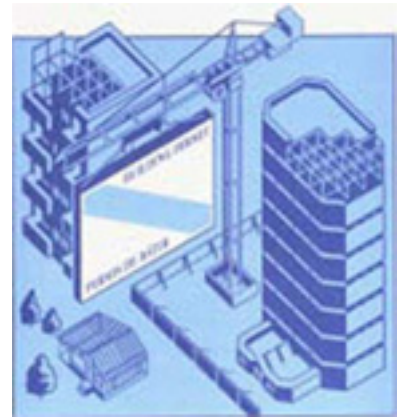




Catalogue no. 64-001-XIE

# Building permits

January 2005



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# Building permits

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# Symbols

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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

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This publication was prepared under the direction of:

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Changes in boundaries, status or names of geographical entities that occurred before January 2005, are reflected in this publication. These geographical changes may be obtained by writing to:

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## Highlights

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- Construction intentions cooled down in January as municipalities issued \$4.5 billion worth of building permits, down 11.0% from December and the lowest monthly level since May 2004.

## Analysis – January 2005

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Construction intentions cooled down in January as municipalities issued \$4.5 billion worth of building permits, down 11.0% from December and the lowest monthly level since May 2004.

The value of building permits increased for only two components — multi-family homes and commercial projects.

In total, the value of residential permits fell 6.8% to \$3.0 billion in January. This was primarily the result of a marked decline in the single-family component in the Toronto metropolitan area, where the value of such permits plunged from a record high in December to nearly a six-year low.

The value of non-residential permits amounted to \$1.4 billion in January, down 18.8% from December and the second decline in a row. This level, the lowest since March 2004, was due primarily to marked retreats in the industrial and in the institutional components.

Despite January's overall retreat, construction intentions remained high by historical standards. The total value of permits in January was only 3.6% lower than the average monthly level in 2004, which was a record year.

Furthermore, 2005 has started on a faster pace than last year. January's total value of permits was 8.8% higher than the level recorded in January 2004.

Of the 28 census metropolitan areas, 14 showed a faster start compared with January 2004. Edmonton and Hamilton had the strongest starts.

In Edmonton, the strength came from both the residential and non-residential sectors. In Hamilton, the vigorous housing sector played a key role. The low level of construction intentions for single-family dwellings and non-residential buildings gave Toronto the slowest start.

### Strong demand for both single- and multi-family dwelling

#### Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which ease comparisons by removing the effects of seasonal variations.

The Building Permits Survey covers 2,380 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.

The value of single-family permits totalled \$1.9 billion in January, down 19.6% from December and its lowest level since February 2004.

In contrast, the value of multi-family permits jumped 29.0% to \$1.1 billion. This gain followed a 27.4% drop in December.

Municipalities approved 18,910 new dwelling units in January, down 6.0% from the average monthly number of units approved last year.



Year-over-year, the overall level of housing permits in January was 6.4% higher than construction intentions in the same month last year. The value of single-family permits was 1.6% higher, whereas the value of multi-family permits in January was up 16.1%.

Low mortgage rates are still having a positive impact on the housing sector, as are a favourable labour market and high consumer confidence.

However, according to the latest intentions for public and private investment for 2005, spending in the housing sector is expected to remain flat in 2005, after hitting a record high last year.

Provincially, strong advances from December in British Columbia, Alberta, and to a lesser extent Quebec, were offset by a strong decline in the housing permits in Ontario.

### **Housing: Single- and multi-family permits move in opposite directions**

Builders took out fewer institutional and industrial permits in January, while the value of commercial permits showed a small gain.

Industrial permits fell 51.7% to \$155 million, their lowest level since December 1995. This was largely the result of a decline in demand for plants buildings in Ontario.

Industrial permits in Ontario plunged 61.2% to \$77 million, the largest drop among the provinces. Except for Saskatchewan, all provinces posted declines.

Permits in the institutional component fell 40.2% to \$295 million, the second consecutive monthly decline, after the highest level recorded in November for the year 2004. This was mainly the result of lower demand for permits for educational buildings in Ontario.

Construction intentions in the commercial sector showed continuing strength, increasing 3.8% to \$973 million. This was the third highest level since the record set in August 1989. Higher value of building permits for hotels and restaurants in Alberta and strong construction intentions for office buildings and warehouses in Quebec were behind the gain.

A level of uncertainty exists in economic indicators, mainly with respect to manufacturing and commercial sectors.

According to the latest Business Conditions Survey, manufacturers have begun to retrench following the rapid run-up in the value of the Canadian dollar and substantial increases in the price of crude oil and other raw material inputs in 2004. This has dampened the outlook for the first quarter of 2005.

Manufacturers are now anticipating lower production and employment levels in the coming months, resulting from dissatisfaction with the current levels of orders and inventories. On the other hand, in 2004, retailers experienced their fifth best annual sales gain of the last 10 years.

Among the provinces, the strongest decline in non-residential permits in January occurred in Ontario where they fell 37.0% to \$551 million. It was the province's lowest monthly value for non-residential intentions since April 2002. All three components recorded strong declines. In contrast, the strongest increase occurred in Quebec, where intentions were up 25.9% to \$273 million.

Of the 28 census metropolitan areas, 14 recorded monthly declines in the value of non-residential permits. Toronto experienced the largest monthly decline, the result of a retreat in all three components. Montreal recorded the strongest increase, the result of high construction intentions for office buildings and warehouses.

On a year-over-year basis, non-residential intentions in January were up 14.1% from January last year. This increase was driven solely by the commercial component (+29.5%). Intentions in the institutional component were down 3.7%, while those in the industrial component were 17.9% lower than a year ago.

Chart 1

Total value of building permits

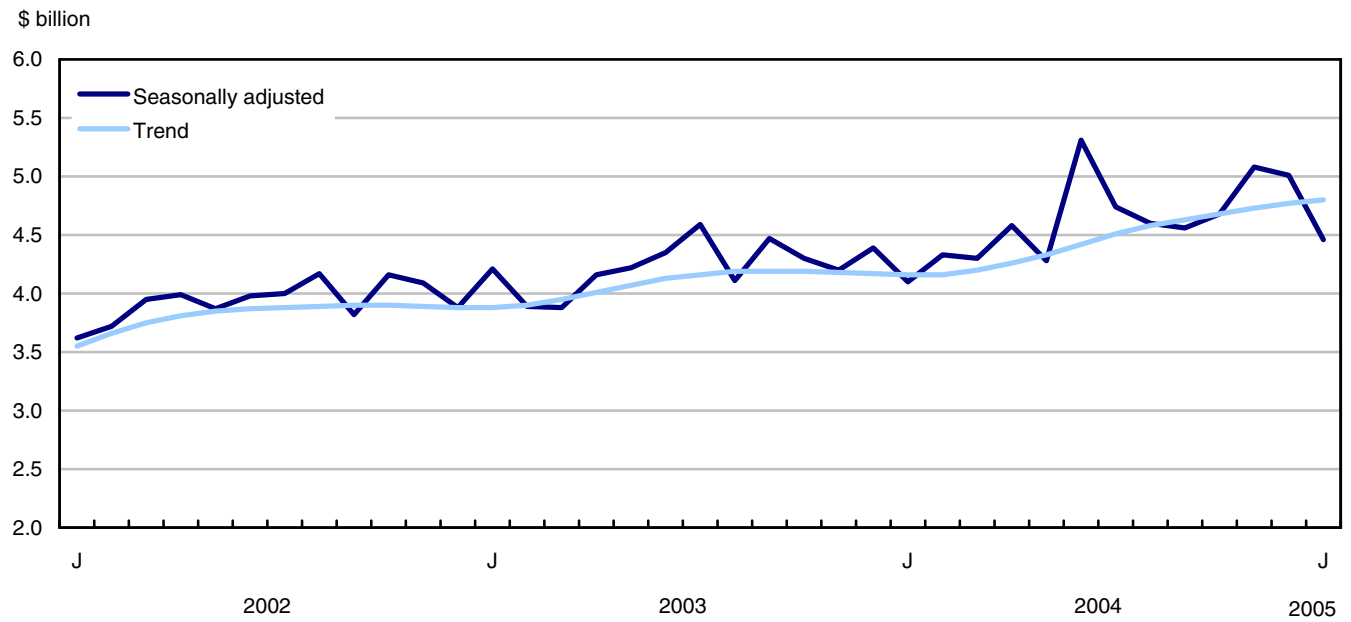


Chart 2

Residential value of building permits - Total

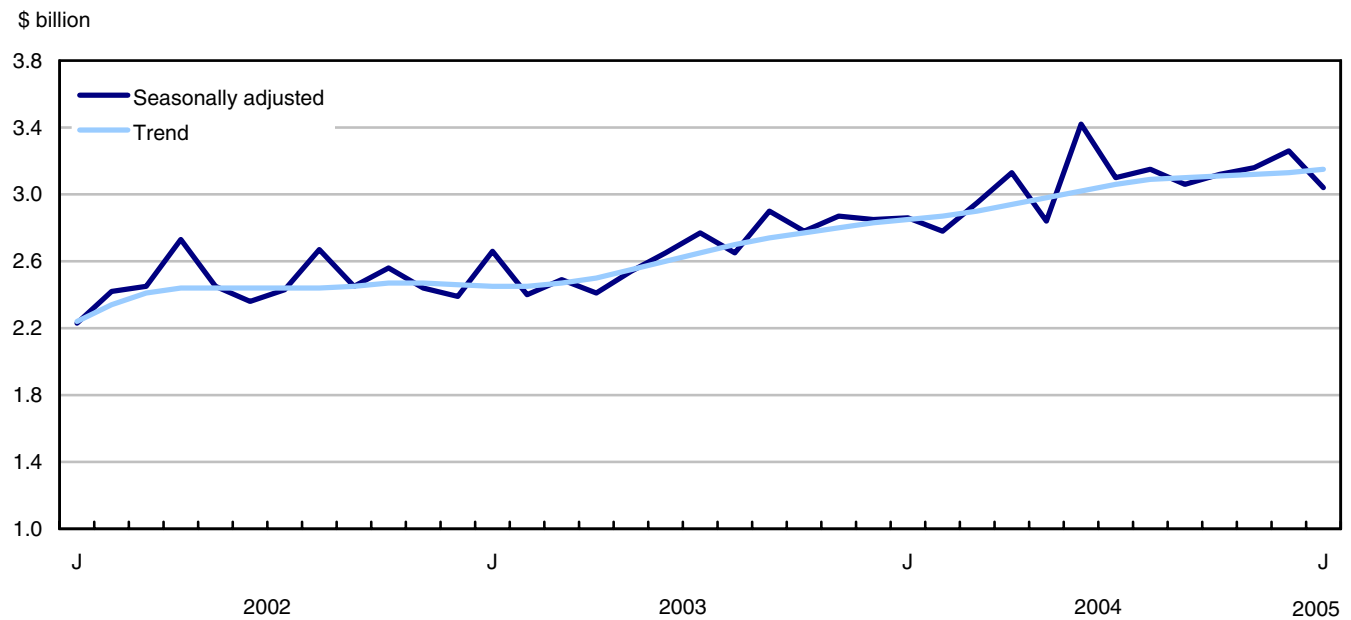


Chart 3

Number of dwelling units - Single and multiple

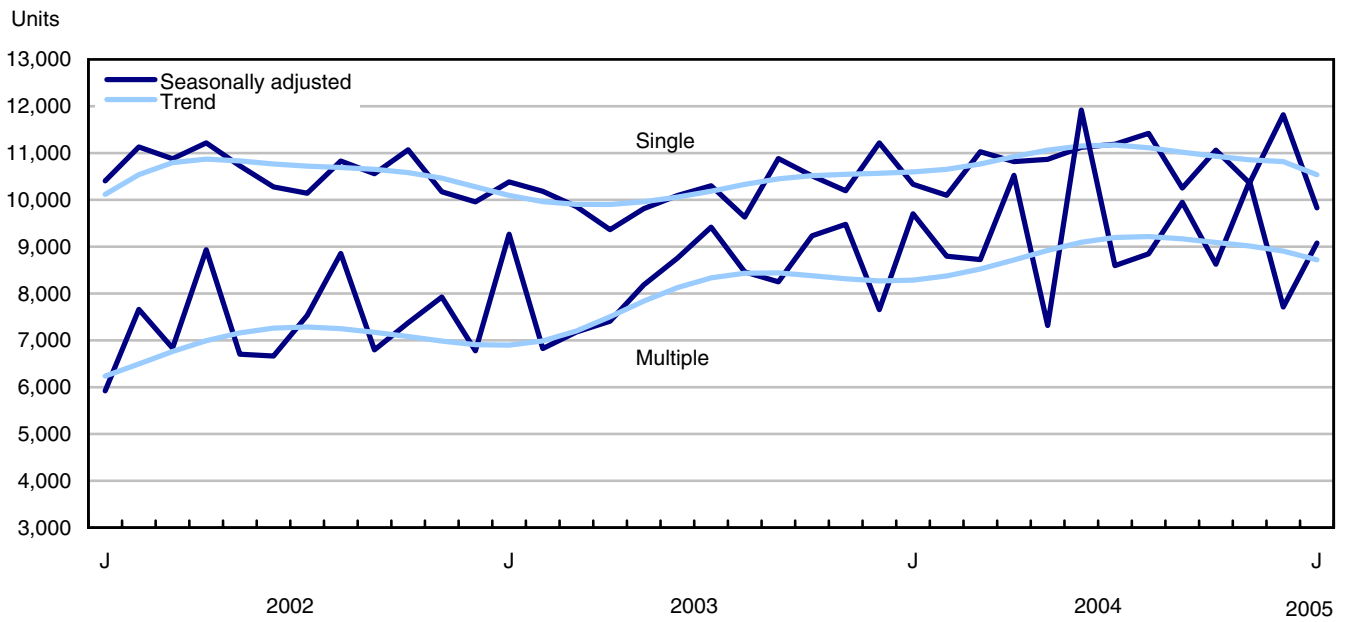


Chart 4

Non residential value of building permits - Total

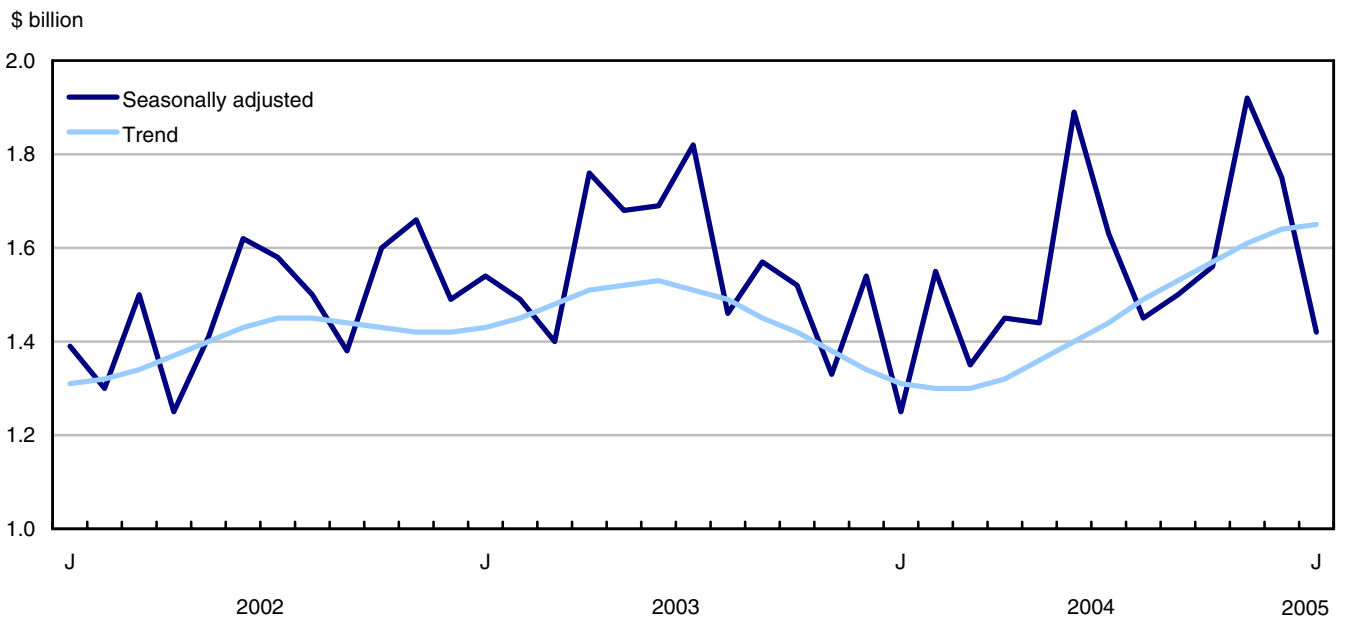


Chart 5

Commercial value of building permits

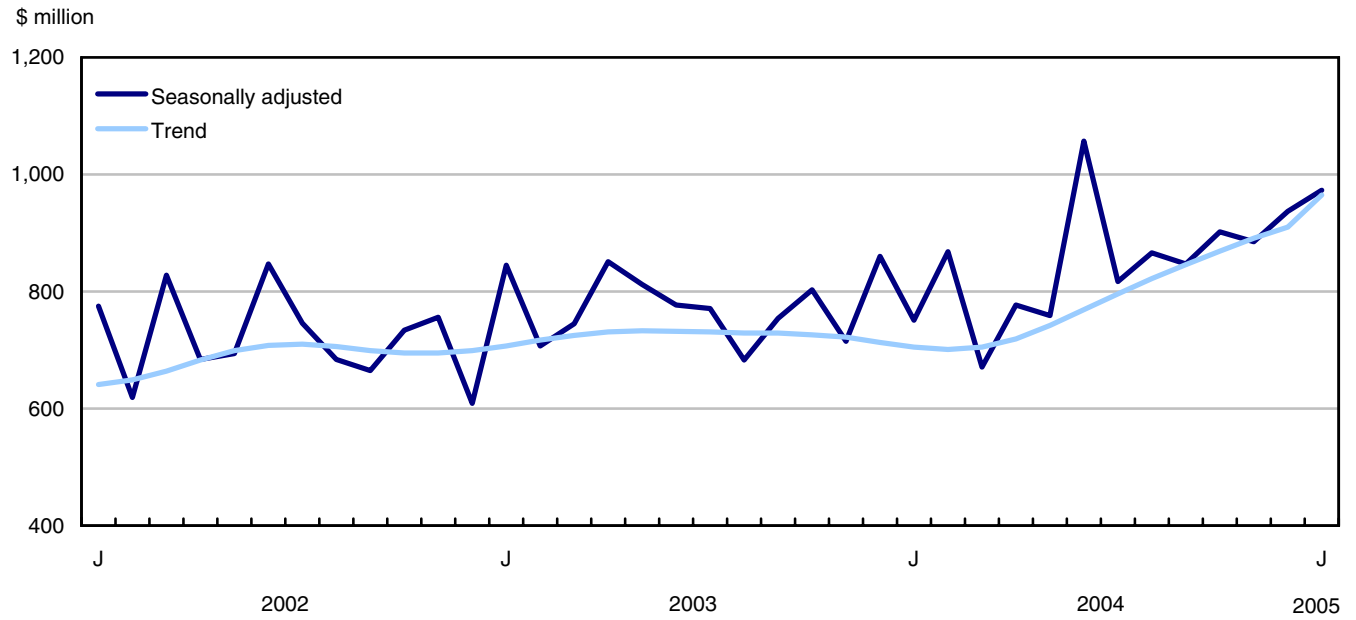


Chart 6

Industrial value of building permits

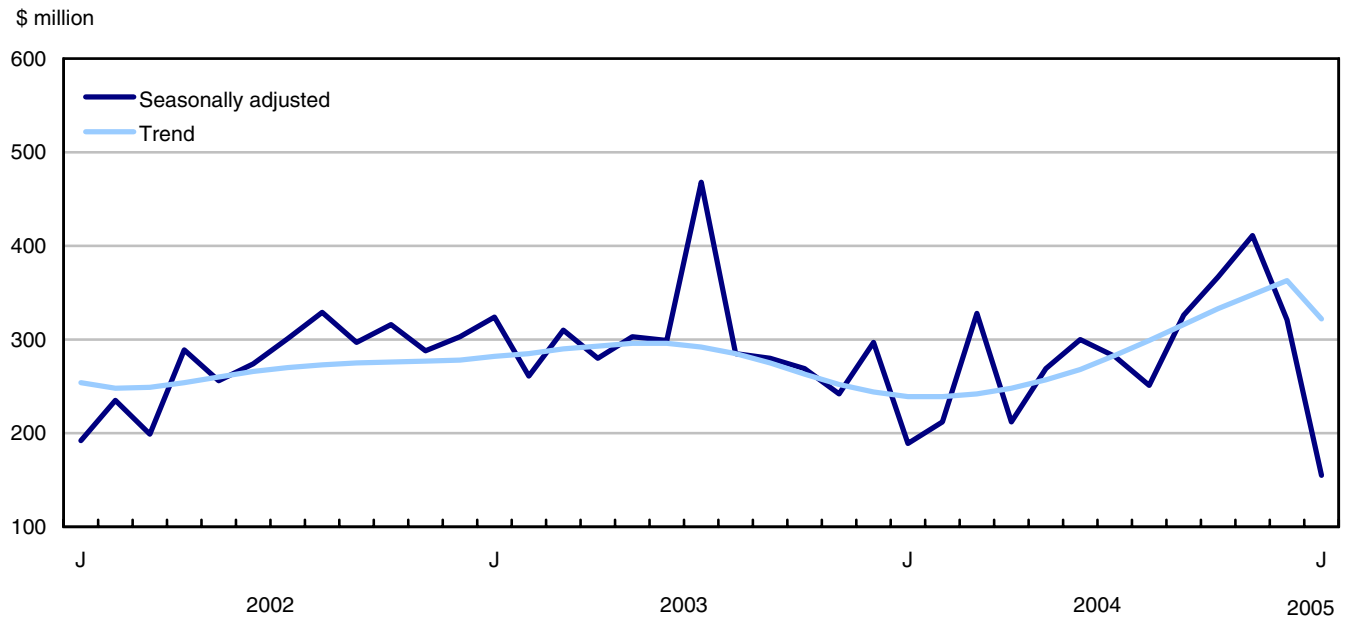
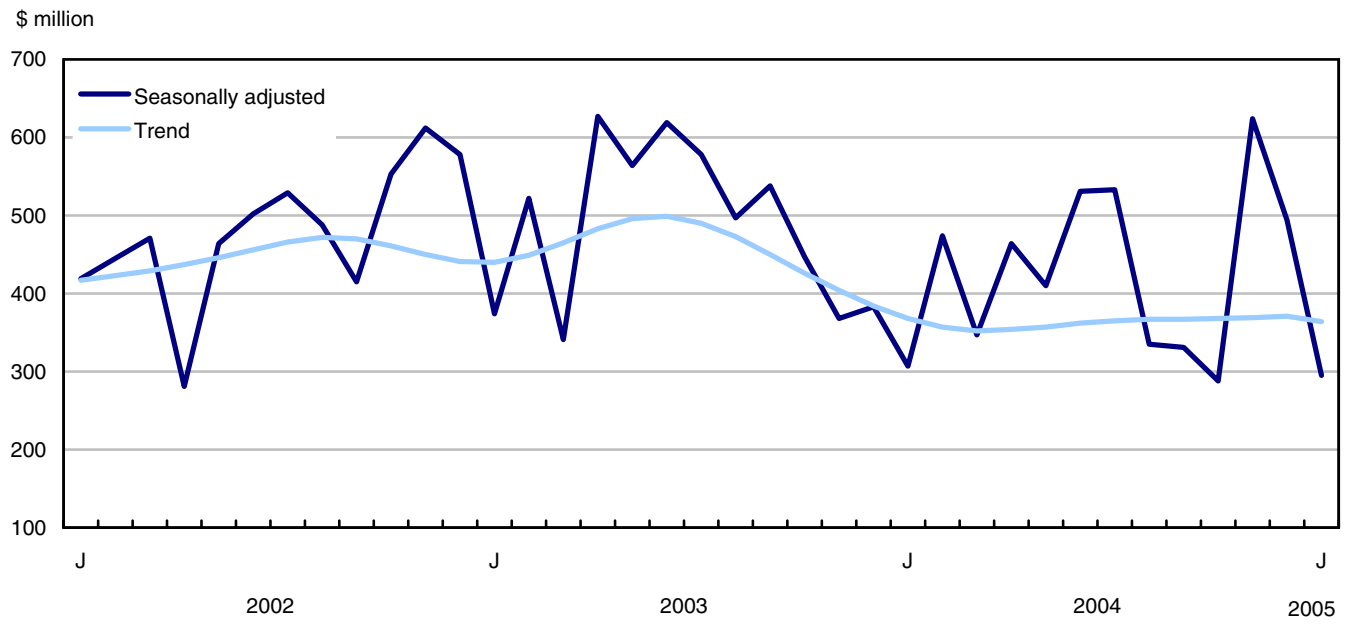


Chart 7

Institutional and governmental value of building permits



## Related products

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### Selected publications from Statistics Canada

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62-202-X Spending patterns in Canada

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### Selected technical and analytical products from Statistics Canada

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62F0014M1996002An 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
026-0002	Building permits, dwelling units by type of dwelling and area
026-0003	Building permits, values by activity sector
026-0004	Building permits, values by activity sector and area
026-0005	Building permits, non-residential values by type of structure
026-0006	Building permits, by type of structure and area, seasonally adjusted
026-0007	Building permits, dwelling units by type of structure and value and by activity sector
026-0008	Building permits, values by activity sector, seasonally adjusted and unadjusted
026-0010	Building permits, residential and non-residential values by type of structure for Canada and urban centres, 10,000 and over
026-0015	Building permits, leading indicators and indexes, seasonally adjusted

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### Selected surveys from Statistics Canada

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2802 Building Permits Survey

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## **Selected tables of Canadian statistics from Statistics Canada**

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- *Canadian Statistics - Value of building permits, by provinces and territories (monthly), by provinces and territories (monthly)*
- *Canadian Statistics - Value of building permits, by census metropolitan areas (monthly)*
- *Canadian Statistics - Economic indicators, by provinces and territories (monthly and quarterly)*
- *Canadian Statistics - Housing stocks*
- *Canadian Statistics - Value of building permits, by provinces and territories*
- *Canadian Statistics - Value of building permits by type*

# Statistical tables

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Table 1

## Total value of building permits, provinces and territories, seasonally adjusted

	2005		2004		January to December	December to November	November to October	October to September	September to August	August to July	
	January <sup>p</sup>	December <sup>r</sup>	January <sup>p</sup>	December <sup>r</sup>							
	thousands of dollars				percentage change						
<b>Canada</b>	<b>4,462,644</b>	<b>5,014,304</b>			<b>-11.0</b>	<b>-1.3</b>	<b>8.6</b>	<b>2.6</b>	<b>-0.9</b>	<b>-2.9</b>	
Newfoundland and Labrador	38,219	37,448			2.1	-12.9	-27.3	48.2	-18.6	19.0	
Prince Edward Island	12,900	18,095			-28.7	-19.3	-42.1	188.1	-19.3	7.6	
Nova Scotia	61,865	79,499			-22.2	-25.8	11.5	17.8	-22.4	-3.6	
New Brunswick	43,148	45,532			-5.2	-23.6	-43.2	20.6	34.7	-17.1	
Quebec	908,735	824,824			10.2	-28.1	17.4	3.4	3.1	-4.5	
Ontario	1,864,576	2,537,980			-26.5	29.3	-3.2	8.9	-11.2	-0.4	
Manitoba	71,492	96,733			-26.1	2.5	18.4	-34.9	37.3	-14.8	
Saskatchewan	68,252	52,998			28.8	-26.3	6.9	-19.6	18.9	14.5	
Alberta	742,599	661,812			12.2	-14.3	14.5	17.4	0.7	-11.1	
British Columbia	646,973	647,976			-0.2	-18.1	49.0	-25.8	17.7	0.2	
Yukon Territory	2,697	3,087			-12.6	22.2	-74.3	172.7	-24.8	-7.7	
Northwest Territories	564	8,295			-93.2	183.7	-75.3	-57.4	266.6	-11.9	
Nunavut	624	25			2,396.0	-96.1	126.1	-93.2	91.4	9.6	

Table 2

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

	2005		2004		January to December	December to November	November to October	October to September	September to August	August to July	
	January <sup>p</sup>	December <sup>r</sup>	January <sup>p</sup>	December <sup>r</sup>							
	thousands of dollars				percentage change						
<b>Canada</b>	<b>1,423,195</b>	<b>1,751,940</b>			<b>-18.8</b>	<b>-8.8</b>	<b>23.4</b>	<b>3.5</b>	<b>3.6</b>	<b>-11.1</b>	
Newfoundland and Labrador	7,277	8,591			-15.3	-0.8	-65.0	152.7	-51.1	40.3	
Prince Edward Island	1,272	7,547			-83.1	-13.7	-59.6	1,924.7	-85.5	69.0	
Nova Scotia	16,863	22,257			-24.2	-47.7	18.4	25.5	-15.6	21.9	
New Brunswick	12,117	13,319			-9.0	-31.5	-68.4	33.8	115.1	-46.6	
Quebec	273,310	217,055			25.9	-33.2	12.0	8.0	-1.2	-4.0	
Ontario	551,220	874,921			-37.0	-7.2	32.2	2.0	5.3	-15.7	
Manitoba	26,091	42,407			-38.5	21.9	20.0	-53.4	74.7	5.9	
Saskatchewan	37,523	25,260			48.5	-29.1	24.7	-33.6	45.3	-15.2	
Alberta	316,269	283,898			11.4	3.1	17.7	46.5	-4.1	-29.1	
British Columbia	180,663	251,013			-28.0	11.6	107.4	-34.5	-15.4	17.3	
Yukon Territory	243	20			1,115.0	-97.3	-86.1	927.6	-61.2	-31.7	
Northwest Territories	311	5,652			-94.5	249.5	-64.8	-75.3	292.8	73.2	
Nunavut	36	0			...	-100.0	...	-100.0	855.0	-78.9	

Table 3

## Residential value of building permits, provinces and territories, seasonally adjusted

	2005 January <sup>p</sup>	2004 December <sup>r</sup>	January to December	December to November	November to October	October to September	September to August	August to July
	thousands of dollars		percentage change					
<b>Canada</b>	<b>3,039,449</b>	<b>3,262,364</b>	<b>-6.8</b>	<b>3.3</b>	<b>1.2</b>	<b>2.1</b>	<b>-2.9</b>	<b>1.4</b>
Newfoundland and Labrador	30,942	28,857	7.2	-15.9	-0.2	14.2	3.8	7.8
Prince Edward Island	11,628	10,548	10.2	-22.9	-19.8	38.0	33.8	-16.6
Nova Scotia	45,002	57,242	-21.4	-11.5	7.3	13.6	-25.6	-12.3
New Brunswick	31,031	32,213	-3.7	-19.8	-7.3	5.7	-5.1	14.1
Quebec	635,425	607,769	4.6	-26.0	19.7	1.6	5.0	-4.7
Ontario	1,313,356	1,663,059	-21.0	63.0	-22.4	13.1	-18.9	8.8
Manitoba	45,401	54,326	-16.4	-8.8	17.4	-15.7	12.4	-24.6
Saskatchewan	30,729	27,738	10.8	-23.4	-6.3	-4.7	-0.3	53.8
Alberta	426,330	377,914	12.8	-23.9	12.8	6.2	2.7	-0.6
British Columbia	466,310	396,963	17.5	-29.9	34.0	-23.2	33.4	-6.3
Yukon Territory	2,454	3,067	-20.0	70.6	-61.0	48.9	-11.2	6.2
Northwest Territories	253	2,643	-90.4	102.2	-82.0	-21.3	223.3	-51.5
Nunavut	588	25	2,252.0	-95.6	100.0	-91.2	55.0	37.1

Table 4

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

	2005 January <sup>p</sup>	2004 December <sup>r</sup>	January to December	December to November	November to October	October to September	September to August	August to July
	units		percentage change					
<b>Canada</b>	<b>226,872</b>	<b>234,336</b>	<b>-3.2</b>	<b>-5.9</b>	<b>5.4</b>	<b>-2.5</b>	<b>-0.3</b>	<b>2.5</b>
Newfoundland and Labrador	2,412	2,424	-0.5	-16.2	5.7	5.1	4.3	-10.0
Prince Edward Island	936	1,092	-14.3	0.0	-28.9	62.0	6.8	-11.9
Nova Scotia	3,324	4,704	-29.3	-9.7	11.3	12.1	-33.5	-18.0
New Brunswick	2,724	3,588	-24.1	-3.5	-22.1	9.6	-1.1	30.6
Quebec	55,452	53,640	3.4	-17.0	13.3	-1.2	4.8	1.0
Ontario	86,904	106,836	-18.7	34.3	-8.9	3.8	-15.7	12.0
Manitoba	3,684	4,668	-21.1	1.8	14.4	-19.9	19.5	-35.8
Saskatchewan	3,228	1,956	65.0	-36.3	-36.0	8.4	21.0	48.8
Alberta	35,340	30,312	16.6	-37.2	18.3	9.2	3.0	-6.9
British Columbia	32,664	24,732	32.1	-31.1	33.3	-33.3	35.9	-2.5
Yukon Territory	0	204	-100.0	41.7	-64.7	41.7	-7.7	18.2
Northwest Territories	48	180	-73.3	400.0	-97.0	52.3	2,066.7	-75.0
Nunavut	156	0	...	-100.0	0.0	-90.9	120.0	-23.1

Table 5

## Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2005

	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>									
December r	11,817	7,711	19,528	3,262,364	321,250	936,928	493,762	1,751,940	5,014,304
January p	9,828	9,078	18,906	3,039,449	155,127	972,876	295,192	1,423,195	4,462,644
Cumulative Jan. - Jan. 2005	9,828	9,078	18,906	3,039,449	155,127	972,876	295,192	1,423,195	4,462,644
Cumulative Jan. - Jan. 2004	10,333	9,704	20,037	2,856,044	189,038	751,255	306,622	1,246,915	4,102,959
<b>Newfoundland and Labrador</b>									
December r	144	58	202	28,857	2,245	5,805	541	8,591	37,448
January p	166	35	201	30,942	74	2,822	4,381	7,277	38,219
Cumulative Jan. - Jan. 2005	166	35	201	30,942	74	2,822	4,381	7,277	38,219
Cumulative Jan. - Jan. 2004	185	11	196	26,196	395	6,828	935	8,158	34,354
<b>Prince Edward Island</b>									
December r	57	34	91	10,548	1,036	1,111	5,400	7,547	18,095
January p	78	0	78	11,628	650	302	320	1,272	12,900
Cumulative Jan. - Jan. 2005	78	0	78	11,628	650	302	320	1,272	12,900
Cumulative Jan. - Jan. 2004	74	0	74	7,877	0	86	5,006	5,092	12,969
<b>Nova Scotia</b>									
December r	256	136	392	57,242	2,521	18,309	1,427	22,257	79,499
January p	244	33	277	45,002	622	12,447	3,794	16,863	61,865
Cumulative Jan. - Jan. 2005	244	33	277	45,002	622	12,447	3,794	16,863	61,865
Cumulative Jan. - Jan. 2004	260	47	307	43,295	841	18,802	1,270	20,913	64,208
<b>New Brunswick</b>									
December r	213	86	299	32,213	1,746	10,659	914	13,319	45,532
January p	197	30	227	31,031	1,016	3,670	7,431	12,117	43,148
Cumulative Jan. - Jan. 2005	197	30	227	31,031	1,016	3,670	7,431	12,117	43,148
Cumulative Jan. - Jan. 2004	275	18	293	44,641	868	3,571	1,539	5,978	50,619
<b>Quebec</b>									
December r	2,126	2,344	4,470	607,769	39,874	126,546	50,635	217,055	824,824
January p	2,113	2,508	4,621	635,425	18,208	199,194	55,908	273,310	908,735
Cumulative Jan. - Jan. 2005	2,113	2,508	4,621	635,425	18,208	199,194	55,908	273,310	908,735
Cumulative Jan. - Jan. 2004	2,052	3,558	5,610	690,414	29,099	178,212	60,170	267,481	957,895
<b>Ontario</b>									
December r	5,531	3,372	8,903	1,663,059	199,225	440,502	235,194	874,921	2,537,980
January p	3,323	3,919	7,242	1,313,356	77,396	330,855	142,969	551,220	1,864,576
Cumulative Jan. - Jan. 2005	3,323	3,919	7,242	1,313,356	77,396	330,855	142,969	551,220	1,864,576
Cumulative Jan. - Jan. 2004	4,059	2,688	6,747	1,154,843	124,356	293,476	170,096	587,928	1,742,771
<b>Manitoba</b>									
December r	383	6	389	54,326	2,364	20,860	19,183	42,407	96,733
January p	303	4	307	45,401	396	23,511	2,184	26,091	71,492
Cumulative Jan. - Jan. 2005	303	4	307	45,401	396	23,511	2,184	26,091	71,492
Cumulative Jan. - Jan. 2004	329	14	343	47,683	3,589	10,854	9,777	24,220	71,903
<b>Saskatchewan</b>									
December r	134	29	163	27,738	1,309	11,397	12,554	25,260	52,998
January p	160	109	269	30,729	1,349	27,847	8,327	37,523	68,252
Cumulative Jan. - Jan. 2005	160	109	269	30,729	1,349	27,847	8,327	37,523	68,252
Cumulative Jan. - Jan. 2004	146	41	187	25,133	3,398	8,369	7,783	19,550	44,683
<b>Alberta</b>									
December r	1,914	612	2,526	377,914	45,216	180,297	58,385	283,898	661,812
January p	2,138	807	2,945	426,330	34,573	264,524	17,172	316,269	742,599
Cumulative Jan. - Jan. 2005	2,138	807	2,945	426,330	34,573	264,524	17,172	316,269	742,599
Cumulative Jan. - Jan. 2004	1,722	1,205	2,927	339,018	19,481	93,073	23,482	136,036	475,054

See footnotes at the end of the table.

Table 5 – continued

**Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2005**

	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		
<b>British Columbia</b>									
December <sup>r</sup>	1,038	1,023	2,061	396,963	25,714	115,788	109,511	251,013	647,976
January <sup>p</sup>	1,101	1,621	2,722	466,310	20,733	107,254	52,676	180,663	646,973
Cumulative Jan. - Jan. 2005	1,101	1,621	2,722	466,310	20,733	107,254	52,676	180,663	646,973
Cumulative Jan. - Jan. 2004	1,206	2,122	3,328	473,262	6,975	137,537	22,548	167,060	640,322
<b>Yukon Territory</b>									
December <sup>r</sup>	17	0	17	3,067	0	2	18	20	3,087
January <sup>p</sup>	0	0	0	2,454	106	107	30	243	2,697
Cumulative Jan. - Jan. 2005	0	0	0	2,454	106	107	30	243	2,697
Cumulative Jan. - Jan. 2004	15	0	15	2,062	36	417	11	464	2,526
<b>Northwest Territories</b>									
December <sup>r</sup>	4	11	15	2,643	0	5,652	0	5,652	8,295
January <sup>p</sup>	4	0	4	253	0	311	0	311	564
Cumulative Jan. - Jan. 2005	4	0	4	253	0	311	0	311	564
Cumulative Jan. - Jan. 2004	10	0	10	1,620	0	0	4,005	4,005	5,625
<b>Nunavut</b>									
December <sup>r</sup>	0	0	0	25	0	0	0	0	25
January <sup>p</sup>	1	12	13	588	4	32	0	36	624
Cumulative Jan. - Jan. 2005	1	12	13	588	4	32	0	36	624
Cumulative Jan. - Jan. 2004	0	0	0	0	0	30	0	30	30

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, 2005

	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>Abbotsford, British Columbia</b>									
December <sup>r</sup>	38	0	38	7,236	72	60	70	202	7,438
January <sup>p</sup>	31	3	34	5,798	6,074	1,280	0	7,354	13,152
Cumulative Jan. - Jan. 2005	31	3	34	5,798	6,074	1,280	0	7,354	13,152
Cumulative Jan. - Jan. 2004	46	5	51	7,551	739	192	248	1,179	8,730
<b>Calgary, Alberta</b>									
December <sup>r</sup>	656	362	1,018	161,023	7,587	73,365	17,838	98,790	259,813
January <sup>p</sup>	755	79	834	147,837	9,321	36,927	4,342	50,590	198,427
Cumulative Jan. - Jan. 2005	755	79	834	147,837	9,321	36,927	4,342	50,590	198,427
Cumulative Jan. - Jan. 2004	683	394	1,077	133,497	397	17,517	8,123	26,037	159,534
<b>Edmonton, Alberta</b>									
December <sup>r</sup>	485	73	558	72,121	9,593	41,668	25,784	77,045	149,166
January <sup>p</sup>	648	614	1,262	147,947	18,386	69,436	9,387	97,209	245,156
Cumulative Jan. - Jan. 2005	648	614	1,262	147,947	18,386	69,436	9,387	97,209	245,156
Cumulative Jan. - Jan. 2004	557	744	1,301	114,578	2,678	38,327	13,748	54,753	169,331
<b>Greater Sudbury, Ontario</b>									
December <sup>r</sup>	19	0	19	3,038	2,075	2,454	261	4,790	7,828
January <sup>p</sup>	32	3	35	7,144	755	2,882	2,172	5,809	12,953
Cumulative Jan. - Jan. 2005	32	3	35	7,144	755	2,882	2,172	5,809	12,953
Cumulative Jan. - Jan. 2004	0	0	0	263	5	538	458	1,001	1,264
<b>Halifax, Nova Scotia</b>									
December <sup>r</sup>	111	104	215	29,809	0	6,438	340	6,778	36,587
January <sup>p</sup>	94	19	113	20,070	0	9,260	67	9,327	29,397
Cumulative Jan. - Jan. 2005	94	19	113	20,070	0	9,260	67	9,327	29,397
Cumulative Jan. - Jan. 2004	112	46	158	26,930	0	6,196	40	6,236	33,166
<b>Hamilton, Ontario</b>									
December <sup>r</sup>	120	65	185	37,553	5,721	7,905	10,223	23,849	61,402
January <sup>p</sup>	207	210	417	74,195	976	15,665	2,783	19,424	93,619
Cumulative Jan. - Jan. 2005	207	210	417	74,195	976	15,665	2,783	19,424	93,619
Cumulative Jan. - Jan. 2004	85	210	295	41,241	6,153	3,288	303	9,744	50,985
<b>Kingston, Ontario</b>									
December <sup>r</sup>	32	0	32	5,551	510	1,421	53	1,984	7,535
January <sup>p</sup>	20	3	23	3,868	96	2,097	3,359	5,552	9,420
Cumulative Jan. - Jan. 2005	20	3	23	3,868	96	2,097	3,359	5,552	9,420
Cumulative Jan. - Jan. 2004	13	8	21	3,404	81	2,042	7,648	9,771	13,175
<b>Kitchener, Ontario</b>									
December <sup>r</sup>	256	237	493	75,482	10,907	46,393	1,094	58,394	133,876
January <sup>p</sup>	170	69	239	38,748	2,564	25,635	1,040	29,239	67,987
Cumulative Jan. - Jan. 2005	170	69	239	38,748	2,564	25,635	1,040	29,239	67,987
Cumulative Jan. - Jan. 2004	215	77	292	44,951	9,769	13,487	2,186	25,442	70,393
<b>London, Ontario</b>									
December <sup>r</sup>	148	278	426	52,081	2,250	2,662	8,246	13,158	65,239
January <sup>p</sup>	138	39	177	27,537	3,235	17,043	6,461	26,739	54,276
Cumulative Jan. - Jan. 2005	138	39	177	27,537	3,235	17,043	6,461	26,739	54,276
Cumulative Jan. - Jan. 2004	151	35	186	24,104	1,407	5,939	55,557	62,903	87,007
<b>Montréal, Quebec</b>									
December <sup>r</sup>	1,019	1,578	2,597	320,774	28,053	61,164	10,741	99,958	420,732
January <sup>p</sup>	884	1,629	2,513	323,477	9,504	136,274	4,544	150,322	473,799
Cumulative Jan. - Jan. 2005	884	1,629	2,513	323,477	9,504	136,274	4,544	150,322	473,799
Cumulative Jan. - Jan. 2004	895	2,601	3,496	421,837	18,921	94,360	33,006	146,287	568,124

See footnotes at the end of the table.

Table 6 – continued

**Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2005**

	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		
<b>Oshawa, Ontario</b>									
December <sup>r</sup>	36	53	89	14,987	1,092	5,165	3,339	9,596	24,583
January <sup>p</sup>	140	81	221	41,558	1,317	21,019	39	22,375	63,933
Cumulative Jan. - Jan. 2005	140	81	221	41,558	1,317	21,019	39	22,375	63,933
Cumulative Jan. - Jan. 2004	107	91	198	37,076	266	2,645	769	3,680	40,756
<b>Ottawa-Gatineau, Ontario part, Ontario/Quebec</b>									
December <sup>r</sup>	113	118	231	36,540	2,274	32,103	22,771	57,148	93,688
January <sup>p</sup>	125	97	222	35,740	5,769	38,411	11,356	55,536	91,276
Cumulative Jan. - Jan. 2005	125	97	222	35,740	5,769	38,411	11,356	55,536	91,276
Cumulative Jan. - Jan. 2004	142	228	370	53,060	660	23,529	2,936	27,125	80,185
<b>Ottawa-Gatineau, Quebec part, Ontario/Quebec</b>									
December <sup>r</sup>	110	118	228	31,314	88	7,642	22,216	29,946	61,260
January <sup>p</sup>	91	34	125	16,088	1,000	3,388	875	5,263	21,351
Cumulative Jan. - Jan. 2005	91	34	125	16,088	1,000	3,388	875	5,263	21,351
Cumulative Jan. - Jan. 2004	164	38	202	28,923	28	2,881	83	2,992	31,915
<b>Québec, Quebec</b>									
December <sup>r</sup>	140	127	267	33,587	306	8,409	1,783	10,498	44,085
January <sup>p</sup>	215	133	348	36,842	330	6,483	6,404	13,217	50,059
Cumulative Jan. - Jan. 2005	215	133	348	36,842	330	6,483	6,404	13,217	50,059
Cumulative Jan. - Jan. 2004	200	204	404	40,435	920	36,659	1,830	39,409	79,844
<b>Regina, Saskatchewan</b>									
December <sup>r</sup>	47	0	47	7,670	121	3,136	610	3,867	11,537
January <sup>p</sup>	45	43	88	10,375	0	18,676	6,632	25,308	35,683
Cumulative Jan. - Jan. 2005	45	43	88	10,375	0	18,676	6,632	25,308	35,683
Cumulative Jan. - Jan. 2004	50	0	50	7,817	3,195	3,012	6,109	12,316	20,133
<b>Saguenay, Quebec</b>									
December <sup>r</sup>	13	19	32	2,884	552	409	656	1,617	4,501
January <sup>p</sup>	2	49	51	4,325	138	127	1,929	2,194	6,519
Cumulative Jan. - Jan. 2005	2	49	51	4,325	138	127	1,929	2,194	6,519
Cumulative Jan. - Jan. 2004	8	30	38	2,743	35	1,158	462	1,655	4,398
<b>Saint John, New Brunswick</b>									
December <sup>r</sup>	42	0	42	6,504	71	751	59	881	7,385
January <sup>p</sup>	41	0	41	6,485	23	798	2	823	7,308
Cumulative Jan. - Jan. 2005	41	0	41	6,485	23	798	2	823	7,308
Cumulative Jan. - Jan. 2004	37	0	37	7,119	117	1,330	91	1,538	8,657
<b>Saskatoon, Saskatchewan</b>									
December <sup>r</sup>	49	11	60	8,613	924	5,729	11,941	18,594	27,207
January <sup>p</sup>	78	66	144	14,705	876	2,032	1,072	3,980	18,685
Cumulative Jan. - Jan. 2005	78	66	144	14,705	876	2,032	1,072	3,980	18,685
Cumulative Jan. - Jan. 2004	50	41	91	9,948	49	4,105	320	4,474	14,422
<b>Sherbrooke, Quebec</b>									
December <sup>r</sup>	36	26	62	6,433	1,650	365	0	2,015	8,448
January <sup>p</sup>	60	22	82	10,444	365	3,213	519	4,097	14,541
Cumulative Jan. - Jan. 2005	60	22	82	10,444	365	3,213	519	4,097	14,541
Cumulative Jan. - Jan. 2004	29	55	84	7,472	100	5,983	331	6,414	13,886
<b>St. Catharines-Niagara, Ontario</b>									
December <sup>r</sup>	119	28	147	28,967	3,439	35,911	103	39,453	68,420
January <sup>p</sup>	92	60	152	25,532	520	7,517	199	8,236	33,768
Cumulative Jan. - Jan. 2005	92	60	152	25,532	520	7,517	199	8,236	33,768
Cumulative Jan. - Jan. 2004	83	66	149	23,647	908	19,318	2,619	22,845	46,492

See footnotes at the end of the table.

Table 6 – continued

## Dwelling units, value of residential and non-residential building permits, census metropolitan areas, seasonally adjusted, 2005

	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		
<b>St. John's, Newfoundland and Labrador</b>									
December <sup>r</sup>	100	35	135	19,623	2,135	4,911	0	7,046	26,669
January <sup>p</sup>	86	35	121	19,432	5	2,428	3,579	6,012	25,444
Cumulative Jan. - Jan. 2005	86	35	121	19,432	5	2,428	3,579	6,012	25,444
Cumulative Jan. - Jan. 2004	134	11	145	21,652	30	6,205	415	6,650	28,302
<b>Thunder Bay, Ontario</b>									
December <sup>r</sup>	1	0	1	409	247	180	5,848	6,275	6,684
January <sup>p</sup>	0	17	17	1,243	5,078	2,369	7,955	15,402	16,645
Cumulative Jan. - Jan. 2005	0	17	17	1,243	5,078	2,369	7,955	15,402	16,645
Cumulative Jan. - Jan. 2004	0	0	0	323	28	3,973	107	4,108	4,431
<b>Toronto, Ontario</b>									
December <sup>r</sup>	3,230	2,463	5,693	1,101,321	120,640	238,141	124,333	483,114	1,584,435
January <sup>p</sup>	792	2,577	3,369	622,611	33,701	129,850	63,708	227,259	849,870
Cumulative Jan. - Jan. 2005	792	2,577	3,369	622,611	33,701	129,850	63,708	227,259	849,870
Cumulative Jan. - Jan. 2004	2,094	1,710	3,804	683,251	72,354	157,363	90,602	320,319	1,003,570
<b>Trois-Rivières, Quebec</b>									
December <sup>r</sup>	26	22	48	7,601	281	1,416	169	1,866	9,467
January <sup>p</sup>	12	9	21	3,006	814	9,506	0	10,320	13,326
Cumulative Jan. - Jan. 2005	12	9	21	3,006	814	9,506	0	10,320	13,326
Cumulative Jan. - Jan. 2004	10	48	58	5,441	51	2,078	300	2,429	7,870
<b>Vancouver, British Columbia</b>									
December <sup>r</sup>	359	737	1,096	204,400	12,802	81,005	105,635	199,442	403,842
January <sup>p</sup>	375	1,104	1,479	218,566	4,850	75,543	22,193	102,586	321,152
Cumulative Jan. - Jan. 2005	375	1,104	1,479	218,566	4,850	75,543	22,193	102,586	321,152
Cumulative Jan. - Jan. 2004	499	1,799	2,298	302,288	1,989	99,274	13,836	115,099	417,387
<b>Victoria, British Columbia</b>									
December <sup>r</sup>	95	128	223	44,929	262	10,296	1,095	11,653	56,582
January <sup>p</sup>	84	17	101	22,388	4,734	2,624	50	7,408	29,796
Cumulative Jan. - Jan. 2005	84	17	101	22,388	4,734	2,624	50	7,408	29,796
Cumulative Jan. - Jan. 2004	95	84	179	24,408	309	3,184	2,856	6,349	30,757
<b>Windsor, Ontario</b>									
December <sup>r</sup>	67	0	67	14,993	2,295	7,414	32,608	42,317	57,310
January <sup>p</sup>	107	77	184	22,894	982	5,989	10,117	17,088	39,982
Cumulative Jan. - Jan. 2005	107	77	184	22,894	982	5,989	10,117	17,088	39,982
Cumulative Jan. - Jan. 2004	91	29	120	17,817	3,215	14,591	661	18,467	36,284
<b>Winnipeg, Manitoba</b>									
December <sup>r</sup>	258	6	264	36,090	1,581	19,864	18,662	40,107	76,197
January <sup>p</sup>	173	4	177	24,455	180	12,608	1,779	14,567	39,022
Cumulative Jan. - Jan. 2005	173	4	177	24,455	180	12,608	1,779	14,567	39,022
Cumulative Jan. - Jan. 2004	205	8	213	28,080	3,589	8,931	9,762	22,282	50,362

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, 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
Number of dwelling units							
<b>Canada</b>							
December <sup>r</sup>	7,385	26	729	1,761	4,801	517	15,219
January <sup>p</sup>	5,184	16	716	1,425	3,698	216	11,255
Cumulative Jan. - Jan. 2005	5,184	16	716	1,425	3,698	216	11,255
Cumulative Jan. - Jan. 2004	6,094	20	690	1,435	4,132	455	12,826
<b>Newfoundland and Labrador</b>							
December <sup>r</sup>	55	0	18	0	30	1	104
January <sup>p</sup>	34	0	16	0	6	0	56
Cumulative Jan. - Jan. 2005	34	0	16	0	6	0	56
Cumulative Jan. - Jan. 2004	51	0	2	0	4	0	57
<b>Prince Edward Island</b>							
December <sup>r</sup>	22	1	4	0	30	0	57
January <sup>p</sup>	16	1	0	0	0	0	17
Cumulative Jan. - Jan. 2005	16	1	0	0	0	0	17
Cumulative Jan. - Jan. 2004	15	1	0	0	0	0	16
<b>Nova Scotia</b>							
December <sup>r</sup>	124	3	4	23	106	3	263
January <sup>p</sup>	87	0	0	10	18	5	120
Cumulative Jan. - Jan. 2005	87	0	0	10	18	5	120
Cumulative Jan. - Jan. 2004	97	4	20	0	27	0	148
<b>New Brunswick</b>							
December <sup>r</sup>	69	2	1	0	72	13	157
January <sup>p</sup>	41	0	2	0	26	2	71
Cumulative Jan. - Jan. 2005	41	0	2	0	26	2	71
Cumulative Jan. - Jan. 2004	68	1	0	0	14	4	87
<b>Quebec</b>							
December <sup>r</sup>	1,069	13	212	83	2,136	288	3,801
January <sup>p</sup>	883	8	179	100	860	149	2,179
Cumulative Jan. - Jan. 2005	883	8	179	100	860	149	2,179
Cumulative Jan. - Jan. 2004	1,000	8	54	75	1,523	343	3,003
<b>Ontario</b>							
December <sup>r</sup>	3,652	4	349	1,208	1,366	127	6,706
January <sup>p</sup>	1,714	4	346	997	1,224	42	4,327
Cumulative Jan. - Jan. 2005	1,714	4	346	997	1,224	42	4,327
Cumulative Jan. - Jan. 2004	2,546	3	412	965	462	75	4,463
<b>Manitoba</b>							
December <sup>r</sup>	197	0	2	1	3	0	203
January <sup>p</sup>	139	0	1	0	3	0	143
Cumulative Jan. - Jan. 2005	139	0	1	0	3	0	143
Cumulative Jan. - Jan. 2004	162	1	8	1	5	0	177
<b>Saskatchewan</b>							
December <sup>r</sup>	81	0	10	0	18	1	110
January <sup>p</sup>	53	2	2	0	107	0	164
Cumulative Jan. - Jan. 2005	53	2	2	0	107	0	164
Cumulative Jan. - Jan. 2004	45	0	4	36	0	1	86
<b>Alberta</b>							
December <sup>r</sup>	1,431	2	95	148	380	0	2,056
January <sup>p</sup>	1,476	1	132	97	341	6	2,053
Cumulative Jan. - Jan. 2005	1,476	1	132	97	341	6	2,053
Cumulative Jan. - Jan. 2004	1,228	0	138	20	739	10	2,135
<b>British Columbia</b>							
December <sup>r</sup>	679	1	34	298	649	84	1,745
January <sup>p</sup>	739	0	38	221	1,101	12	2,111
Cumulative Jan. - Jan. 2005	739	0	38	221	1,101	12	2,111
Cumulative Jan. - Jan. 2004	877	2	52	338	1,358	22	2,649



Table 7 – continued

## Dwelling units, provinces and territories, unadjusted, 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
<b>Yukon Territory</b>							
December <sup>r</sup>	4	0	0	0	0	0	4
January <sup>p</sup>	0	0	0	0	0	0	0
Cumulative Jan. - Jan. 2005	0	0	0	0	0	0	0
Cumulative Jan. - Jan. 2004	1	0	0	0	0	0	1
<b>Northwest Territories</b>							
December <sup>r</sup>	2	0	0	0	11	0	13
January <sup>p</sup>	1	0	0	0	0	0	1
Cumulative Jan. - Jan. 2005	1	0	0	0	0	0	1
Cumulative Jan. - Jan. 2004	4	0	0	0	0	0	4
<b>Nunavut</b>							
December <sup>r</sup>	0	0	0	0	0	0	0
January <sup>p</sup>	1	0	0	0	12	0	13
Cumulative Jan. - Jan. 2005	1	0	0	0	12	0	13
Cumulative Jan. - Jan. 2004	0	0	0	0	0	0	0

Table 8

## Dwelling units, census metropolitan areas, unadjusted, January 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	25	0	2	0	0	0	27
Calgary, Alberta	599	0	16	37	4	0	656
Edmonton, Alberta	514	0	92	50	298	3	957
Greater Sudbury, Ontario	21	0	2	0	0	0	23
Halifax, Nova Scotia	53	0	0	10	4	5	72
Hamilton, Ontario	138	0	66	81	0	0	285
Kingston, Ontario	13	0	2	0	0	0	15
Kitchener, Ontario	113	0	2	36	3	7	161
London, Ontario	92	0	2	24	0	1	119
Montréal, Quebec	445	0	85	87	704	30	1,351
Oshawa, Ontario	93	0	42	14	0	1	150
Ottawa-Gatineau, Ontario/Quebec	129	0	23	35	21	8	216
Ottawa-Gatineau, Ontario part, Ontario/Quebec	83	0	16	35	12	5	151
Ottawa-Gatineau, Quebec part, Ontario/Quebec	46	0	7	0	9	3	65
Québec, Quebec	108	0	16	6	50	2	182
Regina, Saskatchewan	18	0	0	0	43	0	61
Saguenay, Quebec	1	0	2	0	24	1	28
Saint John, New Brunswick	8	0	0	0	0	0	8
Saskatoon, Saskatchewan	31	0	2	0	64	0	97
Sherbrooke, Quebec	30	0	6	0	6	0	42
St. Catharines-Niagara, Ontario	61	0	2	31	8	1	103
St. John's, Newfoundland and Labrador	28	0	16	0	6	0	50
Thunder Bay, Ontario	0	0	0	0	12	0	12
Toronto, Ontario	527	0	195	650	948	11	2,331
Trois-Rivières, Quebec	6	0	0	0	4	1	11
Vancouver, British Columbia	299	0	27	188	634	7	1,155
Victoria, British Columbia	66	0	0	5	8	1	80
Windsor, Ontario	71	0	0	12	39	3	125
Winnipeg, Manitoba	101	0	1	0	3	0	105

Table 9

## Dwelling units, census metropolitan areas, unadjusted, cumulative, January - January 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	25	0	2	0	0	0	27
Calgary, Alberta	599	0	16	37	4	0	656
Edmonton, Alberta	514	0	92	50	298	3	957
Greater Sudbury, Ontario	21	0	2	0	0	0	23
Halifax, Nova Scotia	53	0	0	10	4	5	72
Hamilton, Ontario	138	0	66	81	0	0	285
Kingston, Ontario	13	0	2	0	0	0	15
Kitchener, Ontario	113	0	2	36	3	7	161
London, Ontario	92	0	2	24	0	1	119
Montréal, Quebec	445	0	85	87	704	30	1,351
Oshawa, Ontario	93	0	42	14	0	1	150
Ottawa-Gatineau, Ontario/Quebec	129	0	23	35	21	8	216
Ottawa-Gatineau, Ontario part, Ontario/Quebec	83	0	16	35	12	5	151
Ottawa-Gatineau, Quebec part, Ontario/Quebec	46	0	7	0	9	3	65
Québec, Quebec	108	0	16	6	50	2	182
Regina, Saskatchewan	18	0	0	0	43	0	61
Saguenay, Quebec	1	0	2	0	24	1	28
Saint John, New Brunswick	8	0	0	0	0	0	8
Saskatoon, Saskatchewan	31	0	2	0	64	0	97
Sherbrooke, Quebec	30	0	6	0	6	0	42
St. Catharines-Niagara, Ontario	61	0	2	31	8	1	103
St. John's, Newfoundland and Labrador	28	0	16	0	6	0	50
Thunder Bay, Ontario	0	0	0	0	12	0	12
Toronto, Ontario	527	0	195	650	948	11	2,331
Trois-Rivières, Quebec	6	0	0	0	4	1	11
Vancouver, British Columbia	299	0	27	188	634	7	1,155
Victoria, British Columbia	66	0	0	5	8	1	80
Windsor, Ontario	71	0	0	12	39	3	125
Winnipeg, Manitoba	101	0	1	0	3	0	105

Table 10

## Value of residential and non-residential building permits, provinces and territories, Unadjusted, 2005

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
<b>Canada</b>					
December <sup>r</sup>	2,336,942	282,022	780,368	446,871	3,846,203
January <sup>p</sup>	1,774,926	148,737	682,173	262,876	2,868,712
Cumulative Jan. - Jan. 2005	1,774,926	148,737	682,173	262,876	2,868,712
Cumulative Jan. - Jan. 2004	1,855,506	189,805	520,296	261,763	2,827,370
<b>Newfoundland and Labrador</b>					
December <sup>r</sup>	12,695	2,245	3,276	541	18,757
January <sup>p</sup>	8,563	74	1,639	4,381	14,657
Cumulative Jan. - Jan. 2005	8,563	74	1,639	4,381	14,657
Cumulative Jan. - Jan. 2004	7,141	395	3,783	935	12,254
<b>Prince Edward Island</b>					
December <sup>r</sup>	5,172	1,036	1,111	5,400	12,719
January <sup>p</sup>	2,655	650	302	320	3,927
Cumulative Jan. - Jan. 2005	2,655	650	302	320	3,927
Cumulative Jan. - Jan. 2004	1,856	0	86	5,006	6,948
<b>Nova Scotia</b>					
December <sup>r</sup>	32,411	2,521	18,309	1,427	54,668
January <sup>p</sup>	18,296	622	12,447	3,794	35,159
Cumulative Jan. - Jan. 2005	18,296	622	12,447	3,794	35,159
Cumulative Jan. - Jan. 2004	21,983	841	18,802	1,270	42,896
<b>New Brunswick</b>					
December <sup>r</sup>	14,734	1,746	10,659	914	28,053
January <sup>p</sup>	6,248	1,016	3,670	7,431	18,365
Cumulative Jan. - Jan. 2005	6,248	1,016	3,670	7,431	18,365
Cumulative Jan. - Jan. 2004	9,107	868	3,571	1,539	15,085
<b>Quebec</b>					
December <sup>r</sup>	459,623	39,874	113,524	28,423	641,444
January <sup>p</sup>	312,388	18,208	120,810	20,470	471,876
Cumulative Jan. - Jan. 2005	312,388	18,208	120,810	20,470	471,876
Cumulative Jan. - Jan. 2004	390,642	29,099	107,790	24,049	551,580
<b>Ontario</b>					
December <sup>r</sup>	1,184,071	159,997	373,513	210,515	1,928,096
January <sup>p</sup>	752,888	71,006	227,224	146,091	1,197,209
Cumulative Jan. - Jan. 2005	752,888	71,006	227,224	146,091	1,197,209
Cumulative Jan. - Jan. 2004	748,049	125,123	193,825	161,358	1,228,355
<b>Manitoba</b>					
December <sup>r</sup>	28,326	2,364	16,905	19,183	66,778
January <sup>p</sup>	20,403	396	14,959	2,184	37,942
Cumulative Jan. - Jan. 2005	20,403	396	14,959	2,184	37,942
Cumulative Jan. - Jan. 2004	23,802	3,589	7,473	9,777	44,641
<b>Saskatchewan</b>					
December <sup>r</sup>	14,305	1,309	8,064	12,554	36,232
January <sup>p</sup>	16,774	1,349	26,551	8,327	53,001
Cumulative Jan. - Jan. 2005	16,774	1,349	26,551	8,327	53,001
Cumulative Jan. - Jan. 2004	11,996	3,398	7,585	7,783	30,762
<b>Alberta</b>					
December <sup>r</sup>	282,112	45,216	126,142	58,385	511,855
January <sup>p</sup>	283,603	34,573	182,612	17,172	517,960
Cumulative Jan. - Jan. 2005	283,603	34,573	182,612	17,172	517,960
Cumulative Jan. - Jan. 2004	235,121	19,481	69,161	23,482	347,245
<b>British Columbia</b>					
December <sup>r</sup>	300,068	25,714	103,211	109,511	538,504
January <sup>p</sup>	351,947	20,733	91,509	52,676	516,865
Cumulative Jan. - Jan. 2005	351,947	20,733	91,509	52,676	516,865
Cumulative Jan. - Jan. 2004	403,870	6,975	107,773	22,548	541,166

Table 10 – continued

## Value of residential and non-residential building permits, provinces and territories, Unadjusted, 2005

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
<b>Yukon Territory</b>					
December <sup>r</sup>	757	0	2	18	777
January <sup>p</sup>	320	106	107	30	563
Cumulative Jan. - Jan. 2005	320	106	107	30	563
Cumulative Jan. - Jan. 2004	319	36	417	11	783
<b>Northwest Territories</b>					
December <sup>r</sup>	2,643	0	5,652	0	8,295
January <sup>p</sup>	253	0	311	0	564
Cumulative Jan. - Jan. 2005	253	0	311	0	564
Cumulative Jan. - Jan. 2004	1,620	0	0	4,005	5,625
<b>Nunavut</b>					
December <sup>r</sup>	25	0	0	0	25
January <sup>p</sup>	588	4	32	0	624
Cumulative Jan. - Jan. 2005	588	4	32	0	624
Cumulative Jan. - Jan. 2004	0	0	30	0	30

Table 11

## Value of residential and non-residential building permits, census metropolitan areas, unadjusted, January 2005

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	4,661	6,074	1,190	0	11,925
Calgary, Alberta	112,998	9,321	32,439	4,342	159,100
Edmonton, Alberta	106,295	18,386	60,998	9,387	195,066
Greater Sudbury, Ontario	4,858	805	1,993	1,998	9,654
Halifax, Nova Scotia	11,364	0	9,260	67	20,691
Hamilton, Ontario	50,350	1,040	10,832	2,560	64,782
Kingston, Ontario	2,632	102	1,450	3,090	7,274
Kitchener, Ontario	26,334	2,732	17,726	957	47,749
London, Ontario	18,707	3,447	11,785	5,944	39,883
Montréal, Quebec	199,115	9,504	87,804	1,531	297,954
Oshawa, Ontario	28,210	1,404	14,534	36	44,184
Ottawa-Gatineau, Ontario/Quebec	33,593	7,148	28,743	10,742	80,226
Ottawa-Gatineau, Ontario part, Ontario/Quebec	24,261	6,148	26,560	10,447	67,416
Ottawa-Gatineau, Quebec part, Ontario/Quebec	9,332	1,000	2,183	295	12,810
Québec, Quebec	21,857	330	4,177	2,158	28,522
Regina, Saskatchewan	6,361	0	18,869	6,632	31,862
Saguenay, Quebec	2,797	138	82	650	3,667
Saint John, New Brunswick	1,176	23	798	2	1,999
Saskatoon, Saskatchewan	9,613	876	2,053	1,072	13,614
Sherbrooke, Quebec	6,069	365	2,070	175	8,679
St. Catharines-Niagara, Ontario	17,333	554	5,198	183	23,268
St. John's, Newfoundland and Labrador	7,679	5	1,245	3,579	12,508
Thunder Bay, Ontario	839	5,411	1,638	7,318	15,206
Toronto, Ontario	420,992	35,914	89,787	58,610	605,303
Trois-Rivières, Quebec	1,775	814	6,125	0	8,714
Vancouver, British Columbia	210,055	4,850	70,232	22,193	307,330
Victoria, British Columbia	18,402	4,734	2,440	50	25,626
Windsor, Ontario	15,546	1,047	4,141	9,307	30,041
Winnipeg, Manitoba	14,539	180	8,800	1,779	25,298

Table 12

## Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January - January 2005

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	4,661	6,074	1,190	0	11,925
Calgary, Alberta	112,998	9,321	32,439	4,342	159,100
Edmonton, Alberta	106,295	18,386	60,998	9,387	195,066
Greater Sudbury, Ontario	4,858	805	1,993	1,998	9,654
Halifax, Nova Scotia	11,364	0	9,260	67	20,691
Hamilton, Ontario	50,350	1,040	10,832	2,560	64,782
Kingston, Ontario	2,632	102	1,450	3,090	7,274
Kitchener, Ontario	26,334	2,732	17,726	957	47,749
London, Ontario	18,707	3,447	11,785	5,944	39,883
Montréal, Quebec	199,115	9,504	87,804	1,531	297,954
Oshawa, Ontario	28,210	1,404	14,534	36	44,184
Ottawa-Gatineau, Ontario/Quebec	33,593	7,148	28,743	10,742	80,226
Ottawa-Gatineau, Ontario part, Ontario/Quebec	24,261	6,148	26,560	10,447	67,416
Ottawa-Gatineau, Quebec part, Ontario/Quebec	9,332	1,000	2,183	295	12,810
Québec, Quebec	21,857	330	4,177	2,158	28,522
Regina, Saskatchewan	6,361	0	18,869	6,632	31,862
Saguenay, Quebec	2,797	138	82	650	3,667
Saint John, New Brunswick	1,176	23	798	2	1,999
Saskatoon, Saskatchewan	9,613	876	2,053	1,072	13,614
Sherbrooke, Quebec	6,069	365	2,070	175	8,679
St. Catharines-Niagara, Ontario	17,333	554	5,198	183	23,268
St. John's, Newfoundland and Labrador	7,679	5	1,245	3,579	12,508
Thunder Bay, Ontario	839	5,411	1,638	7,318	15,206
Toronto, Ontario	420,992	35,914	89,787	58,610	605,303
Trois-Rivières, Quebec	1,775	814	6,125	0	8,714
Vancouver, British Columbia	210,055	4,850	70,232	22,193	307,330
Victoria, British Columbia	18,402	4,734	2,440	50	25,626
Windsor, Ontario	15,546	1,047	4,141	9,307	30,041
Winnipeg, Manitoba	14,539	180	8,800	1,779	25,298

Table 13

Value of the non-residential permits by type of building, provinces and territories, January 2005

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
<b>Total non-residential</b>	<b>1,093,786</b>	<b>6,094</b>	<b>1,272</b>	<b>16,863</b>	<b>12,117</b>	<b>159,488</b>	<b>444,321</b>
<b>Industrial</b>	<b>148,737</b>	<b>74</b>	<b>650</b>	<b>622</b>	<b>1,016</b>	<b>18,208</b>	<b>71,006</b>
Factories, plants	73,693	0	570	400	850	9,052	46,743
Transportation, utilities	35,436	0	0	0	0	0	10,936
Mining and agriculture	10,616	0	0	0	0	2,726	1,250
Minor industrial projects, new and improvements <sup>1</sup>	28,992	74	80	222	166	6,430	12,077
<b>Commercial</b>	<b>682,173</b>	<b>1,639</b>	<b>302</b>	<b>12,447</b>	<b>3,670</b>	<b>120,810</b>	<b>227,224</b>
Trade and services	155,978	300	0	3,359	1,350	35,248	59,758
Warehouses	61,085	0	0	0	0	15,565	21,332
Service stations	11,047	0	0	0	0	900	1,857
Office buildings	144,721	0	0	300	0	42,301	47,741
Recreation	63,505	0	0	0	0	0	21,072
Hotels, restaurants	114,337	0	0	6,262	0	8,367	30,318
Laboratories	20,050	0	0	0	0	1,250	550
Minor commercial projects, new and improvements <sup>1</sup>	111,450	1,339	302	2,526	2,320	17,179	44,596
<b>Institutional and governmental</b>	<b>262,876</b>	<b>4,381</b>	<b>320</b>	<b>3,794</b>	<b>7,431</b>	<b>20,470</b>	<b>146,091</b>
Schools, education	104,366	750	0	0	1,480	0	74,745
Hospitals, medical	63,599	0	0	0	2,640	16,367	35,425
Welfare, home	49,127	0	0	2,350	0	250	15,097
Churches, religion	15,095	0	0	1,000	0	0	8,151
Government buildings	13,252	3,567	0	0	2,328	524	5,405
Minor institutional and governmental projects, new and improvements <sup>1</sup>	17,437	64	320	444	983	3,329	7,268
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
<b>Total non-residential</b>	<b>17,539</b>	<b>36,227</b>	<b>234,357</b>	<b>164,918</b>	<b>243</b>	<b>311</b>	<b>36</b>
<b>Industrial</b>	<b>396</b>	<b>1,349</b>	<b>34,573</b>	<b>20,733</b>	<b>106</b>	<b>0</b>	<b>4</b>
Factories, plants	0	311	12,193	3,574	0	0	0
Transportation, utilities	0	0	19,230	5,270	0	0	0
Mining and agriculture	0	0	0	6,640	0	0	0
Minor industrial projects, new and improvements <sup>1</sup>	396	1,038	3,150	5,249	106	0	4
<b>Commercial</b>	<b>14,959</b>	<b>26,551</b>	<b>182,612</b>	<b>91,509</b>	<b>107</b>	<b>311</b>	<b>32</b>
Trade and services	10,110	1,394	31,011	13,448	0	0	0
Warehouses	317	805	4,948	18,118	0	0	0
Service stations	0	650	6,800	840	0	0	0
Office buildings	900	19,726	22,415	11,338	0	0	0
Recreation	0	0	20,587	21,846	0	0	0
Hotels, restaurants	0	1,575	62,083	5,732	0	0	0
Laboratories	0	0	17,450	800	0	0	0
Minor commercial projects, new and improvements <sup>1</sup>	3,632	2,401	17,318	19,387	107	311	32
<b>Institutional and governmental</b>	<b>2,184</b>	<b>8,327</b>	<b>17,172</b>	<b>52,676</b>	<b>30</b>	<b>0</b>	<b>0</b>
Schools, education	850	0	9,280	17,261	0	0	0
Hospitals, medical	0	4,888	3,145	1,134	0	0	0
Welfare, home	0	585	500	30,345	0	0	0
Churches, religion	0	1,744	3,000	1,200	0	0	0
Government buildings	0	431	0	997	0	0	0
Minor institutional and governmental projects, new and improvements <sup>1</sup>	1,334	679	1,247	1,739	30	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 exceeds 2,380, 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 from the publications *Capital expenditures by type of asset* (cat. no. 61-223-X) and *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

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 ninety-one CDs (data on this geographic group is available on request).

**Census metropolitan area (CMA)** : Its delineation corresponds to the 2001 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 twenty-seven CMAs are shown in this publication. Although the 2001 Census defines the Ottawa-Hull 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 2001 Census. There are one hundred and eighteen 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 2001 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 2004, more than 99% 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) 951-4646 or 1-800-579-8533). The series presented here is also available on CANSIM: Tables 026-0001 to 026-0008, 026-0010 and 026-0015.



# Appendix I

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## Geographical abbreviations

A.R. - Agglomération de recensement	PD - Planning District
BOR - Borough	PDR - Planning District Remainder
C - City	RCR - Rural County Remainder
C.A. - Census Agglomeration	RGM - Regional Municipality
CC - Chartered Community	R.M.R. - Région métropolitaine de recensement
CDR - Census Division Remainder	RDR - Regional District Remainder
CM - County (Municipality)	RM - Rural Municipality
C.M.A. - Census Metropolitan Area	RV - Resort Village
COM - Community	SA - Special Area
CR - County Remainder	S-E - Indian Settlement/Établissement indien
CT - Canton	SCM - Subdivision of County Municipality
CU - Cantons-Unis	SD - Sans désignation
DM - District (Municipality)	SET - Settlement
HAM - Hamlet	SM - Specialize Municipality
ID - Improvement District	SRD - Subdivision of Regional District
IGD - Indian Government District	SUN - Subdivision of Unorganized District
LGD - Local Government District	SV - Summer Village
LOT - Lot and Royalty	T - Town
M - Municipalité	T.N.O. - Territoires du Nord-Ouest
MD - Municipal District	TP - Township
NH - Northern Hamlet	UCR - Urban County Remainder
NT - Northern Town	UNO - Unorganized/Non organisé
NV - Northern Village	V - Ville
N.W.T. - NorthWest Territories	VC - Village Cri
P - Paroisse	VL - Village
PAR - Parish	VN - Village Nordique