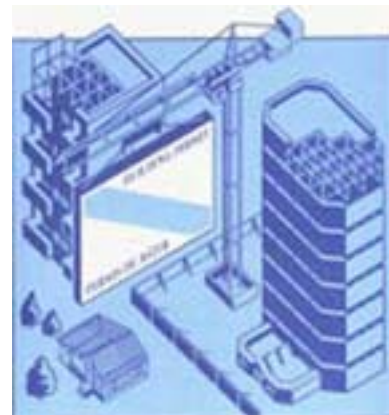




Catalogue no. 64-001-XIE

Building permits

February 2005



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building permits

February 2005

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Symbols

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^s value rounded to 0 (zero) where there is a meaningful distinction between true zero and the value that was rounded
- P preliminary
- r revised
- x suppressed to meet the confidentiality requirements of the *Statistics Act*
- E use with caution
- F too unreliable to be published

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Important notice

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

- Construction activity could intensify in the coming months as the value of building permits issued by municipalities hit its third highest level on record in February. Across-the-board gains in both residential and non-residential sectors fuelled a 13.5% surge in permits to \$5.06 billion.

Analysis – February 2005

Construction activity could intensify in the coming months as the value of building permits issued by municipalities hit its third highest level on record in February.

Across-the-board increases in every component of both residential and non-residential sectors fuelled a 13.5% surge in permits to \$5.06 billion. This followed an 11.1% decline in January.

It was the third time in the last four months that permits surpassed the \$5-billion mark. February's monthly total was only lower than June 2004 (\$5.31 billion) and November 2004 (\$5.08 billion). The value of building permits is considered an early indicator of construction activity.

On the residential side, housing intentions rose 11.8% to \$3.4 billion, the fourth monthly gain in the last five months. This level was just 1.4% short of the record high reached last June. Both single- and multi-family intentions recorded strong gains.

On the non-residential side, the value of permits hit \$1.7 billion, a 17.1% rebound from a 17.8% drop in January. All three components (commercial, industrial and institutional) were behind the strong showing. The value of non-residential permits has been on an upward trend since March 2004.

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.

On a year-to-date basis, the value of overall construction intentions hit \$9.5 billion, 12.8% higher than the total for the first two months of 2004, which was a record year. Residential intentions were up 13.4% and non-residential up 11.5%.

Among metropolitan areas, Toronto and Edmonton began 2005 strongly. In Toronto, a buoyant demand for new multi-family dwellings drove the increase. In Edmonton, the gain was spread across the various categories of residential and non-residential buildings. However, the gain shown in the country-wide cumulative value of building permits came largely from non-metropolitan areas.

Housing: Hot demand for single-family dwellings

In total, municipalities approved 21,445 new units in February alone, the second highest monthly level in the last 15 years.

The value of permits for single-family dwellings, the largest contributor to the housing sector, rose 14.1% to \$2.2 billion in February. For multi-family dwellings, municipalities issued permits worth \$1.2 billion, up 7.9%. This followed a 28.9% gain in January.

Several factors contributed to the strength in the housing sector: low, stable mortgage rates; rising disposable income; strength in employment; and a high degree of consumer confidence.

February's gain in housing permits was spread across all provinces, except for Newfoundland and Labrador. Significant gains were recorded in Quebec, Ontario, British Columbia and Alberta. In Alberta, the value of housing permits reached a record \$500 million in February.

On a year-to-date basis, the total value of single-family permits issued in the first two months of 2005 was 8.0% higher than in the same period in 2004. The cumulative value of multi-family permits rose 24.6% for the same period.

Except for New Brunswick, all provinces posted stronger year-to-date results in the residential sector with the largest advances in Ontario and Alberta.

Non-residential projects rebound after two monthly drops

February's rebound in non-residential permits followed two straight monthly declines.

In the institutional component, intentions rose 31.8% to \$396 million after two strong monthly decreases. Most of the projects came from educational and government buildings categories.

The value of commercial permits increased 7.3% to \$1.1 billion, the result of higher intentions in the office building and warehouse categories. This increase, the third in a row, placed the commercial sector at its highest level since August 1989.

Intentions in the industrial component rose 51.8% to \$228 million, following two large declines. All industrial categories recorded an increase from January, but the growth came mostly from the manufacturing building category.

Non-residential permits were up in 17 of 28 census metropolitan areas. The largest increase (in dollars) occurred in Toronto, the result of a strong gain in the three components. In contrast, Edmonton recorded the strongest decrease, mainly the result of a drop in industrial and commercial intentions.

Provincially, Ontario recorded the largest advance in the non-residential sector (+47.2% to \$826 million), the result of large increases in all three components. In particular, commercial building permits in Ontario hit their highest level since January 2001. In contrast, a large decrease in the commercial component led Alberta to the strongest decline, down 21.1% to \$252 million.

A level of uncertainty exists in economic indicators, particularly with respect to the manufacturing sector. Industrial capacity utilization increased only marginally during the fourth quarter of 2004 as a result of weak exports. A decline in international demand had an especially strong impact on the manufacturing sector, where capacity use stalled.

Office vacancy rates fell in all major markets during 2004, driving the national vacancy rate downward from the third quarter to the fourth quarter. At the same time, industrial vacancy rates remained nearly unchanged.

On a year-to-date basis, non-residential intentions reached \$3.1 billion, up 11.5% from the first two months of 2004.

Only construction intentions for commercial projects contributed to the advance, increasing 26.6% to \$2.1 billion. The year-to-date value for industrial building reached \$378 million, down 5.8% from the same period of 2004. Intentions in the institutional component fell 10.8% to \$697 million.

Among the provinces, Alberta had the largest year-to-date gain in the wake of strong increases in non-residential permits across the province. Quebec recorded the largest decrease due to a decline in all three components.

Chart 1

Total value of building permits

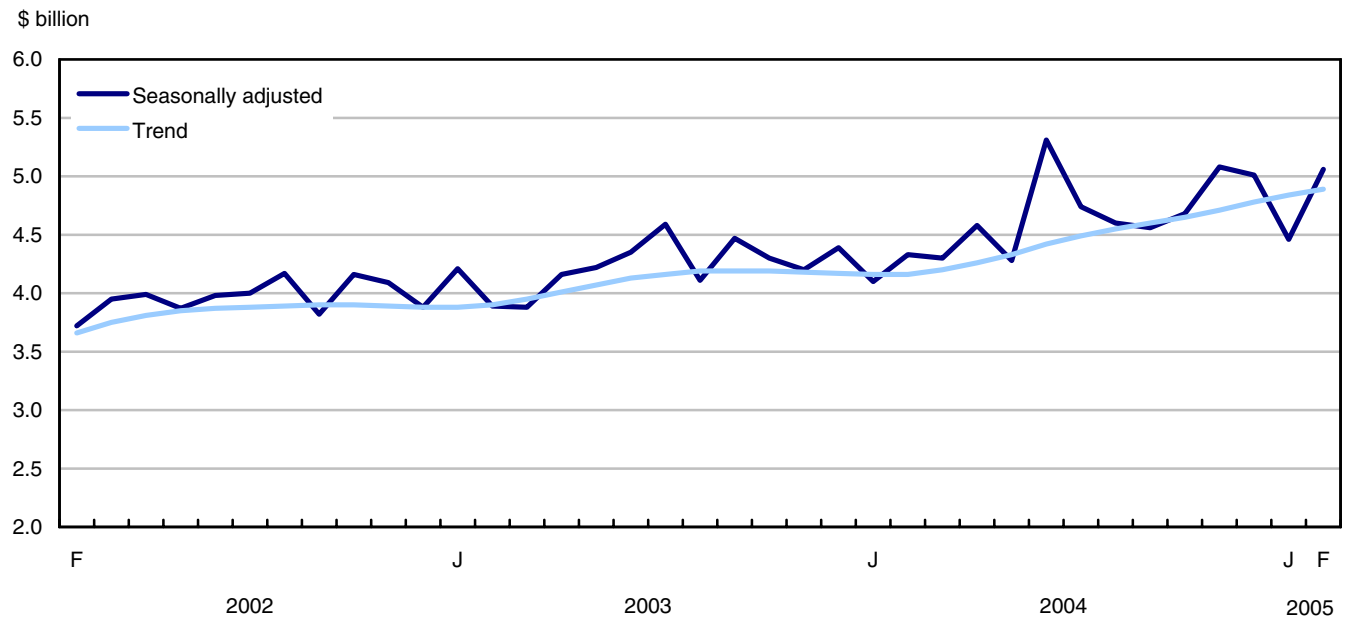


Chart 2

Residential value of building permits - Total

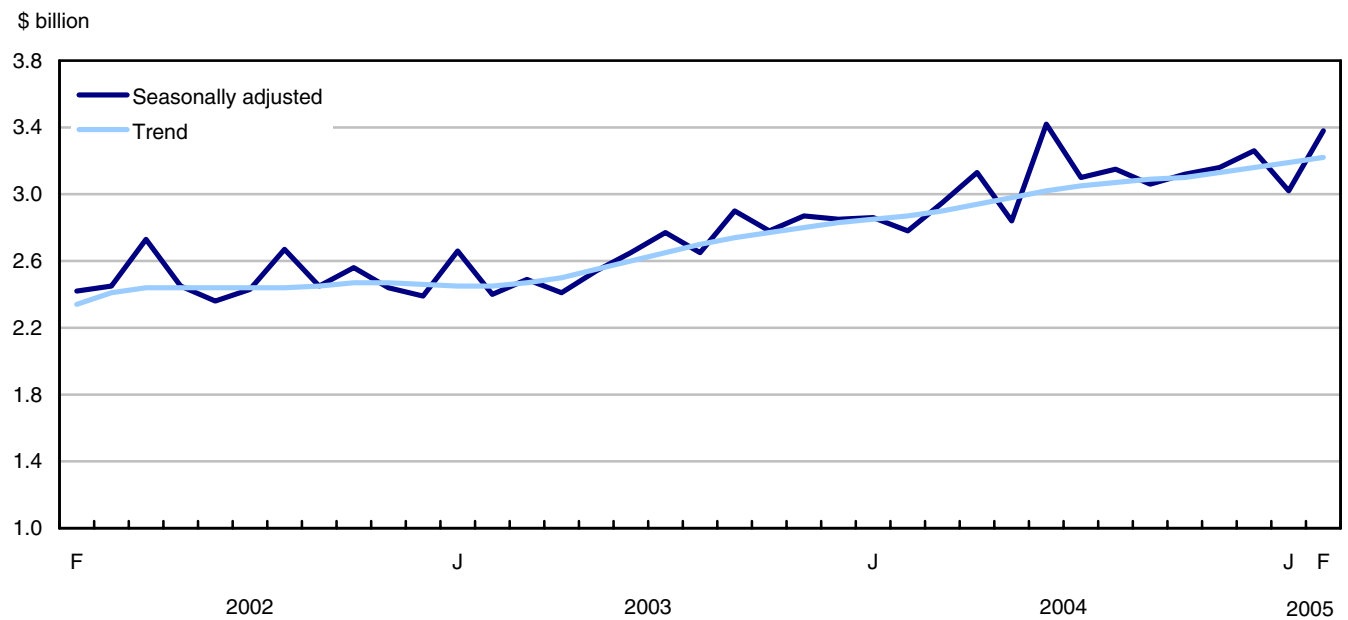


Chart 3

Number of dwelling units - Single and multiple

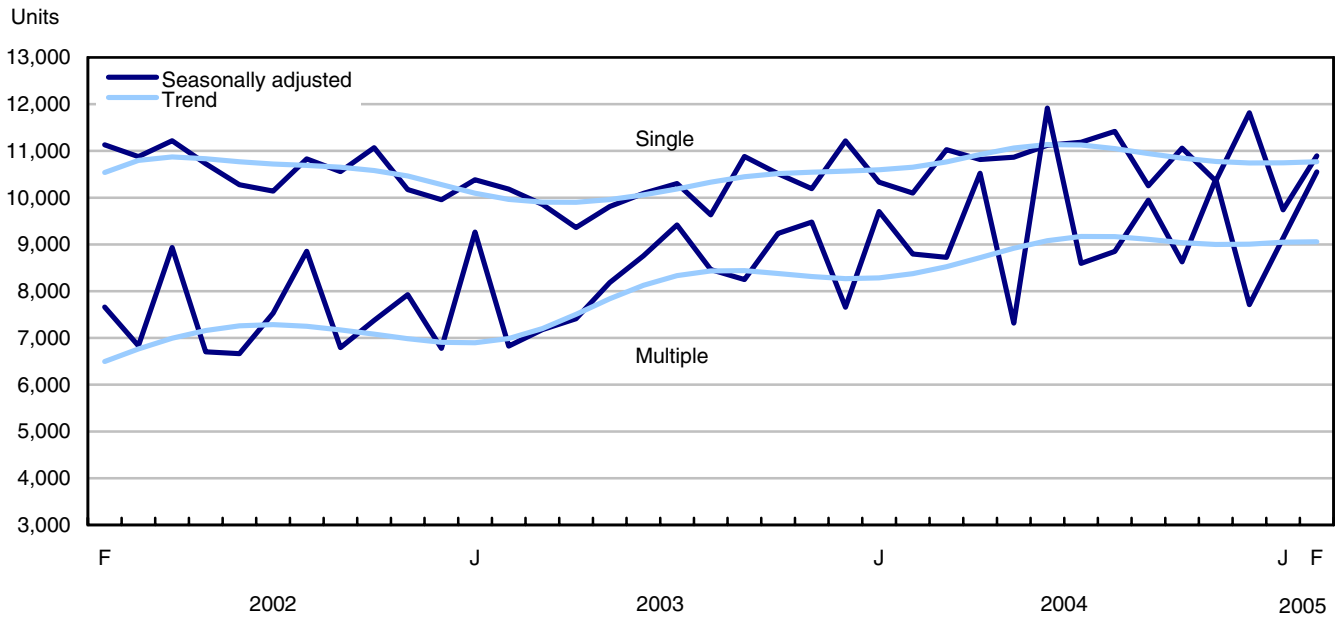


Chart 4

Non residential value of building permits - Total

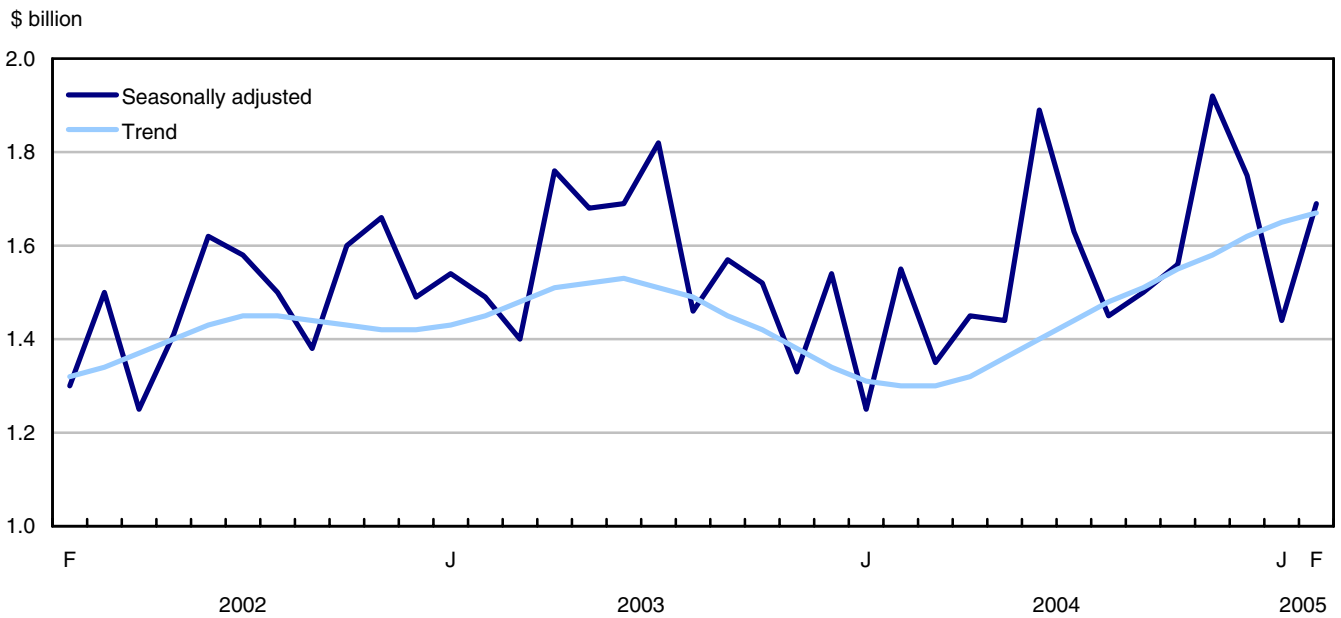


Chart 5

Commercial value of building permits

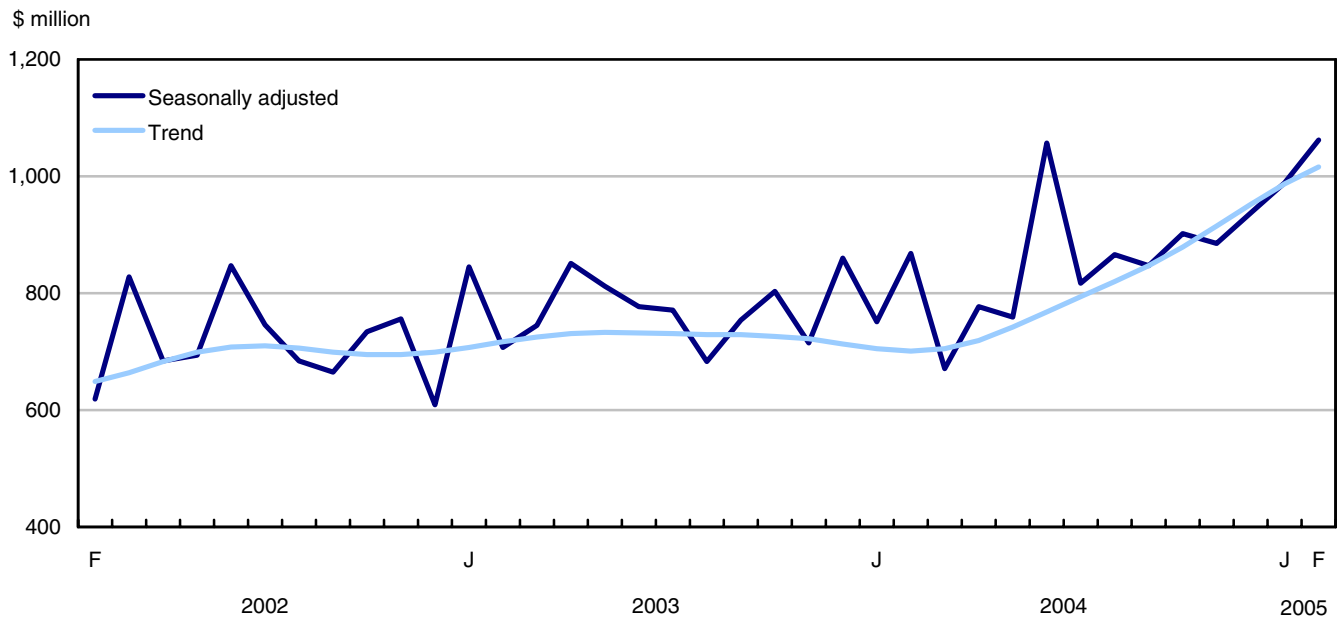


Chart 6

Industrial value of building permits

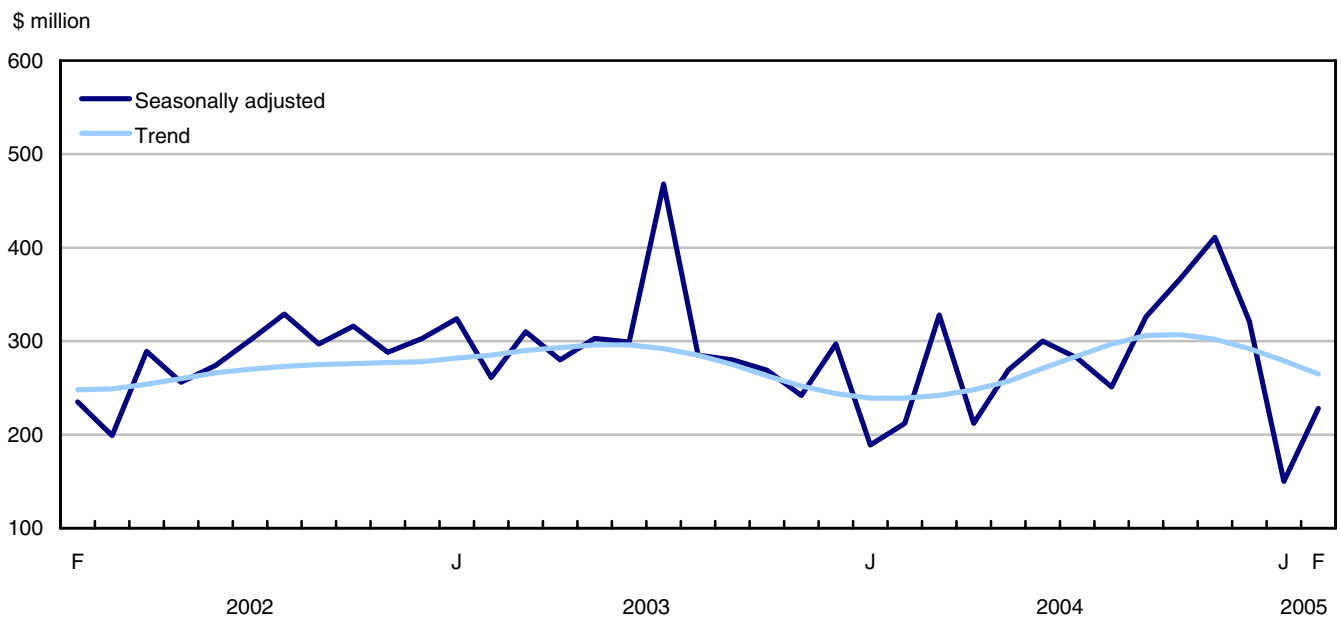
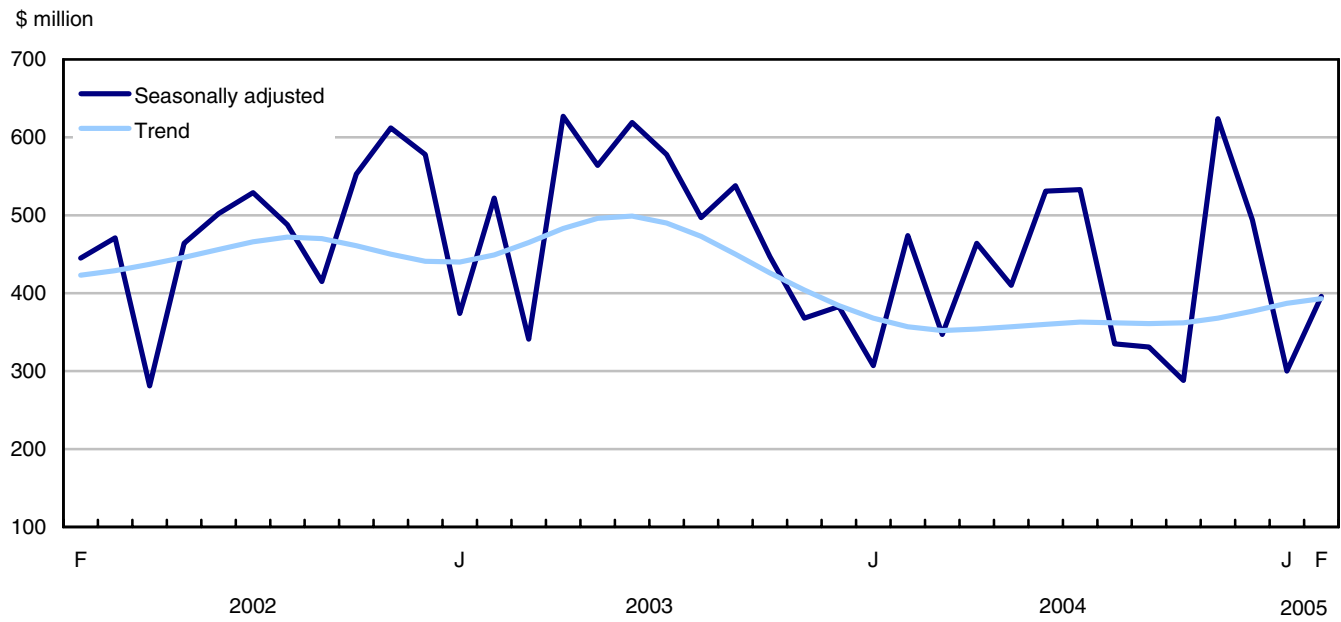


Chart 7

Institutional and governmental value of building permits



Related products

Selected publications from Statistics Canada

62-202-X Spending patterns in Canada

Selected technical and analytical products from Statistics Canada

62F0014M1996002An analysis of some construction price index methodologies

Selected CANSIM tables from Statistics Canada

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

Selected surveys from Statistics Canada

2802 Building Permits Survey

Selected tables of Canadian statistics from Statistics Canada

- *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

Table 1

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

	2005		February to January	January to December	December to November	November to October	October to September	September to August
	February ^p	January ^r						
	thousands of dollars		percentage change					
Canada	5,060,689	4,457,681	13.5	-11.1	-1.3	8.6	2.6	-0.9
Newfoundland and Labrador	33,156	37,864	-12.4	1.1	-12.9	-27.3	48.2	-18.6
Prince Edward Island	24,871	12,861	93.4	-28.9	-19.3	-42.1	188.1	-19.3
Nova Scotia	62,214	62,327	-0.2	-21.6	-25.8	11.5	17.8	-22.4
New Brunswick	53,725	44,204	21.5	-2.9	-23.6	-43.2	20.6	34.7
Quebec	980,055	890,969	10.0	8.0	-28.1	17.4	3.4	3.1
Ontario	2,224,374	1,869,738	19.0	-26.3	29.3	-3.2	8.9	-11.2
Manitoba	81,946	71,772	14.2	-25.8	2.5	18.4	-34.9	37.3
Saskatchewan	49,643	69,189	-28.3	30.6	-26.3	6.9	-19.6	18.9
Alberta	751,658	742,416	1.2	12.2	-14.3	14.5	17.4	0.7
British Columbia	794,147	652,427	21.7	0.7	-18.1	49.0	-25.8	17.7
Yukon Territory	2,052	3,347	-38.7	8.4	22.2	-74.3	172.7	-24.8
Northwest Territories	2,446	564	333.7	-93.2	183.7	-75.3	-57.4	266.6
Nunavut	402	3	13,300.0	-88.0	-96.1	126.1	-93.2	91.4

Table 2

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

	2005		February to January	January to December	December to November	November to October	October to September	September to August
	February ^p	January ^r						
	thousands of dollars		percentage change					
Canada	1,685,678	1,439,628	17.1	-17.8	-8.8	23.4	3.5	3.6
Newfoundland and Labrador	8,229	7,265	13.3	-15.4	-0.8	-65.0	152.7	-51.1
Prince Edward Island	12,695	1,272	898.0	-83.1	-13.7	-59.6	1,924.7	-85.5
Nova Scotia	14,334	16,863	-15.0	-24.2	-47.7	18.4	25.5	-15.6
New Brunswick	12,558	12,117	3.6	-9.0	-31.5	-68.4	33.8	115.1
Quebec	261,209	270,539	-3.4	24.6	-33.2	12.0	8.0	-1.2
Ontario	826,107	561,247	47.2	-35.9	-7.2	32.2	2.0	5.3
Manitoba	30,282	26,097	16.0	-38.5	21.9	20.0	-53.4	74.7
Saskatchewan	18,827	38,845	-51.5	53.8	-29.1	24.7	-33.6	45.3
Alberta	252,062	319,565	-21.1	12.6	3.1	17.7	46.5	-4.1
British Columbia	247,730	184,897	34.0	-26.3	11.6	107.4	-34.5	-15.4
Yukon Territory	124	610	-79.7	2,950.0	-97.3	-86.1	927.6	-61.2
Northwest Territories	1,119	311	259.8	-94.5	249.5	-64.8	-75.3	292.8
Nunavut	402	0	-100.0	...	-100.0	855.0

Table 3

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

	2005		February to January	January to December	December to November	November to October	October to September	September to August
	February ^p	January ^r						
	thousands of dollars		percentage change					
Canada	3,375,011	3,018,053	11.8	-7.5	3.3	1.2	2.1	-2.9
Newfoundland and Labrador	24,927	30,599	-18.5	6.0	-15.9	-0.2	14.2	3.8
Prince Edward Island	12,176	11,589	5.1	9.9	-22.9	-19.8	38.0	33.8
Nova Scotia	47,880	45,464	5.3	-20.6	-11.5	7.3	13.6	-25.6
New Brunswick	41,167	32,087	28.3	-0.4	-19.8	-7.3	5.7	-5.1
Quebec	718,846	620,430	15.9	2.1	-26.0	19.7	1.6	5.0
Ontario	1,398,267	1,308,491	6.9	-21.3	63.0	-22.4	13.1	-18.9
Manitoba	51,664	45,675	13.1	-15.9	-8.8	17.4	-15.7	12.4
Saskatchewan	30,816	30,344	1.6	9.4	-23.4	-6.3	-4.7	-0.3
Alberta	499,596	422,851	18.1	11.9	-23.9	12.8	6.2	2.7
British Columbia	546,417	467,530	16.9	17.8	-29.9	34.0	-23.2	33.4
Yukon Territory	1,928	2,737	-29.6	-10.8	70.6	-61.0	48.9	-11.2
Northwest Territories	1,327	253	424.5	-90.4	102.2	-82.0	-21.3	223.3
Nunavut	0	3	-100.0	-88.0	-95.6	100.0	-91.2	55.0

Table 4

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

	2005		February to January	January to December	December to November	November to October	October to September	September to August
	February ^p	January ^r						
	units		percentage change					
Canada	257,352	226,524	13.6	-3.3	-5.9	5.4	-2.5	-0.3
Newfoundland and Labrador	2,076	2,400	-13.5	-1.0	-16.2	5.7	5.1	4.3
Prince Edward Island	852	912	-6.6	-16.5	0.0	-28.9	62.0	6.8
Nova Scotia	3,036	3,324	-8.7	-29.3	-9.7	11.3	12.1	-33.5
New Brunswick	4,188	2,712	54.4	-24.4	-3.5	-22.1	9.6	-1.1
Quebec	61,416	54,840	12.0	2.2	-17.0	13.3	-1.2	4.8
Ontario	98,808	87,132	13.4	-18.4	34.3	-8.9	3.8	-15.7
Manitoba	3,876	3,684	5.2	-21.1	1.8	14.4	-19.9	19.5
Saskatchewan	2,484	3,168	-21.6	62.0	-36.3	-36.0	8.4	21.0
Alberta	45,684	35,592	28.4	17.4	-37.2	18.3	9.2	3.0
British Columbia	34,524	32,712	5.5	32.3	-31.1	33.3	-33.3	35.9
Yukon Territory	156	0	...	-100.0	41.7	-64.7	41.7	-7.7
Northwest Territories	252	48	425.0	-73.3	400.0	-97.0	52.3	2,066.7
Nunavut	0	0	-100.0	0.0	-90.9	120.0

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 ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units				thousands of dollars				
Canada									
January r	9,741	9,136	18,877	3,018,053	150,159	989,056	300,413	1,439,628	4,457,681
February p	10,893	10,553	21,446	3,375,011	227,965	1,061,626	396,087	1,685,678	5,060,689
Cumulative Jan. - Feb. 2005	20,634	19,689	40,323	6,393,064	378,124	2,050,682	696,500	3,125,306	9,518,370
Cumulative Jan. - Feb. 2004	20,431	18,500	38,931	5,635,645	401,449	1,619,496	780,827	2,801,772	8,437,417
Newfoundland and Labrador									
January r	166	34	200	30,599	74	2,810	4,381	7,265	37,864
February p	161	12	173	24,927	298	5,291	2,640	8,229	33,156
Cumulative Jan. - Feb. 2005	327	46	373	55,526	372	8,101	7,021	15,494	71,020
Cumulative Jan. - Feb. 2004	359	47	406	54,299	489	12,051	1,155	13,695	67,994
Prince Edward Island									
January r	76	0	76	11,589	650	302	320	1,272	12,861
February p	69	2	71	12,176	150	11,947	598	12,695	24,871
Cumulative Jan. - Feb. 2005	145	2	147	23,765	800	12,249	918	13,967	37,732
Cumulative Jan. - Feb. 2004	140	6	146	17,057	50	1,025	5,016	6,091	23,148
Nova Scotia									
January r	244	33	277	45,464	622	12,447	3,794	16,863	62,327
February p	248	5	253	47,880	2,135	11,498	701	14,334	62,214
Cumulative Jan. - Feb. 2005	492	38	530	93,344	2,757	23,945	4,495	31,197	124,541
Cumulative Jan. - Feb. 2004	508	119	627	87,218	2,234	29,251	6,979	38,464	125,682
New Brunswick									
January r	196	30	226	32,087	1,016	3,670	7,431	12,117	44,204
February p	323	26	349	41,167	410	11,160	988	12,558	53,725
Cumulative Jan. - Feb. 2005	519	56	575	73,254	1,426	14,830	8,419	24,675	97,929
Cumulative Jan. - Feb. 2004	521	22	543	76,744	3,596	8,208	1,894	13,698	90,442
Quebec									
January r	2,071	2,499	4,570	620,430	17,764	197,156	55,619	270,539	890,969
February p	2,259	2,859	5,118	718,846	36,020	156,146	69,043	261,209	980,055
Cumulative Jan. - Feb. 2005	4,330	5,358	9,688	1,339,276	53,784	353,302	124,662	531,748	1,871,024
Cumulative Jan. - Feb. 2004	4,219	5,873	10,092	1,291,305	85,548	381,365	217,101	684,014	1,975,319
Ontario									
January r	3,295	3,966	7,261	1,308,491	73,226	340,423	147,598	561,247	1,869,738
February p	4,122	4,112	8,234	1,398,267	114,176	468,003	243,928	826,107	2,224,374
Cumulative Jan. - Feb. 2005	7,417	8,078	15,495	2,706,758	187,402	808,426	391,526	1,387,354	4,094,112
Cumulative Jan. - Feb. 2004	7,820	5,952	13,772	2,281,498	219,507	668,181	440,935	1,328,623	3,610,121
Manitoba									
January r	303	4	307	45,675	396	23,517	2,184	26,097	71,772
February p	306	17	323	51,664	2,150	25,349	2,783	30,282	81,946
Cumulative Jan. - Feb. 2005	609	21	630	97,339	2,546	48,866	4,967	56,379	153,718
Cumulative Jan. - Feb. 2004	621	70	691	94,848	10,404	36,031	15,733	62,168	157,016
Saskatchewan									
January r	155	109	264	30,344	1,349	29,169	8,327	38,845	69,189
February p	166	41	207	30,816	3,377	12,790	2,660	18,827	49,643
Cumulative Jan. - Feb. 2005	321	150	471	61,160	4,726	41,959	10,987	57,672	118,832
Cumulative Jan. - Feb. 2004	309	49	358	54,242	5,514	23,346	8,804	37,664	91,906
Alberta									
January r	2,116	850	2,966	422,851	34,223	268,203	17,139	319,565	742,416
February p	2,136	1,671	3,807	499,596	54,508	162,654	34,900	252,062	751,658
Cumulative Jan. - Feb. 2005	4,252	2,521	6,773	922,447	88,731	430,857	52,039	571,627	1,494,074
Cumulative Jan. - Feb. 2004	3,478	2,428	5,906	705,990	42,025	216,899	37,741	296,665	1,002,655

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 ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
British Columbia									
January ^r	1,115	1,611	2,726	467,530	20,733	110,574	53,590	184,897	652,427
February ^p	1,069	1,808	2,877	546,417	14,641	195,243	37,846	247,730	794,147
Cumulative Jan. - Feb. 2005	2,184	3,419	5,603	1,013,947	35,374	305,817	91,436	432,627	1,446,574
Cumulative Jan. - Feb. 2004	2,414	3,934	6,348	966,049	31,819	235,750	32,477	300,046	1,266,095
Yukon Territory									
January ^r	0	0	0	2,737	106	474	30	610	3,347
February ^p	13	0	13	1,928	90	34	0	124	2,052
Cumulative Jan. - Feb. 2005	13	0	13	4,665	196	508	30	734	5,399
Cumulative Jan. - Feb. 2004	15	0	15	2,875	36	491	467	994	3,869
Northwest Territories									
January ^r	4	0	4	253	0	311	0	311	564
February ^p	21	0	21	1,327	10	1,109	0	1,119	2,446
Cumulative Jan. - Feb. 2005	25	0	25	1,580	10	1,420	0	1,430	3,010
Cumulative Jan. - Feb. 2004	26	0	26	2,620	227	6,868	4,005	11,100	13,720
Nunavut									
January ^r	0	0	0	3	0	0	0	0	3
February ^p	0	0	0	0	0	402	0	402	402
Cumulative Jan. - Feb. 2005	0	0	0	3	0	402	0	402	405
Cumulative Jan. - Feb. 2004	1	0	1	900	0	30	8,520	8,550	9,450

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 ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford, British Columbia									
January ^r	32	3	35	5,775	6,074	1,319	0	7,393	13,168
February ^p	32	40	72	9,396	1,303	7,401	1,141	9,845	19,241
Cumulative Jan. - Feb. 2005	64	43	107	15,171	7,377	8,720	1,141	17,238	32,409
Cumulative Jan. - Feb. 2004	112	21	133	18,930	2,458	1,841	818	5,117	24,047
Calgary, Alberta									
January ^r	746	79	825	146,762	9,321	37,033	4,342	50,696	197,458
February ^p	729	466	1,195	188,241	14,320	89,837	10,960	115,117	303,358
Cumulative Jan. - Feb. 2005	1,475	545	2,020	335,003	23,641	126,870	15,302	165,813	500,816
Cumulative Jan. - Feb. 2004	1,402	780	2,182	290,031	4,042	96,475	14,267	114,784	404,815
Edmonton, Alberta									
January ^r	642	661	1,303	149,164	18,386	69,708	9,387	97,481	246,645
February ^p	624	778	1,402	141,168	5,125	23,313	14,751	43,189	184,357
Cumulative Jan. - Feb. 2005	1,266	1,439	2,705	290,332	23,511	93,021	24,138	140,670	431,002
Cumulative Jan. - Feb. 2004	993	1,368	2,361	214,957	5,812	54,730	15,894	76,436	291,393
Greater Sudbury / Grand Sudbury, Ontario									
January ^r	6	0	6	2,709	37	11,834	5,567	17,438	20,147
February ^p	9	0	9	2,515	337	1,617	1,501	3,455	5,970
Cumulative Jan. - Feb. 2005	15	0	15	5,224	374	13,451	7,068	20,893	26,117
Cumulative Jan. - Feb. 2004	8	0	8	2,120	13	911	1,651	2,575	4,695
Halifax, Nova Scotia									
January ^r	93	19	112	19,911	0	9,260	67	9,327	29,238
February ^p	86	5	91	19,730	1,140	7,226	200	8,566	28,296
Cumulative Jan. - Feb. 2005	179	24	203	39,641	1,140	16,486	267	17,893	57,534
Cumulative Jan. - Feb. 2004	224	102	326	50,001	248	9,662	5,100	15,010	65,011
Hamilton, Ontario									
January ^r	209	214	423	74,839	922	15,623	2,780	19,325	94,164
February ^p	161	286	447	57,520	765	2,931	16,564	20,260	77,780
Cumulative Jan. - Feb. 2005	370	500	870	132,359	1,687	18,554	19,344	39,585	171,944
Cumulative Jan. - Feb. 2004	249	451	700	102,950	7,960	22,272	487	30,719	133,669
Kingston, Ontario									
January ^r	20	3	23	3,916	90	2,091	3,356	5,537	9,453
February ^p	22	0	22	3,505	96	8,334	25	8,455	11,960
Cumulative Jan. - Feb. 2005	42	3	45	7,421	186	10,425	3,381	13,992	21,413
Cumulative Jan. - Feb. 2004	37	10	47	7,641	214	5,357	10,781	16,352	23,993
Kitchener, Ontario									
January ^r	171	70	241	39,165	2,421	25,567	1,039	29,027	68,192
February ^p	147	104	251	41,436	1,551	14,126	1,684	17,361	58,797
Cumulative Jan. - Feb. 2005	318	174	492	80,601	3,972	39,693	2,723	46,388	126,989
Cumulative Jan. - Feb. 2004	388	237	625	89,969	10,952	20,674	58,629	90,255	180,224
London, Ontario									
January ^r	140	39	179	27,818	3,055	16,998	6,455	26,508	54,326
February ^p	190	264	454	58,909	6,671	17,275	2,276	26,222	85,131
Cumulative Jan. - Feb. 2005	330	303	633	86,727	9,726	34,273	8,731	52,730	139,457
Cumulative Jan. - Feb. 2004	337	159	496	75,371	2,194	34,623	57,731	94,548	169,919
Montréal, Quebec									
January ^r	860	1,631	2,491	326,318	9,504	136,561	4,390	150,455	476,773
February ^p	919	2,041	2,960	387,132	23,848	92,194	38,497	154,539	541,671
Cumulative Jan. - Feb. 2005	1,779	3,672	5,451	713,450	33,352	228,755	42,887	304,994	1,018,444
Cumulative Jan. - Feb. 2004	1,897	3,934	5,831	738,704	61,502	224,736	126,356	412,594	1,151,298

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 ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
Oshawa, Ontario									
January ^r	141	83	224	41,935	1,244	20,963	39	22,246	64,181
February ^p	139	111	250	43,656	14,042	3,706	11,101	28,849	72,505
Cumulative Jan. - Feb. 2005	280	194	474	85,591	15,286	24,669	11,140	51,095	136,686
Cumulative Jan. - Feb. 2004	183	310	493	86,229	351	13,372	930	14,653	100,882
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
January ^r	126	99	225	36,065	5,449	38,308	11,345	55,102	91,167
February ^p	196	222	418	64,800	68	73,705	92,623	166,396	231,196
Cumulative Jan. - Feb. 2005	322	321	643	100,865	5,517	112,013	103,968	221,498	322,363
Cumulative Jan. - Feb. 2004	442	833	1,275	188,125	1,258	63,723	45,666	110,647	298,772
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
January ^r	90	34	124	16,233	1,000	3,397	846	5,243	21,476
February ^p	100	53	153	23,787	352	3,481	1,193	5,026	28,813
Cumulative Jan. - Feb. 2005	190	87	277	40,020	1,352	6,878	2,039	10,269	50,289
Cumulative Jan. - Feb. 2004	248	137	385	53,298	28	13,189	510	13,727	67,025
Québec, Quebec									
January ^r	199	130	329	35,821	315	6,501	6,187	13,003	48,824
February ^p	311	260	571	84,572	572	21,293	9,000	30,865	115,437
Cumulative Jan. - Feb. 2005	510	390	900	120,393	887	27,794	15,187	43,868	164,261
Cumulative Jan. - Feb. 2004	454	681	1,135	119,850	5,068	55,453	35,909	96,430	216,280
Regina, Saskatchewan									
January ^r	44	43	87	10,426	0	19,729	6,632	26,361	36,787
February ^p	28	0	28	5,746	2,728	2,726	682	6,136	11,882
Cumulative Jan. - Feb. 2005	72	43	115	16,172	2,728	22,455	7,314	32,497	48,669
Cumulative Jan. - Feb. 2004	91	6	97	16,885	3,201	7,598	6,262	17,061	33,946
Saguenay, Quebec									
January ^r	2	49	51	4,424	138	128	1,864	2,130	6,554
February ^p	7	13	20	2,604	350	176	588	1,114	3,718
Cumulative Jan. - Feb. 2005	9	62	71	7,028	488	304	2,452	3,244	10,272
Cumulative Jan. - Feb. 2004	19	45	64	5,648	627	2,274	1,952	4,853	10,501
Saint John, New Brunswick									
January ^r	40	0	40	6,821	23	798	2	823	7,644
February ^p	66	26	92	10,086	80	2,271	58	2,409	12,495
Cumulative Jan. - Feb. 2005	106	26	132	16,907	103	3,069	60	3,232	20,139
Cumulative Jan. - Feb. 2004	74	1	75	11,902	1,465	2,460	91	4,016	15,918
Saskatoon, Saskatchewan									
January ^r	75	66	141	14,770	876	2,147	1,072	4,095	18,865
February ^p	76	20	96	11,876	649	5,145	1,860	7,654	19,530
Cumulative Jan. - Feb. 2005	151	86	237	26,646	1,525	7,292	2,932	11,749	38,395
Cumulative Jan. - Feb. 2004	121	43	164	19,906	614	9,082	724	10,420	30,326
Sherbrooke, Quebec									
January ^r	59	22	81	10,541	365	3,222	502	4,089	14,630
February ^p	44	85	129	13,472	706	3,672	560	4,938	18,410
Cumulative Jan. - Feb. 2005	103	107	210	24,013	1,071	6,894	1,062	9,027	33,040
Cumulative Jan. - Feb. 2004	83	101	184	18,870	420	8,366	1,089	9,875	28,745
St. Catharines-Niagara, Ontario									
January ^r	73	57	130	21,300	315	8,337	112	8,764	30,064
February ^p	82	41	123	19,925	436	7,042	14,613	22,091	42,016
Cumulative Jan. - Feb. 2005	155	98	253	41,225	751	15,379	14,725	30,855	72,080
Cumulative Jan. - Feb. 2004	164	86	250	41,888	2,116	32,530	10,778	45,424	87,312

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 ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
St. John's, Newfoundland and Labrador									
January ^r	86	34	120	19,193	5	2,416	3,579	6,000	25,193
February ^p	94	12	106	15,576	198	4,081	136	4,415	19,991
Cumulative Jan. - Feb. 2005	180	46	226	34,769	203	6,497	3,715	10,415	45,184
Cumulative Jan. - Feb. 2004	262	47	309	41,113	43	11,138	615	11,796	52,909
Thunder Bay, Ontario									
January ^r	0	17	17	1,233	4,795	2,363	7,947	15,105	16,338
February ^p	0	0	0	150	63	9,961	11,164	21,188	21,338
Cumulative Jan. - Feb. 2005	0	17	17	1,383	4,858	12,324	19,111	36,293	37,676
Cumulative Jan. - Feb. 2004	2	1	3	931	128	4,438	6,192	10,758	11,689
Toronto, Ontario									
January ^r	799	2,626	3,425	624,816	31,828	129,502	63,651	224,981	849,797
February ^p	1,756	2,631	4,387	756,296	57,280	251,954	75,633	384,867	1,141,163
Cumulative Jan. - Feb. 2005	2,555	5,257	7,812	1,381,112	89,108	381,456	139,284	609,848	1,990,960
Cumulative Jan. - Feb. 2004	3,501	3,020	6,521	1,148,918	92,058	350,075	193,290	635,423	1,784,341
Trois-Rivières, Quebec									
January ^r	12	9	21	3,039	814	9,532	0	10,346	13,385
February ^p	18	32	50	5,895	280	2,710	2,860	5,850	11,745
Cumulative Jan. - Feb. 2005	30	41	71	8,934	1,094	12,242	2,860	16,196	25,130
Cumulative Jan. - Feb. 2004	30	67	97	10,226	786	5,455	300	6,541	16,767
Vancouver, British Columbia									
January ^r	377	1,095	1,472	218,894	4,850	77,869	22,193	104,912	323,806
February ^p	386	741	1,127	192,549	7,814	121,329	18,696	147,839	340,388
Cumulative Jan. - Feb. 2005	763	1,836	2,599	411,443	12,664	199,198	40,889	252,751	664,194
Cumulative Jan. - Feb. 2004	977	3,295	4,272	592,755	7,361	158,154	17,588	183,103	775,858
Victoria, British Columbia									
January ^r	85	17	102	22,318	4,734	2,705	50	7,489	29,807
February ^p	102	234	336	55,651	184	7,944	6,649	14,777	70,428
Cumulative Jan. - Feb. 2005	187	251	438	77,969	4,918	10,649	6,699	22,266	100,235
Cumulative Jan. - Feb. 2004	168	213	381	62,524	2,904	13,011	4,491	20,406	82,930
Windsor, Ontario									
January ^r	108	79	187	23,113	928	5,973	10,107	17,008	40,121
February ^p	113	29	142	25,961	1,834	3,794	9	5,637	31,598
Cumulative Jan. - Feb. 2005	221	108	329	49,074	2,762	9,767	10,116	22,645	71,719
Cumulative Jan. - Feb. 2004	249	196	445	61,671	4,197	22,050	1,935	28,182	89,853
Winnipeg, Manitoba									
January ^r	174	4	178	24,979	180	12,550	1,779	14,509	39,488
February ^p	178	9	187	30,286	146	18,384	1,200	19,730	50,016
Cumulative Jan. - Feb. 2005	352	13	365	55,265	326	30,934	2,979	34,239	89,504
Cumulative Jan. - Feb. 2004	385	13	398	54,723	10,069	22,205	14,084	46,358	101,081

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							
Canada							
January ^r	5,118	19	710	1,421	3,680	213	11,161
February ^p	7,417	13	806	1,553	4,891	492	15,172
Cumulative Jan. - Feb. 2005	12,535	32	1,516	2,974	8,571	705	26,333
Cumulative Jan. - Feb. 2004	12,965	41	1,362	3,190	7,999	705	26,262
Newfoundland and Labrador							
January ^r	34	0	16	0	6	0	56
February ^p	30	0	0	0	2	1	33
Cumulative Jan. - Feb. 2005	64	0	16	0	8	1	89
Cumulative Jan. - Feb. 2004	87	0	6	3	6	4	106
Prince Edward Island							
January ^r	16	1	0	0	0	0	17
February ^p	17	1	0	0	2	0	20
Cumulative Jan. - Feb. 2005	33	2	0	0	2	0	37
Cumulative Jan. - Feb. 2004	32	1	2	0	4	0	39
Nova Scotia							
January ^r	87	0	0	10	18	5	120
February ^p	107	2	0	0	4	1	114
Cumulative Jan. - Feb. 2005	194	2	0	10	22	6	234
Cumulative Jan. - Feb. 2004	206	5	22	4	86	8	331
New Brunswick							
January ^r	41	0	2	0	26	2	71
February ^p	71	4	0	0	26	0	101
Cumulative Jan. - Feb. 2005	112	4	2	0	52	2	172
Cumulative Jan. - Feb. 2004	120	2	0	0	16	6	144
Quebec							
January ^r	866	8	179	100	853	149	2,155
February ^p	1,991	4	250	37	1,554	166	4,002
Cumulative Jan. - Feb. 2005	2,857	12	429	137	2,407	315	6,157
Cumulative Jan. - Feb. 2004	2,847	20	236	160	2,783	483	6,529
Ontario							
January ^r	1,678	7	344	993	1,225	41	4,288
February ^p	2,452	1	305	725	1,725	257	5,465
Cumulative Jan. - Feb. 2005	4,130	8	649	1,718	2,950	298	9,753
Cumulative Jan. - Feb. 2004	4,760	7	691	1,973	1,636	148	9,215
Manitoba							
January ^r	139	0	1	0	3	0	143
February ^p	182	0	0	9	8	0	199
Cumulative Jan. - Feb. 2005	321	0	1	9	11	0	342
Cumulative Jan. - Feb. 2004	340	2	11	1	58	1	413
Saskatchewan							
January ^r	53	2	2	0	107	0	164
February ^p	88	0	0	23	16	2	129
Cumulative Jan. - Feb. 2005	141	2	2	23	123	2	293
Cumulative Jan. - Feb. 2004	137	0	6	36	6	1	186
Alberta							
January ^r	1,460	1	128	97	341	6	2,033
February ^p	1,606	1	213	322	612	8	2,762
Cumulative Jan. - Feb. 2005	3,066	2	341	419	953	14	4,795
Cumulative Jan. - Feb. 2004	2,565	2	284	93	1,393	10	4,347
British Columbia							
January ^r	743	0	38	221	1,101	10	2,113
February ^p	864	0	38	437	942	57	2,338
Cumulative Jan. - Feb. 2005	1,607	0	76	658	2,043	67	4,451
Cumulative Jan. - Feb. 2004	1,859	2	104	920	2,011	44	4,940

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
Yukon Territory							
January ^r	0	0	0	0	0	0	0
February ^p	1	0	0	0	0	0	1
Cumulative Jan. - Feb. 2005	1	0	0	0	0	0	1
Cumulative Jan. - Feb. 2004	1	0	0	0	0	0	1
Northwest Territories							
January ^r	1	0	0	0	0	0	1
February ^p	8	0	0	0	0	0	8
Cumulative Jan. - Feb. 2005	9	0	0	0	0	0	9
Cumulative Jan. - Feb. 2004	10	0	0	0	0	0	10
Nunavut							
January ^r	0	0	0	0	0	0	0
February ^p	0	0	0	0	0	0	0
Cumulative Jan. - Feb. 2005	0	0	0	0	0	0	0
Cumulative Jan. - Feb. 2004	1	0	0	0	0	0	1

Table 8

Dwelling units, census metropolitan areas, unadjusted, February 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	27	0	0	27	0	0	54
Calgary, Alberta	610	0	77	201	98	0	986
Edmonton, Alberta	522	0	107	95	417	8	1,149
Greater Sudbury / Grand Sudbury, Ontario	6	0	0	0	0	0	6
Halifax, Nova Scotia	46	0	0	0	4	1	51
Hamilton, Ontario	110	0	0	26	0	191	327
Kingston, Ontario	15	0	0	0	0	0	15
Kitchener, Ontario	100	0	14	49	13	3	179
London, Ontario	130	0	0	39	162	0	331
Montréal, Quebec	959	0	84	21	1,239	81	2,384
Oshawa, Ontario	95	0	22	61	0	1	179
Ottawa-Gatineau, Ontario/Quebec	238	1	31	75	89	11	445
Ottawa-Gatineau, Ontario part, Ontario/Quebec	134	0	14	75	75	5	303
Ottawa-Gatineau, Quebec part, Ontario/Quebec	104	1	17	0	14	6	142
Québec, Quebec	325	0	96	16	62	7	506
Regina, Saskatchewan	20	0	0	0	0	0	20
Saguenay, Quebec	7	0	0	0	8	1	16
Saint John, New Brunswick	23	1	0	0	26	0	50
Saskatoon, Saskatchewan	53	0	0	2	16	2	73
Sherbrooke, Quebec	46	0	0	0	18	41	105
St. Catharines-Niagara, Ontario	56	0	6	4	0	21	87
St. John's, Newfoundland and Labrador	24	0	0	0	2	1	27
Thunder Bay, Ontario	0	0	0	0	0	0	0
Toronto, Ontario	1,198	0	215	384	1,381	20	3,198
Trois-Rivières, Quebec	19	0	0	0	20	2	41
Vancouver, British Columbia	330	0	4	293	182	18	827
Victoria, British Columbia	87	0	4	3	149	1	244
Windsor, Ontario	77	0	6	15	0	1	99
Winnipeg, Manitoba	129	0	0	9	0	0	138

Table 9

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	52	0	2	27	0	0	81
Calgary, Alberta	1,208	0	89	238	102	0	1,637
Edmonton, Alberta	1,036	0	199	145	715	11	2,106
Greater Sudbury / Grand Sudbury, Ontario	10	0	0	0	0	0	10
Halifax, Nova Scotia	99	0	0	10	8	6	123
Hamilton, Ontario	248	0	66	107	0	191	612
Kingston, Ontario	28	0	2	0	0	0	30
Kitchener, Ontario	213	0	16	85	16	10	340
London, Ontario	222	0	2	63	162	1	450
Montréal, Quebec	1,399	0	169	108	1,938	111	3,725
Oshawa, Ontario	188	0	64	75	0	2	329
Ottawa-Gatineau, Ontario/Quebec	367	1	54	110	110	19	661
Ottawa-Gatineau, Ontario part, Ontario/Quebec	217	0	30	110	87	10	454
Ottawa-Gatineau, Quebec part, Ontario/Quebec	150	1	24	0	23	9	207
Québec, Quebec	427	0	112	22	110	9	680
Regina, Saskatchewan	38	0	0	0	43	0	81
Saguenay, Quebec	8	0	2	0	32	2	44
Saint John, New Brunswick	31	1	0	0	26	0	58
Saskatoon, Saskatchewan	84	0	2	2	80	2	170
Sherbrooke, Quebec	76	0	6	0	24	41	147
St. Catharines-Niagara, Ontario	104	0	8	31	9	22	174
St. John's, Newfoundland and Labrador	52	0	16	0	8	1	77
Thunder Bay, Ontario	0	0	0	0	12	0	12
Toronto, Ontario	1,725	0	410	1,034	2,329	31	5,529
Trois-Rivières, Quebec	25	0	0	0	24	3	52
Vancouver, British Columbia	628	0	31	481	816	24	1,980
Victoria, British Columbia	153	0	4	8	157	2	324
Windsor, Ontario	148	0	6	27	39	4	224
Winnipeg, Manitoba	230	0	1	9	3	0	243

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					
Canada					
January ^r	1,760,613	146,928	686,863	265,949	2,860,353
February ^p	2,254,361	224,190	739,463	317,804	3,535,818
Cumulative Jan. - Feb. 2005	4,014,974	371,118	1,426,326	583,753	6,396,171
Cumulative Jan. - Feb. 2004	3,773,948	376,286	1,125,649	588,000	5,863,883
Newfoundland and Labrador					
January ^r	8,563	74	1,639	4,381	14,657
February ^p	4,945	298	2,820	2,640	10,703
Cumulative Jan. - Feb. 2005	13,508	372	4,459	7,021	25,360
Cumulative Jan. - Feb. 2004	13,358	489	6,017	1,155	21,019
Prince Edward Island					
January ^r	2,655	650	302	320	3,927
February ^p	3,297	150	11,947	598	15,992
Cumulative Jan. - Feb. 2005	5,952	800	12,249	918	19,919
Cumulative Jan. - Feb. 2004	4,529	50	1,025	5,016	10,620
Nova Scotia					
January ^r	18,296	622	12,447	3,794	35,159
February ^p	21,168	2,135	11,498	701	35,502
Cumulative Jan. - Feb. 2005	39,464	2,757	23,945	4,495	70,661
Cumulative Jan. - Feb. 2004	44,917	2,234	29,251	6,979	83,381
New Brunswick					
January ^r	6,248	1,016	3,670	7,431	18,365
February ^p	10,437	410	11,160	988	22,995
Cumulative Jan. - Feb. 2005	16,685	1,426	14,830	8,419	41,360
Cumulative Jan. - Feb. 2004	16,156	3,596	8,208	1,894	29,854
Quebec					
January ^r	308,350	17,764	120,418	20,418	466,950
February ^p	547,283	36,020	107,342	35,018	725,663
Cumulative Jan. - Feb. 2005	855,633	53,784	227,760	55,436	1,192,613
Cumulative Jan. - Feb. 2004	851,012	85,548	250,052	105,368	1,291,980
Ontario					
January ^r	745,859	69,995	233,298	148,335	1,197,487
February ^p	861,026	110,401	325,643	199,670	1,496,740
Cumulative Jan. - Feb. 2005	1,606,885	180,396	558,941	348,005	2,694,227
Cumulative Jan. - Feb. 2004	1,452,539	194,344	452,144	359,841	2,458,868
Manitoba					
January ^r	20,299	396	14,957	2,184	37,836
February ^p	29,799	2,150	17,393	2,783	52,125
Cumulative Jan. - Feb. 2005	50,098	2,546	32,350	4,967	89,961
Cumulative Jan. - Feb. 2004	52,496	10,404	22,476	15,733	101,109
Saskatchewan					
January ^r	16,724	1,349	26,551	8,327	52,951
February ^p	16,499	3,377	8,079	2,660	30,615
Cumulative Jan. - Feb. 2005	33,223	4,726	34,630	10,987	83,566
Cumulative Jan. - Feb. 2004	27,397	5,514	16,413	8,804	58,128
Alberta					
January ^r	280,315	34,223	181,284	17,139	512,961
February ^p	341,851	54,508	117,227	34,900	548,486
Cumulative Jan. - Feb. 2005	622,166	88,731	298,511	52,039	1,061,447
Cumulative Jan. - Feb. 2004	493,328	42,025	156,558	37,741	729,652
British Columbia					
January ^r	352,650	20,733	91,512	53,590	518,485
February ^p	416,385	14,641	124,809	37,846	593,681
Cumulative Jan. - Feb. 2005	769,035	35,374	216,321	91,436	1,112,166
Cumulative Jan. - Feb. 2004	814,243	31,819	176,116	32,477	1,054,655

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	
Yukon Territory					
January ^r	398	106	474	30	1,008
February ^p	344	90	34	0	468
Cumulative Jan. - Feb. 2005	742	196	508	30	1,476
Cumulative Jan. - Feb. 2004	453	36	491	467	1,447
Northwest Territories					
January ^r	253	0	311	0	564
February ^p	1,327	10	1,109	0	2,446
Cumulative Jan. - Feb. 2005	1,580	10	1,420	0	3,010
Cumulative Jan. - Feb. 2004	2,620	227	6,868	4,005	13,720
Nunavut					
January ^r	3	0	0	0	3
February ^p	0	0	402	0	402
Cumulative Jan. - Feb. 2005	3	0	402	0	405
Cumulative Jan. - Feb. 2004	900	0	30	8,520	9,450

Table 11

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	8,518	1,303	4,800	1,141	15,762
Calgary, Alberta	145,580	14,320	64,927	10,960	235,787
Edmonton, Alberta	106,226	5,125	16,849	14,751	142,951
Greater Sudbury / Grand Sudbury, Ontario	1,603	385	1,123	1,278	4,389
Halifax, Nova Scotia	10,888	1,140	7,226	200	19,454
Hamilton, Ontario	38,146	873	2,035	14,101	55,155
Kingston, Ontario	2,212	110	5,786	21	8,129
Kitchener, Ontario	27,215	1,770	9,808	1,434	40,227
London, Ontario	39,481	7,611	11,994	1,938	61,024
Montréal, Quebec	320,599	23,848	65,522	18,777	428,746
Oshawa, Ontario	28,869	16,021	2,573	9,450	56,913
Ottawa-Gatineau, Ontario/Quebec	64,307	430	53,648	79,433	197,818
Ottawa-Gatineau, Ontario part, Ontario/Quebec	43,091	78	51,174	78,851	173,194
Ottawa-Gatineau, Quebec part, Ontario/Quebec	21,216	352	2,474	582	24,624
Québec, Quebec	71,189	572	15,133	4,390	91,284
Regina, Saskatchewan	3,583	2,728	1,632	682	8,625
Saguenay, Quebec	2,197	350	125	287	2,959
Saint John, New Brunswick	4,610	80	2,271	58	7,019
Saskatoon, Saskatchewan	7,914	649	3,080	1,860	13,503
Sherbrooke, Quebec	11,470	706	2,610	273	15,059
St. Catharines-Niagara, Ontario	12,809	497	4,889	12,440	30,635
St. John's, Newfoundland and Labrador	4,229	198	1,610	136	6,173
Thunder Bay, Ontario	99	72	6,916	9,504	16,591
Toronto, Ontario	508,377	65,354	174,933	64,387	813,051
Trois-Rivières, Quebec	4,947	280	1,926	1,395	8,548
Vancouver, British Columbia	174,824	7,814	78,689	18,696	280,023
Victoria, British Columbia	51,307	184	5,152	6,649	63,292
Windsor, Ontario	16,692	2,092	2,634	8	21,426
Winnipeg, Manitoba	20,917	146	14,499	1,200	36,762

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	13,179	7,377	5,990	1,141	27,687
Calgary, Alberta	257,583	23,641	97,333	15,302	393,859
Edmonton, Alberta	212,521	23,511	77,847	24,138	338,017
Greater Sudbury / Grand Sudbury, Ontario	3,424	427	9,328	6,404	19,583
Halifax, Nova Scotia	22,252	1,140	16,486	267	40,145
Hamilton, Ontario	88,496	1,913	12,867	16,661	119,937
Kingston, Ontario	4,844	212	7,236	3,111	15,403
Kitchener, Ontario	53,549	4,502	27,534	2,391	87,976
London, Ontario	58,188	11,058	23,779	7,882	100,907
Montréal, Quebec	518,277	33,352	153,269	20,308	725,206
Oshawa, Ontario	57,079	17,425	17,107	9,486	101,097
Ottawa-Gatineau, Ontario/Quebec	97,900	7,578	82,391	90,175	278,044
Ottawa-Gatineau, Ontario part, Ontario/Quebec	67,352	6,226	77,734	89,298	240,610
Ottawa-Gatineau, Quebec part, Ontario/Quebec	30,548	1,352	4,657	877	37,434
Québec, Quebec	92,212	887	19,310	6,548	118,957
Regina, Saskatchewan	9,944	2,728	20,501	7,314	40,487
Saguenay, Quebec	4,994	488	207	937	6,626
Saint John, New Brunswick	5,786	103	3,069	60	9,018
Saskatoon, Saskatchewan	17,527	1,525	5,133	2,932	27,117
Sherbrooke, Quebec	17,539	1,071	4,680	448	23,738
St. Catharines-Niagara, Ontario	27,139	853	10,669	12,543	51,204
St. John's, Newfoundland and Labrador	11,908	203	2,855	3,715	18,681
Thunder Bay, Ontario	931	5,483	8,554	16,822	31,790
Toronto, Ontario	929,369	101,268	264,720	122,997	1,418,354
Trois-Rivières, Quebec	6,722	1,094	8,051	1,395	17,262
Vancouver, British Columbia	384,549	12,664	148,921	40,889	587,023
Victoria, British Columbia	69,709	4,918	7,592	6,699	88,918
Windsor, Ontario	32,238	3,139	6,775	9,315	51,467
Winnipeg, Manitoba	35,456	326	23,299	2,979	62,060

Table 13

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	1,281,457	5,758	12,695	14,334	12,558	178,380	635,714
Industrial	224,190	298	150	2,135	410	36,020	110,401
Factories, plants	137,099	0	0	1,646	0	24,263	76,052
Transportation, utilities	45,925	0	0	0	0	3,476	17,593
Mining and agriculture	9,221	0	0	0	0	1,350	2,922
Minor industrial projects, new and improvements ¹	31,945	298	150	489	410	6,931	13,834
Commercial	739,463	2,820	11,947	11,498	11,160	107,342	325,643
Trade and services	161,452	393	1,252	1,508	5,926	31,358	58,901
Warehouses	90,000	0	0	731	0	6,135	38,946
Service stations	14,230	0	0	3,908	0	6,722	2,000
Office buildings	215,045	500	0	0	750	12,912	151,938
Recreation	69,296	0	0	1,407	439	14,400	8,816
Hotels, restaurants	41,038	500	0	971	1,600	13,099	9,621
Laboratories	22,822	0	10,500	0	0	0	8,850
Minor commercial projects, new and improvements ¹	125,580	1,427	195	2,973	2,445	22,716	46,571
Institutional and governmental	317,804	2,640	598	701	988	35,018	199,670
Schools, education	112,076	0	338	0	0	6,143	90,283
Hospitals, medical	90,407	0	0	0	770	7,941	66,990
Welfare, home	51,077	2,500	0	0	0	6,598	10,787
Churches, religion	5,079	0	0	0	0	350	4,479
Government buildings	40,528	0	0	0	0	9,591	20,392
Minor institutional and governmental projects, new and improvements ¹	18,637	140	260	701	218	4,395	6,739
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	22,326	14,116	206,635	177,296	124	1,119	402
Industrial	2,150	3,377	54,508	14,641	90	10	0
Factories, plants	380	0	30,466	4,292	0	0	0
Transportation, utilities	0	3,028	21,428	400	0	0	0
Mining and agriculture	1,000	0	0	3,949	0	0	0
Minor industrial projects, new and improvements ¹	770	349	2,614	6,000	90	10	0
Commercial	17,393	8,079	117,227	124,809	34	1,109	402
Trade and services	3,570	2,335	35,419	20,790	0	0	0
Warehouses	550	0	23,880	19,758	0	0	0
Service stations	0	0	500	1,100	0	0	0
Office buildings	250	1,103	23,968	22,724	0	500	400
Recreation	8,884	0	10,076	25,274	0	0	0
Hotels, restaurants	250	761	3,504	10,732	0	0	0
Laboratories	0	0	2,522	950	0	0	0
Minor commercial projects, new and improvements ¹	3,889	3,880	17,358	23,481	34	609	2
Institutional and governmental	2,783	2,660	34,900	37,846	0	0	0
Schools, education	850	1,544	9,238	3,680	0	0	0
Hospitals, medical	1,136	0	5,614	7,956	0	0	0
Welfare, home	0	0	12,300	18,892	0	0	0
Churches, religion	0	0	250	0	0	0	0
Government buildings	0	0	5,750	4,795	0	0	0
Minor institutional and governmental projects, new and improvements ¹	797	1,116	1,748	2,523	0	0	0

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

Description - Monthly survey of building permits

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

Data source and methodology

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

General methodology : The Building Permits Survey covers all Canadian municipalities that issue permits. The number of Canadian municipalities currently surveyed 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

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

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

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

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

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