,618	246,955
Cumulative Jan. to Nov. 2010	192	53	245	82,114	19,965	56,498	79,113	155,576	237,690
Guelph, Ontario									
October ^r	19	11	30	8,891	47	24	20,000	20,071	28,962
November ^p	19	90	109	21,767	2	15,577	9,155	24,734	46,501
Cumulative Jan. to Nov. 2011	248	364	612	123,275	15,971	43,498	43,294	102,763	226,038
Cumulative Jan. to Nov. 2010	371	590	961	173,202	42,433	161,431	60,535	264,399	437,601
Halifax, Nova Scotia									
October ^r	74	33	107	25,859	1,698	7,388	246	9,332	35,191
November ^p	75	278	353	55,548	9,963	12,426	334	22,723	78,271
Cumulative Jan. to Nov. 2011	879	1,810	2,689	471,973	17,278	167,071	45,185	229,534	701,507
Cumulative Jan. to Nov. 2010	967	1,593	2,560	461,608	22,621	171,809	61,680	256,110	717,718
Hamilton, Ontario									
October ^r	98	125	223	57,588	879	18,739	10,811	30,429	88,017
November ^p	139	78	217	61,061	2,093	10,045	4,420	16,558	77,619
Cumulative Jan. to Nov. 2011	1,218	1,645	2,863	698,364	49,192	222,302	193,196	464,690	1,163,054
Cumulative Jan. to Nov. 2010	1,754	1,400	3,154	772,720	128,902	274,423	197,961	601,286	1,374,006
Kelowna, British Columbia									
October ^r	41	54	95	25,346	235	2,888	461	3,584	28,930
November ^p	36	31	67	23,076	320	7,190	57	7,567	30,643
Cumulative Jan. to Nov. 2011	388	242	630	195,117	18,803	64,172	41,601	124,576	319,693
Cumulative Jan. to Nov. 2010	498	597	1,095	305,669	6,208	81,323	40,737	128,268	433,937

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, 2011

	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					
Kingston, Ontario									
October ^r	38	0	38	8,572	1,171	2,161	3,670	7,002	15,574
November ^p	24	15	39	8,953	311	1,778	966	3,055	12,008
Cumulative Jan. to Nov. 2011	446	362	808	142,216	6,882	65,164	39,494	111,540	253,756
Cumulative Jan. to Nov. 2010	522	212	734	136,905	7,578	81,255	10,686	99,519	236,424
Kitchener-Cambridge-Waterloo, Ontario									
October ^r	71	86	157	42,644	2,835	16,205	6,488	25,528	68,172
November ^p	98	30	128	34,744	7,397	6,098	13,996	27,491	62,235
Cumulative Jan. to Nov. 2011	1,076	1,874	2,950	619,991	226,560	193,834	292,727	713,121	1,333,112
Cumulative Jan. to Nov. 2010	1,073	1,594	2,667	528,008	151,817	460,073	324,319	936,209	1,464,217
London, Ontario									
October ^r	71	60	131	35,330	1,523	29,284	278,381	309,188	344,518
November ^p	81	68	149	41,353	36,533	6,250	3,493	46,276	87,629
Cumulative Jan. to Nov. 2011	969	521	1,490	410,313	76,976	135,595	654,290	866,861	1,277,174
Cumulative Jan. to Nov. 2010	1,324	748	2,072	444,097	56,632	194,345	164,775	415,752	859,849
Moncton, New Brunswick									
October ^r	39	78	117	13,916	662	4,123	547	5,332	19,248
November ^p	29	79	108	16,135	362	4,094	6,426	10,882	27,017
Cumulative Jan. to Nov. 2011	346	805	1,151	154,063	6,642	74,054	50,873	131,569	285,632
Cumulative Jan. to Nov. 2010	436	886	1,322	157,886	15,495	41,763	40,512	97,770	255,656
Montréal, Quebec									
October ^r	414	1,598	2,012	405,328	67,853	126,342	49,033	243,228	648,556
November ^p	383	1,065	1,448	318,237	18,244	104,139	45,833	168,216	486,453
Cumulative Jan. to Nov. 2011	4,953	19,235	24,188	4,566,153	281,503	1,765,923	512,471	2,559,897	7,126,050
Cumulative Jan. to Nov. 2010	5,910	15,249	21,159	4,145,042	246,939	1,103,671	643,100	1,993,710	6,138,752
Oshawa, Ontario									
October ^r	169	37	206	65,052	47,518	7,761	202	55,481	120,533
November ^p	79	17	96	37,274	20	3,864	2,908	6,792	44,066
Cumulative Jan. to Nov. 2011	1,152	555	1,707	514,508	54,830	111,905	49,505	216,240	730,748
Cumulative Jan. to Nov. 2010	1,256	614	1,870	499,951	12,016	76,903	116,637	205,556	705,507
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
October ^r	212	372	584	96,231	3,594	31,324	42,615	77,533	173,764
November ^p	259	555	814	120,585	3,969	104,303	26,140	134,412	254,997
Cumulative Jan. to Nov. 2011	2,079	4,033	6,112	1,002,292	20,408	545,854	191,243	757,505	1,759,797
Cumulative Jan. to Nov. 2010	2,131	4,422	6,553	1,039,912	37,214	514,220	234,642	786,076	1,825,988
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
October ^r	55	168	223	30,896	600	7,993	2,086	10,679	41,575
November ^p	56	308	364	52,847	441	22,353	8,325	31,119	83,966
Cumulative Jan. to Nov. 2011	737	2,216	2,953	404,345	11,168	100,237	32,880	144,285	548,630
Cumulative Jan. to Nov. 2010	1,037	1,881	2,918	400,950	20,679	288,567	35,720	344,966	745,916
Peterborough, Ontario									
October ^r	9	2	11	5,033	606	1,845	60	2,511	7,544
November ^p	24	6	30	9,376	198	6,351	23	6,572	15,948
Cumulative Jan. to Nov. 2011	221	93	314	83,982	16,806	33,477	4,862	55,145	139,127
Cumulative Jan. to Nov. 2010	301	85	386	93,163	3,133	26,928	17,381	47,442	140,605
Québec, Quebec									
October ^r	79	235	314	60,005	5,476	8,510	3,384	17,370	77,375
November ^p	107	484	591	106,998	5,383	23,063	2,814	31,260	138,258
Cumulative Jan. to Nov. 2011	1,278	4,200	5,478	1,015,811	71,372	374,565	67,552	513,489	1,529,300
Cumulative Jan. to Nov. 2010	1,826	4,906	6,732	1,085,198	94,343	295,325	115,016	504,684	1,589,882

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, 2011

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential				
					Industrial	Commercial	Institutional and governmental		
units									

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, 2011

	Number of dwelling units			Estimated value of construction					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential				Total
					Industrial	Commercial	Institutional and governmental	Total	
	units			thousands of dollars					
Vancouver, British Columbia									
October ^r	323	1,053	1,376	323,963	12,085	46,934	8,876	67,895	391,858
November ^p	359	1,489	1,848	462,255	29,274	64,641	114,538	208,453	670,708
Cumulative Jan. to Nov. 2011	3,540	12,555	16,095	3,673,110	126,857	1,025,114	378,669	1,530,640	5,203,750
Cumulative Jan. to Nov. 2010	4,174	12,488	16,662	3,859,279	85,892	977,517	486,359	1,549,768	5,409,047
Victoria, British Columbia									
October ^r	42	22	64	22,309	410	15,985	4,294	20,689	42,998
November ^p	39	88	127	33,974	1,035	7,390	1,473	9,898	43,872
Cumulative Jan. to Nov. 2011	578	1,042	1,620	398,837	9,780	159,544	40,677	210,001	608,838
Cumulative Jan. to Nov. 2010	775	1,032	1,807	451,022	13,296	157,296	65,030	235,622	686,644
Windsor, Ontario									
October ^r	35	14	49	13,682	3,133	33,051	818	37,002	50,684
November ^p	49	18	67	18,135	252	6,009	1,664	7,925	26,060
Cumulative Jan. to Nov. 2011	423	197	620	154,008	44,427	68,148	22,115	134,690	288,698
Cumulative Jan. to Nov. 2010	466	177	643	138,955	81,870	60,016	173,675	315,561	454,516
Winnipeg, Manitoba									
October ^r	168	93	261	59,931	2,366	36,117	9,041	47,524	107,455
November ^p	171	376	547	67,567	1,677	35,726	51,580	88,983	156,550
Cumulative Jan. to Nov. 2011	2,165	1,666	3,831	720,069	27,103	232,180	117,715	376,998	1,097,067
Cumulative Jan. to Nov. 2010	2,195	1,307	3,502	657,134	38,300	192,633	102,001	332,934	990,068

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, 2011

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Canada							
October ^r	6,988	31	941	1,520	6,665	443	16,588
November ^p	6,776	32	1,149	1,522	6,843	693	17,015
Cumulative Jan. to Nov. 2011	78,367	432	9,384	16,970	71,229	7,784	184,166
Cumulative Jan. to Nov. 2010	87,333	460	10,090	18,703	64,678	6,722	187,986
Newfoundland and Labrador							
October ^r	191	1	8	0	83	1	284
November ^p	162	1	0	0	109	3	275
Cumulative Jan. to Nov. 2011	2,041	6	15	133	979	57	3,231
Cumulative Jan. to Nov. 2010	2,352	11	19	56	531	74	3,043
Prince Edward Island							
October ^r	41	6	0	0	40	1	88
November ^p	41	1	6	0	14	0	62
Cumulative Jan. to Nov. 2011	416	17	26	20	384	6	869
Cumulative Jan. to Nov. 2010	457	10	45	95	244	11	862
Nova Scotia							
October ^r	182	5	12	15	58	5	277
November ^p	171	10	10	31	261	26	509
Cumulative Jan. to Nov. 2011	2,172	75	134	164	1,764	337	4,646
Cumulative Jan. to Nov. 2010	2,440	57	182	129	1,773	147	4,728
New Brunswick							
October ^r	162	5	18	23	79	8	295
November ^p	134	2	8	16	69	1	230
Cumulative Jan. to Nov. 2011	1,833	28	112	133	1,207	90	3,403
Cumulative Jan. to Nov. 2010	2,047	44	56	150	1,475	96	3,868
Quebec							
October ^r	1,356	5	278	136	2,498	188	4,461
November ^p	1,217	5	550	156	2,389	222	4,539
Cumulative Jan. to Nov. 2011	16,206	186	3,514	1,339	25,289	3,960	50,494
Cumulative Jan. to Nov. 2010	18,846	219	4,061	1,930	21,838	3,374	50,268
Ontario							
October ^r	2,482	6	344	800	1,471	122	5,225
November ^p	2,635	9	286	870	1,371	119	5,290
Cumulative Jan. to Nov. 2011	26,489	87	2,729	9,198	18,183	1,371	58,057
Cumulative Jan. to Nov. 2010	27,630	80	3,095	9,749	19,974	1,264	61,792
Manitoba							
October ^r	288	1	4	31	153	0	477
November ^p	262	2	0	8	240	152	664
Cumulative Jan. to Nov. 2011	3,587	7	39	363	1,697	252	5,945
Cumulative Jan. to Nov. 2010	3,711	12	56	228	1,559	81	5,647
Saskatchewan							
October ^r	304	0	16	42	364	2	728
November ^p	343	0	13	42	191	11	600
Cumulative Jan. to Nov. 2011	3,447	5	112	439	2,178	80	6,261
Cumulative Jan. to Nov. 2010	3,418	5	98	521	1,279	69	5,390
Alberta							
October ^r	1,288	1	241	209	886	25	2,650
November ^p	1,188	2	256	219	679	60	2,404
Cumulative Jan. to Nov. 2011	14,015	12	2,285	2,046	7,546	529	26,433
Cumulative Jan. to Nov. 2010	16,183	11	2,003	1,709	4,210	457	24,573
British Columbia							
October ^r	674	1	18	256	1,017	91	2,057
November ^p	615	0	20	180	1,481	99	2,395
Cumulative Jan. to Nov. 2011	7,941	9	388	3,109	11,683	1,099	24,229
Cumulative Jan. to Nov. 2010	10,021	9	442	4,089	11,671	1,144	27,376

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2011

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
number of dwelling units							
Yukon							
October ^r	11	0	2	8	14	0	35
November ^p	5	0	0	0	0	0	5
Cumulative Jan. to Nov. 2011	195	0	12	26	111	1	345
Cumulative Jan. to Nov. 2010	162	2	27	44	63	5	303
Northwest Territories							
October ^r	1	0	0	0	0	0	1
November ^p	3	0	0	0	0	0	3
Cumulative Jan. to Nov. 2011	8	0	0	0	2	2	12
Cumulative Jan. to Nov. 2010	45	0	2	3	13	0	63
Nunavut							
October ^r	8	0	0	0	2	0	10
November ^p	0	0	0	0	39	0	39
Cumulative Jan. to Nov. 2011	17	0	18	0	206	0	241
Cumulative Jan. to Nov. 2010	21	0	4	0	48	0	73

Table 8
Dwelling units, census metropolitan areas, unadjusted, November 2011

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	19	0	0	0	6	0	25
Barrie, Ontario	30	0	0	16	0	1	47
Brantford, Ontario	19	0	0	4	0	1	24
Calgary, Alberta	468	0	61	66	232	2	829
Edmonton, Alberta	391	0	172	115	304	54	1,036
Greater Sudbury, Ontario	16	0	2	0	5	1	24
Guelph, Ontario	19	0	8	77	0	5	109
Halifax, Nova Scotia	70	0	2	31	219	26	348
Hamilton, Ontario	139	0	12	58	0	8	217
Kelowna, British Columbia	33	0	0	0	21	10	64
Kingston, Ontario	24	0	2	12	0	1	39
Kitchener-Cambridge-Waterloo, Ontario	98	0	2	4	8	16	128
London, Ontario	81	0	2	39	21	6	149
Moncton, New Brunswick	27	0	8	2	69	0	106
Montréal, Quebec	384	0	151	86	938	91	1,650
Oshawa, Ontario	78	0	8	8	0	2	96
Ottawa-Gatineau, Ontario/Quebec	315	0	64	211	631	15	1,236
Ottawa-Gatineau, Ontario part, Ontario/Quebec	258	0	36	179	332	9	814
Ottawa-Gatineau, Quebec part, Ontario/Quebec	57	0	28	32	299	6	422
Peterborough, Ontario	24	0	0	6	0	0	30
Québec, Quebec	108	0	105	4	446	18	681
Regina, Saskatchewan	103	0	0	0	117	0	220
Saguenay, Quebec	27	0	0	0	38	5	70
Saint John, New Brunswick	32	0	0	0	0	1	33
Saskatoon, Saskatchewan	158	0	13	42	11	11	235
Sherbrooke, Quebec	46	0	53	0	99	2	200
St. Catharines-Niagara, Ontario	52	0	0	33	0	26	111
St. John's, Newfoundland and Labrador	105	0	0	0	107	2	214
Thunder Bay, Ontario	8	0	0	1	0	0	9
Toronto, Ontario	1,268	0	178	345	997	27	2,815
Trois-Rivières, Quebec	23	0	45	0	111	3	182
Vancouver, British Columbia	330	0	8	161	1,254	66	1,819
Victoria, British Columbia	36	0	4	5	74	5	124
Windsor, Ontario	49	0	4	14	0	0	67
Winnipeg, Manitoba	142	0	0	4	220	152	518

Table 9
Dwelling units, census metropolitan areas, unadjusted, cumulative, January to November 2011

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	number of dwelling units						
Abbotsford-Mission, British Columbia	246	0	0	97	159	13	515
Barrie, Ontario	351	0	0	52	158	9	570
Brantford, Ontario	222	0	4	118	66	24	434
Calgary, Alberta	4,796	0	753	1,179	4,017	11	10,756
Edmonton, Alberta	4,715	1	1,278	598	2,639	360	9,591
Greater Sudbury, Ontario	250	1	6	0	219	8	484
Guelph, Ontario	244	0	48	206	59	51	608
Halifax, Nova Scotia	903	3	66	131	1,346	268	2,717
Hamilton, Ontario	1,203	0	42	632	929	42	2,848
Kelowna, British Columbia	402	0	2	74	91	75	644
Kingston, Ontario	469	2	22	72	242	26	833
Kitchener-Cambridge-Waterloo, Ontario	1,095	0	31	228	1,414	201	2,969
London, Ontario	985	0	10	309	190	12	1,506
Moncton, New Brunswick	425	2	53	23	697	32	1,232
Montréal, Quebec	5,008	0	965	655	15,035	2,198	23,861
Oshawa, Ontario	1,227	0	96	355	95	10	1,783
Ottawa-Gatineau, Ontario/Quebec	2,805	3	743	2,319	2,779	384	9,033
Ottawa-Gatineau, Ontario part, Ontario/Quebec	2,062	0	345	2,034	1,563	94	6,098
Ottawa-Gatineau, Quebec part, Ontario/Quebec	743	3	398	285	1,216	290	2,935
Peterborough, Ontario	240	1	5	35	39	14	334
Québec, Quebec	1,304	4	734	166	2,820	559	5,587
Regina, Saskatchewan	870	0	10	128	688	9	1,705
Saguenay, Quebec	498	3	4	2	349	87	943
Saint John, New Brunswick	336	11	10	8	124	28	517
Saskatoon, Saskatchewan	1,577	0	75	259	1,075	49	3,035
Sherbrooke, Quebec	670	0	150	72	731	81	1,704
St. Catharines-Niagara, Ontario	632	0	45	255	120	145	1,197
St. John's, Newfoundland and Labrador	1,173	0	13	86	623	42	1,937
Thunder Bay, Ontario	198	2	6	14	195	23	438
Toronto, Ontario	10,022	0	1,644	4,169	11,776	437	28,048
Trois-Rivières, Quebec	348	0	164	0	494	30	1,036
Vancouver, British Columbia	3,624	0	193	2,242	9,406	714	16,179
Victoria, British Columbia	590	0	51	168	708	119	1,636
Windsor, Ontario	448	0	78	77	37	5	645
Winnipeg, Manitoba	2,187	0	12	330	1,086	238	3,853

Table 10

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2011

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
October ^r	3,770,196	503,079	1,277,176	1,049,459	6,599,910
November ^p	3,751,072	447,662	1,131,508	693,914	6,024,156
Cumulative Jan. to Nov. 2011	41,034,946	4,797,696	14,563,105	7,503,343	67,899,090
Cumulative Jan. to Nov. 2010	40,510,779	4,694,863	14,419,601	8,077,226	67,702,469
Newfoundland and Labrador					
October ^r	64,404	1,980	56,909	5,183	128,476
November ^p	63,424	1,560	9,076	630	74,690
Cumulative Jan. to Nov. 2011	688,575	20,830	206,940	50,236	966,581
Cumulative Jan. to Nov. 2010	676,904	134,838	170,982	186,333	1,169,057
Prince Edward Island					
October ^r	11,458	2,077	5,558	694	19,787
November ^p	9,621	4,167	6,019	731	20,538
Cumulative Jan. to Nov. 2011	121,632	23,073	57,189	22,711	224,605
Cumulative Jan. to Nov. 2010	134,830	11,842	43,952	52,044	242,668
Nova Scotia					
October ^r	58,711	7,068	15,674	246	81,699
November ^p	84,312	11,849	20,943	2,453	119,557
Cumulative Jan. to Nov. 2011	865,024	46,972	350,247	69,895	1,332,138
Cumulative Jan. to Nov. 2010	900,239	67,646	303,212	293,349	1,564,446
New Brunswick					
October ^r	45,816	3,807	13,516	17,386	80,525
November ^p	39,798	2,902	11,534	11,939	66,173
Cumulative Jan. to Nov. 2011	529,865	39,809	201,177	143,016	913,867
Cumulative Jan. to Nov. 2010	551,617	56,155	202,839	267,446	1,078,057
Quebec					
October ^r	867,010	129,189	252,369	80,477	1,329,045
November ^p	813,788	76,465	260,125	93,118	1,243,496
Cumulative Jan. to Nov. 2011	9,603,282	864,005	3,091,930	970,157	14,529,374
Cumulative Jan. to Nov. 2010	9,331,200	839,826	2,618,179	1,298,922	14,088,127
Ontario					
October ^r	1,344,088	152,496	531,749	715,053	2,743,386
November ^p	1,341,068	214,612	396,100	301,086	2,252,866
Cumulative Jan. to Nov. 2011	14,409,894	1,824,841	4,744,306	4,440,937	25,419,978
Cumulative Jan. to Nov. 2010	13,997,902	2,046,034	5,894,838	3,982,618	25,921,392
Manitoba					
October ^r	96,817	31,768	41,580	9,688	179,853
November ^p	88,868	3,978	41,868	56,718	191,432
Cumulative Jan. to Nov. 2011	1,137,817	99,641	340,391	176,018	1,753,867
Cumulative Jan. to Nov. 2010	1,085,304	106,837	298,058	141,494	1,631,693
Saskatchewan					
October ^r	157,565	8,004	61,090	58,983	285,642
November ^p	122,999	6,650	66,404	48,379	244,432
Cumulative Jan. to Nov. 2011	1,334,502	125,255	710,024	291,158	2,460,939
Cumulative Jan. to Nov. 2010	1,053,418	129,179	549,096	171,275	1,902,968
Alberta					
October ^r	631,246	112,200	205,208	75,941	1,024,595
November ^p	576,687	84,353	198,152	42,456	901,648
Cumulative Jan. to Nov. 2011	6,484,427	1,399,866	3,069,438	544,498	11,498,229
Cumulative Jan. to Nov. 2010	6,294,945	1,051,682	2,599,451	724,506	10,670,584
British Columbia					
October ^r	485,054	45,483	91,914	80,897	703,348
November ^p	597,926	41,038	119,818	135,954	894,736
Cumulative Jan. to Nov. 2011	5,729,674	329,794	1,758,352	761,068	8,578,888
Cumulative Jan. to Nov. 2010	6,395,711	226,272	1,648,447	917,751	9,188,181

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, unadjusted, 2011

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Yukon					
October ^r	4,270	8,837	1,464	4,911	19,482
November ^p	1,546	73	730	450	2,799
Cumulative Jan. to Nov. 2011	61,799	22,395	20,917	31,653	136,764
Cumulative Jan. to Nov. 2010	48,186	16,121	48,103	16,028	128,438
Northwest Territories					
October ^r	878	0	145	0	1,023
November ^p	1,035	0	589	0	1,624
Cumulative Jan. to Nov. 2011	9,251	816	7,033	105	17,205
Cumulative Jan. to Nov. 2010	19,357	5,707	22,024	25,410	72,498
Nunavut					
October ^r	2,879	170	0	0	3,049
November ^p	10,000	15	150	0	10,165
Cumulative Jan. to Nov. 2011	59,204	399	5,161	1,891	66,655
Cumulative Jan. to Nov. 2010	21,166	2,724	20,420	50	44,360

Table 11

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, November 2011

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	4,315	1,439	148	188	6,090
Barrie, Ontario	14,096	556	1,347	565	16,564
Brantford, Ontario	3,957	349	1,241	205	5,752
Calgary, Alberta	222,910	16,170	91,927	7,122	338,129
Edmonton, Alberta	234,929	33,818	77,660	31,038	377,445
Greater Sudbury, Ontario	8,131	3,389	9,785	3,144	24,449
Guelph, Ontario	21,495	2	14,574	9,155	45,226
Halifax, Nova Scotia	53,141	9,963	12,426	334	75,864
Hamilton, Ontario	59,254	2,093	9,398	4,420	75,165
Kelowna, British Columbia	21,288	320	7,190	57	28,855
Kingston, Ontario	8,687	311	1,664	966	11,628
Kitchener-Cambridge-Waterloo, Ontario	33,533	7,397	5,705	13,996	60,631
London, Ontario	40,319	36,533	5,848	3,493	86,193
Moncton, New Brunswick	14,890	362	4,094	6,426	25,772
Montréal, Quebec	338,202	18,244	124,590	45,833	526,869
Oshawa, Ontario	36,050	20	3,615	2,908	42,593
Ottawa-Gatineau, Ontario/Quebec	176,884	4,410	124,331	34,465	340,090
Ottawa-Gatineau, Ontario part, Ontario/Quebec	118,358	3,969	97,588	26,140	246,055
Ottawa-Gatineau, Quebec part, Ontario/Quebec	58,526	441	26,743	8,325	94,035
Peterborough, Ontario	9,074	198	5,942	23	15,237
Québec, Quebec	116,846	5,383	27,592	2,814	152,635
Regina, Saskatchewan	38,664	976	11,833	1,424	52,897
Saguenay, Quebec	13,179	1,270	2,623	211	17,283
Saint John, New Brunswick	7,467	193	1,490	3,925	13,075
Saskatoon, Saskatchewan	55,598	3,161	36,136	44,233	139,128
Sherbrooke, Quebec	27,332	386	5,582	7,302	40,602
St. Catharines-Niagara, Ontario	24,296	2,849	4,049	951	32,145
St. John's, Newfoundland and Labrador	51,145	162	7,498	601	59,406
Thunder Bay, Ontario	2,485	4,184	1,791	65	8,525
Toronto, Ontario	754,049	113,005	174,930	188,489	1,230,473
Trois-Rivières, Quebec	25,839	2,167	2,111	3	30,120
Vancouver, British Columbia	446,978	29,274	64,641	114,538	655,431
Victoria, British Columbia	32,182	1,035	7,390	1,473	42,080
Windsor, Ontario	17,554	252	5,622	1,664	25,092
Winnipeg, Manitoba	60,653	1,677	35,726	51,580	149,636

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January to November 2011

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford-Mission, British Columbia	86,850	15,422	144,684	12,174	259,130
Barrie, Ontario	168,300	13,434	177,036	51,640	410,410
Brantford, Ontario	69,038	6,020	27,976	20,867	123,901
Calgary, Alberta	2,512,108	746,793	1,065,226	249,075	4,573,202
Edmonton, Alberta	2,447,404	140,069	972,737	159,235	3,719,445
Greater Sudbury, Ontario	124,946	33,783	48,587	46,335	253,651
Guelph, Ontario	122,808	15,971	42,792	43,294	224,865
Halifax, Nova Scotia	478,622	17,278	167,071	45,185	708,156
Hamilton, Ontario	697,805	49,192	212,126	193,196	1,152,319
Kelowna, British Columbia	201,308	18,803	64,172	41,601	325,884
Kingston, Ontario	149,784	6,882	75,007	39,494	271,167
Kitchener-Cambridge-Waterloo, Ontario	628,219	226,560	183,518	292,727	1,331,024
London, Ontario	419,289	76,976	138,244	654,290	1,288,799
Moncton, New Brunswick	171,126	6,642	74,054	50,873	302,695
Montréal, Quebec	4,602,028	281,503	1,886,218	512,471	7,282,220
Oshawa, Ontario	540,543	54,830	123,633	49,505	768,511
Ottawa-Gatineau, Ontario/Quebec	1,411,372	31,576	641,144	224,123	2,308,215
Ottawa-Gatineau, Ontario part, Ontario/Quebec	1,003,704	20,408	537,530	191,243	1,752,885
Ottawa-Gatineau, Quebec part, Ontario/Quebec	407,668	11,168	103,614	32,880	555,330
Peterborough, Ontario	90,637	16,806	34,006	4,862	146,311
Québec, Quebec	1,042,152	71,372	386,364	67,552	1,567,440
Regina, Saskatchewan	307,275	22,233	197,597	70,338	597,443
Saguenay, Quebec	193,235	32,694	39,411	32,227	297,567
Saint John, New Brunswick	84,497	5,003	30,840	21,161	141,501
Saskatoon, Saskatchewan	661,022	50,094	267,748	101,014	1,079,878
Sherbrooke, Quebec	267,974	13,622	45,932	44,488	372,016
St. Catharines-Niagara, Ontario	270,665	28,017	108,187	43,086	449,955
St. John's, Newfoundland and Labrador	457,171	11,936	117,798	24,010	610,915
Thunder Bay, Ontario	78,584	23,745	38,912	11,287	152,528
Toronto, Ontario	7,376,152	698,853	2,351,082	2,292,371	12,718,458
Trois-Rivières, Quebec	205,243	39,646	35,899	15,706	296,494
Vancouver, British Columbia	3,719,638	126,857	1,025,114	378,669	5,250,278
Victoria, British Columbia	405,905	9,780	159,544	40,677	615,906
Windsor, Ontario	162,138	44,427	69,280	22,115	297,960
Winnipeg, Manitoba	717,126	27,103	232,180	117,715	1,094,124

Table 13

Value of the non-residential permits by type of building, provinces and territories, November 2011

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,273,084	11,266	10,917	35,245	26,375	429,708	911,798
Industrial	447,662	1,560	4,167	11,849	2,902	76,465	214,612
Factories, plants	189,003	300	250	463	1,593	38,879	74,460
Transportation, utilities	162,724	750	2,455	9,500	0	14,262	102,083
Mining and agriculture	28,797	0	1,000	625	0	8,334	10,681
Minor industrial projects, new and improvements ¹	67,138	510	462	1,261	1,309	14,990	27,388
Commercial	1,131,508	9,076	6,019	20,943	11,534	260,125	396,100
Trade and services	294,939	400	0	9,113	3,214	79,497	85,267
Warehouses	173,439	3,190	590	5,600	1,312	26,415	48,911
Service stations	19,093	455	0	0	0	4,275	9,931
Office buildings	328,572	2,382	2,505	2,965	3,134	62,161	144,499
Recreation	35,346	0	380	0	0	6,685	5,137
Hotels, restaurants	116,430	298	0	325	785	42,353	41,342
Laboratories	2,061	0	1,261	0	0	0	500
Minor commercial projects, new and improvements ¹	161,628	2,351	1,283	2,940	3,089	38,739	60,513
Institutional and governmental	693,914	630	731	2,453	11,939	93,118	301,086
Schools, education	276,021	0	250	0	4,765	44,354	188,367
Hospitals, medical	139,815	0	0	300	850	21,241	22,652
Welfare, home	96,183	0	0	0	5,355	10,629	62,920
Churches, religion	19,462	0	0	1,890	0	2,300	5,232
Government buildings	131,221	0	0	0	0	6,341	10,350
Minor institutional and governmental projects, new and improvements ¹	31,212	630	481	263	969	8,253	11,565
	Manitoba	Saskat- chewan	Alberta	British Columbia	Yukon	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	102,564	121,433	324,961	296,810	1,253	589	165
Industrial	3,978	6,650	84,353	41,038	73	0	15
Factories, plants	252	850	42,984	28,972	0	0	0
Transportation, utilities	0	350	30,124	3,200	0	0	0
Mining and agriculture	0	1,650	4,007	2,500	0	0	0
Minor industrial projects, new and improvements ¹	3,726	3,800	7,238	6,366	73	0	15
Commercial	41,868	66,404	198,152	119,818	730	589	150
Trade and services	21,125	21,500	39,990	34,833	0	0	0
Warehouses	3,350	31,089	48,479	4,503	0	0	0
Service stations	1,090	0	2,244	1,098	0	0	0
Office buildings	8,996	7,115	52,299	41,625	500	391	0
Recreation	250	0	22,244	650	0	0	0
Hotels, restaurants	1,197	3,014	11,367	15,749	0	0	0
Laboratories	0	0	300	0	0	0	0
Minor commercial projects, new and improvements ¹	5,860	3,686	21,229	21,360	230	198	150
Institutional and governmental	56,718	48,379	42,456	135,954	450	0	0
Schools, education	2,764	25,667	2,919	6,935	0	0	0
Hospitals, medical	45,044	20,150	28,518	1,060	0	0	0
Welfare, home	3,271	1,838	600	11,570	0	0	0
Churches, religion	2,150	0	3,400	4,490	0	0	0
Government buildings	2,199	0	1,300	110,600	431	0	0
Minor institutional and governmental projects, new and improvements ¹	1,290	724	5,719	1,299	19	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 2010, more than 99% of the municipalities covered by the survey sent their monthly Building Permits reports.

Comparability of data and related sources

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

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

Appendix I

Geographical abbreviations

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

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