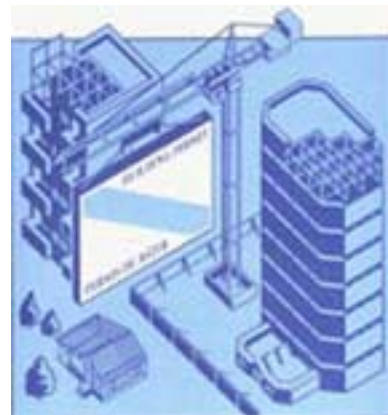




Catalogue no. 64-001-XIE

Building permits

February 2006



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building permits

February 2006

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

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Important notice

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

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Highlights

- Construction intentions rebounded in February as gains in non-residential building permits more than offset a second consecutive monthly decline in Canada's housing sector.

Analysis – February 2006

Construction intentions rebounded in February as gains in non-residential building permits more than offset a second consecutive monthly decline in Canada's housing sector.

Municipalities issued \$5.2 billion in building permits in February, up 3.6% from the previous month. The total value of building permits has now been on an upward trend since the beginning of 2004.

Contractors took out \$1.8 billion in permits for non-residential projects, up 14.4% following a 13.4% decline in January. Permits rose in all three components, industrial, commercial and institutional.

However, the value of residential permits fell 1.5% to \$3.4 billion, the second retreat in a row since the record high set in December. The value of single-family permits fell for the first time in eight months.

However, housing construction intentions remained strong as February's level was 5.0% higher than the monthly average in 2005, a record year. Furthermore, the value of housing permits has been on an upward trend since the beginning of 2005.

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.

Regionally, 22 out of the 28 census metropolitan areas showed faster starts than in 2005. The other six areas were all in Ontario. Three western areas (Calgary, Edmonton and Vancouver) showed the largest gains, thanks to their dynamic housing sectors.

First decline in eight months for single-family dwellings

The value of single-family permits fell 7.7% in February to \$2.3 billion, the first monthly decline since June 2005. Despite the decrease, the demand for single-family dwellings remained strong as February's level was 8.0% higher than the monthly average in 2005.

Furthermore, municipalities approved 10,563 new single-family units, slightly more than 400 above last year's monthly average.

The value of multi-family permits increased 13.9% to \$1.1 billion in February. A total of 9,140 new multi-family units were approved, which was 630 below last year's monthly average.

Western Canada's dynamic economy has fuelled a strong demand for new single-family dwellings. The demand for new single-family dwelling has been on an upward trend since the middle of 2005.

Since the beginning of the year, single-family dwellings have accounted for 56.2% of all new dwellings authorized, well above the proportion of 50.9% for 2005 as a whole.

The housing sector continues to benefit from advantageous mortgage rates, strong employment, a strong level of immigration and high levels of consumer confidence.

Provincially, the important decline in the value of housing permits in Ontario in February more than offset strong gains shown in Quebec, as well as in Alberta and British Columbia.

In Ontario, the value of single-family permits hit its lowest level since January 2005. In Quebec, the strong gain followed weak results in January when the value of housing permits hit their lowest level since June 2003.

In Alberta, the value of residential permits again hit a record high. Gains in housing in British Columbia came as a result of on-going strong demand for new single-family dwellings, as well as a rebound in the value of multi-family permits.

Non-residential: Big rebound in all three components

Construction intentions in Canada's non-residential sector rebounded from a decline in January. However, despite the strong increase, the value of non-residential permits has been on a declining trend since intentions peaked in mid-2005.

Several economic factors are consistent with a fertile environment for the non-residential sector: strength in retail and wholesale sectors, growth in consumer spending, declining vacancy rates for office buildings, favorable interest rates and record operating profits posted by Canadian corporations.

In the commercial sector, permits increased 9.2% to \$1.1 billion, the result of higher intentions in the recreation, trade and services and warehouse categories. Provincially, Ontario and British Columbia reported the largest increases in dollar terms, whereas the largest decline was in Quebec.

In the industrial sector, the value of permits rebounded 36.3% to \$273 million, halting three months of declines. However, this level was 18.0% lower than last year's monthly average.

Every industrial category recorded an increase in February, with the utility category showing the largest gain. The most significant increase among the provinces occurred in Alberta, where industrial permits more than tripled from a 22-month low in January to \$58 million.

In the institutional sector, the value of permits rose 16.0% to \$496 million, as a result of a strong gain in educational projects. The most significant increase in the institutional component occurred in Quebec, where permits soared 55.6% to \$165 million, the highest level since December 2002.

The largest contributions to the monthly gain (in dollars) in the non-residential sector came from Alberta (+35.5% to \$339 million), Ontario (+10.5% to \$675 million) and British Columbia (+20.3% to \$287 million). In contrast, New Brunswick recorded the largest drop, falling 53.6% to \$25 million.

Alberta and British Columbia recorded increases in all three components while all three declined in New Brunswick.

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

Chart 1

Total value of building permits

\$ billions

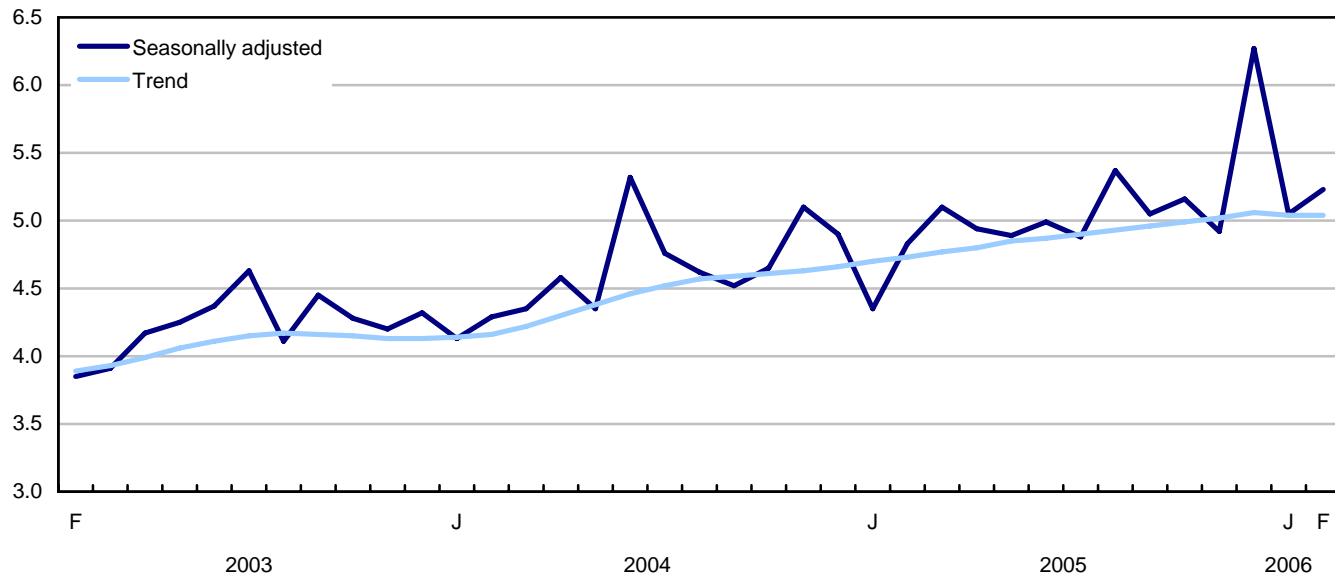


Chart 2

Residential value of building permits - Total

\$ billions

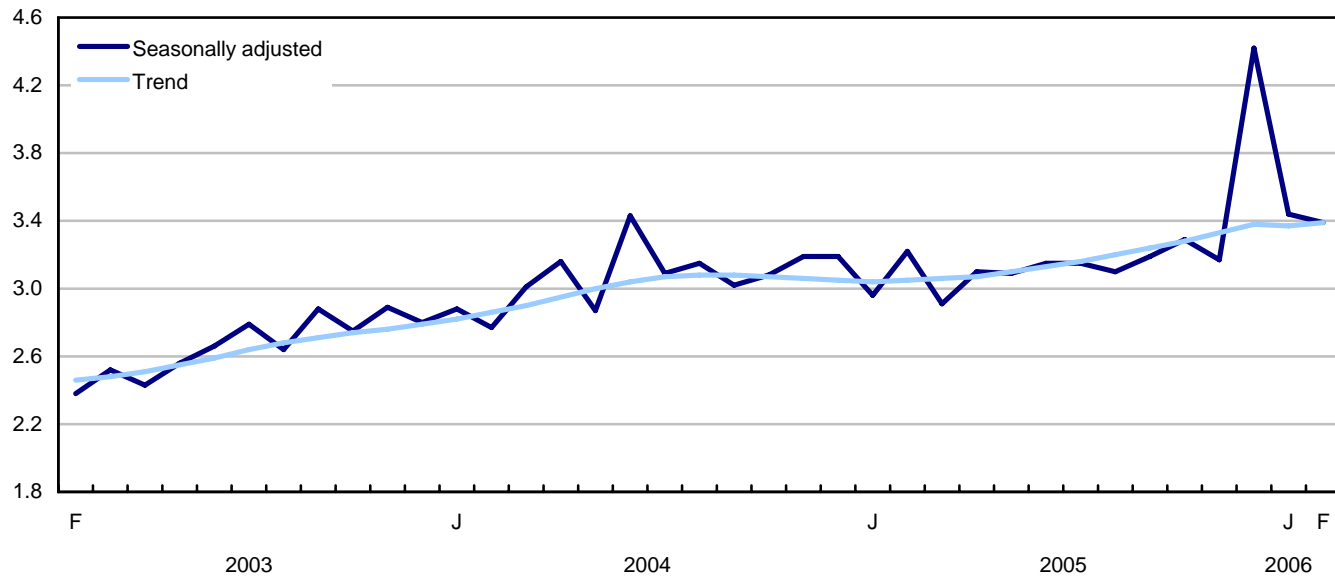


Chart 3

Number of dwelling units - Single and multiple

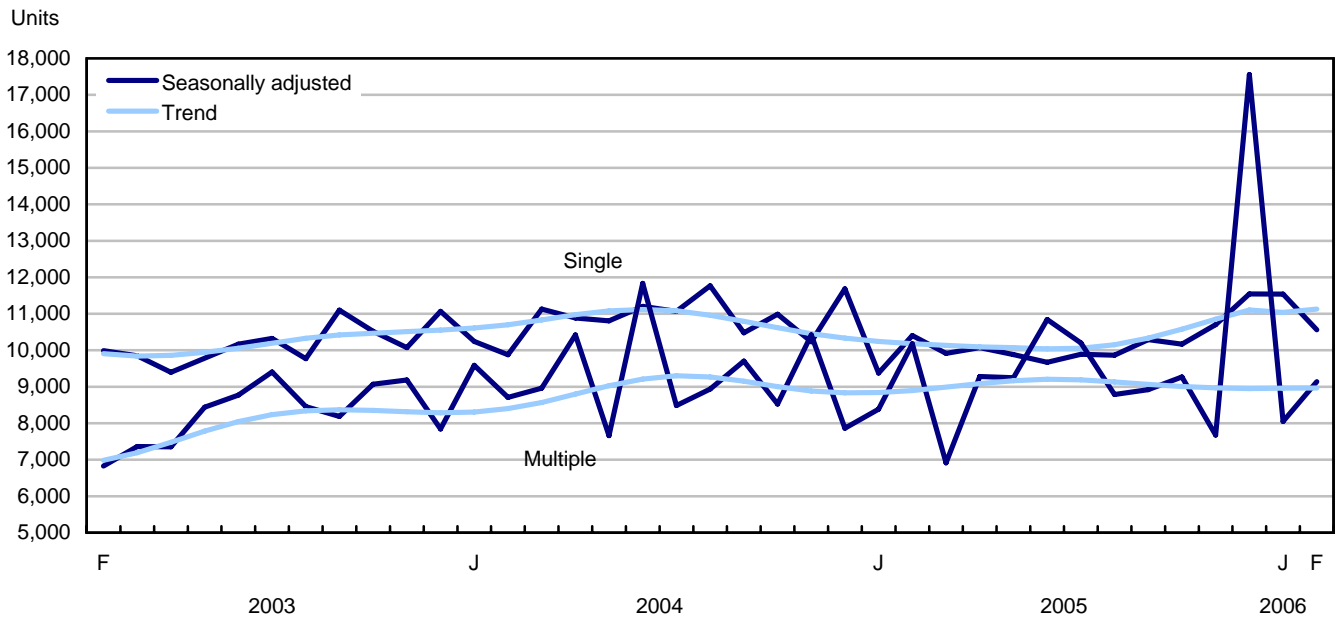


Chart 4

Non residential value of building permits - Total

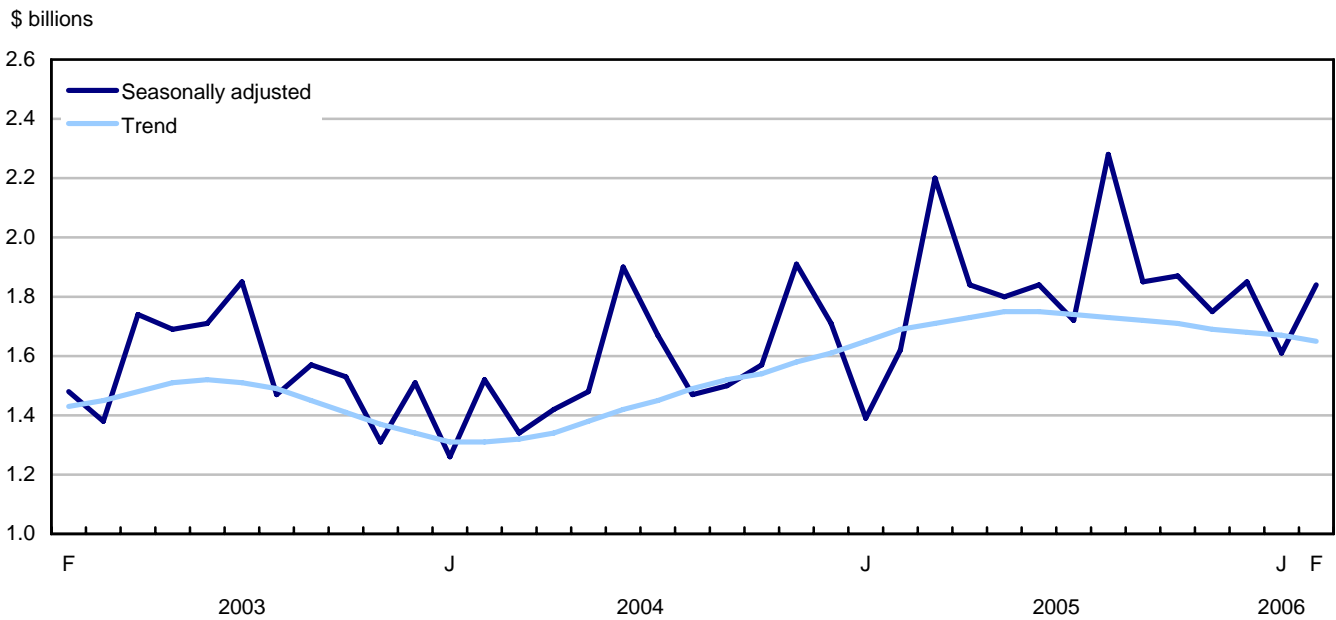


Chart 5

Commercial value of building permits

\$ millions

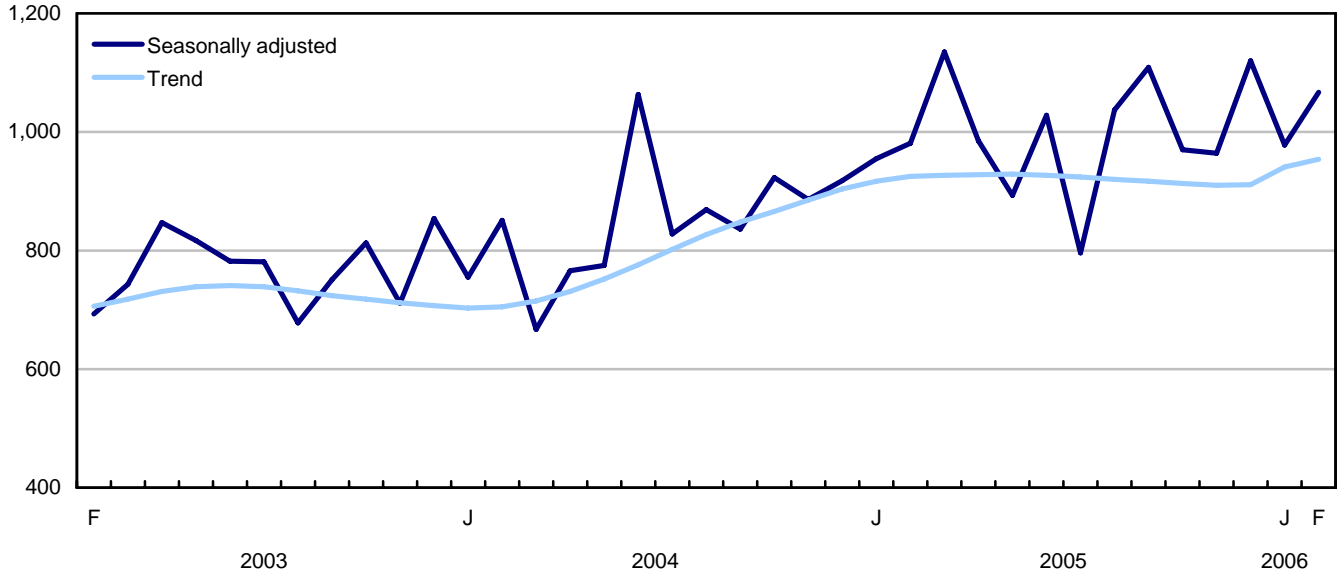


Chart 6

Industrial value of building permits

\$ millions

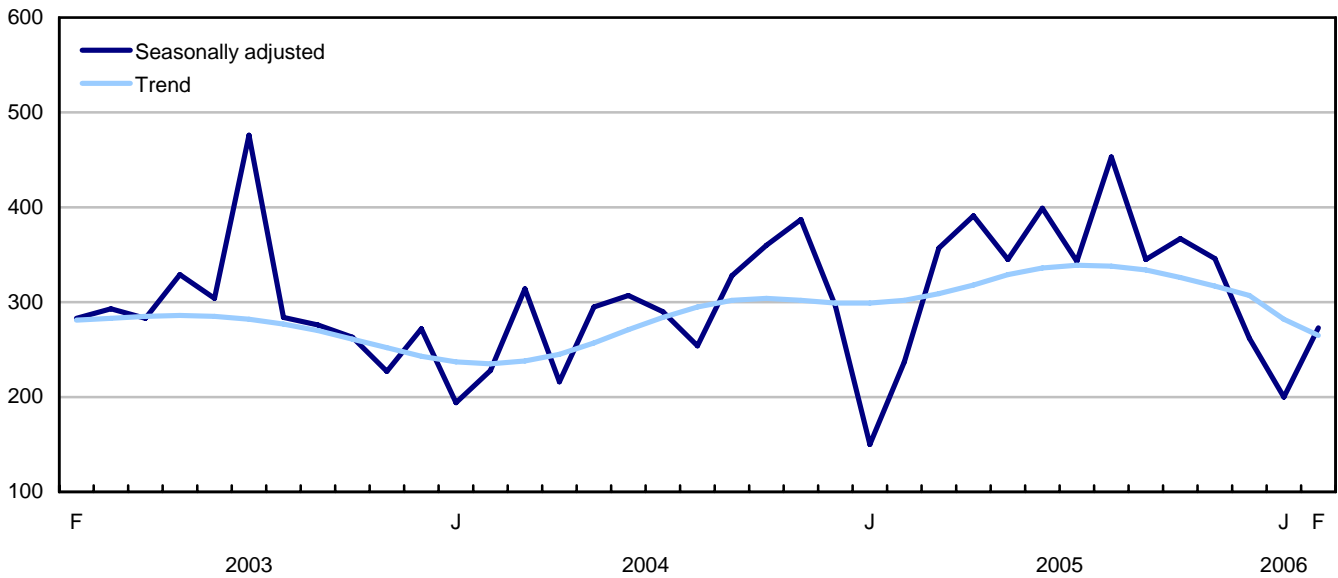
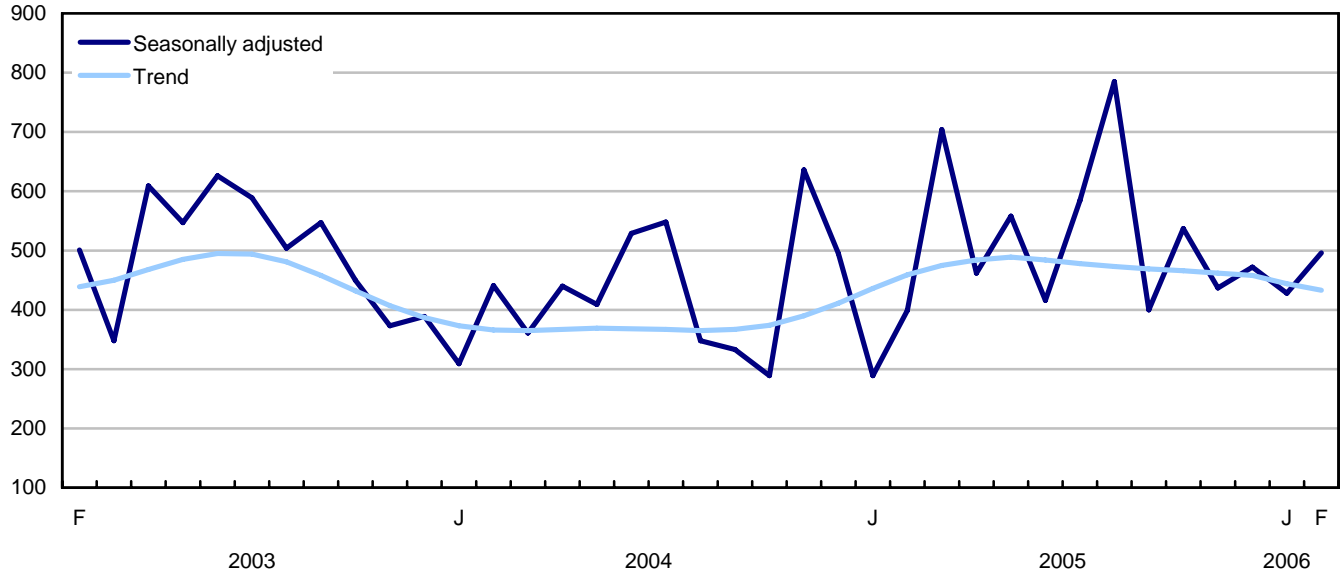


Chart 7

Institutional and governmental value of building permits

\$ millions



Related products

Selected publications from Statistics Canada

61-205-X	Private and public investment in Canada, intentions
62-202-X	Spending patterns in Canada
64-203-X	Building permits, annual summary

Selected technical and analytical products from Statistics Canada

62F0014M1996002	An analysis of some construction price index methodologies
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Selected CANSIM tables from Statistics Canada

026-0001	Building permits, residential values and number of units, by type of dwelling
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
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Selected tables of Canadian statistics from Statistics Canada

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

Statistical tables

Table 1

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

	2006		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	5,227,977	5,048,167	3.6	-19.5	27.5	-4.7	2.3	-6.0
Newfoundland and Labrador	50,111	40,138	24.8	22.1	0.3	-16.3	-19.5	3.4
Prince Edward Island	10,420	13,193	-21.0	-23.3	-18.8	40.4	-23.4	-53.6
Nova Scotia	97,599	95,438	2.3	-2.4	1.2	-21.1	1.8	23.8
New Brunswick	63,355	96,345	-34.2	69.4	-5.2	-26.1	-15.9	-0.4
Quebec	1,063,252	876,069	21.4	-2.9	3.5	-12.3	-4.6	7.8
Ontario	1,807,556	2,056,010	-12.1	-28.3	57.8	-4.7	0.8	-13.1
Manitoba	121,646	114,514	6.2	22.7	-26.2	60.7	-17.9	0.6
Saskatchewan	76,823	84,317	-8.9	-13.8	0.4	24.5	4.2	0.0
Alberta	1,086,734	904,082	20.2	-13.9	12.4	-2.4	21.9	-6.6
British Columbia	849,313	763,587	11.2	-27.3	24.4	-4.6	3.1	-7.2
Yukon Territory	968	3,971	-75.6	-44.4	-56.6	526.1	-77.7	171.4
Northwest Territories	200	503	-60.2	127.6	-87.8	-32.6	-23.0	0.5
Nunavut	0	0	...	-100.0	65.7	-86.1	42.8	-71.7

Table 2

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

	2006		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	1,836,547	1,605,413	14.4	-13.4	6.1	-6.7	1.1	-18.6
Newfoundland and Labrador	16,385	7,099	130.8	-5.4	11.5	-38.2	-24.0	-6.7
Prince Edward Island	622	4,477	-86.1	68.7	-49.7	-16.6	-34.7	-71.4
Nova Scotia	24,593	19,047	29.1	-33.4	24.7	-62.1	17.4	66.7
New Brunswick	24,703	53,229	-53.6	247.0	-33.1	-44.9	-16.2	-13.3
Quebec	372,789	341,830	9.1	13.9	8.4	-5.2	1.9	-14.6
Ontario	674,712	610,500	10.5	-18.3	6.8	-5.4	-7.2	-27.0
Manitoba	53,545	37,317	43.5	14.6	-3.3	33.7	-16.3	-11.8
Saskatchewan	42,512	42,250	0.6	-30.7	24.1	16.5	-13.7	3.1
Alberta	339,491	250,605	35.5	-36.1	3.9	-12.5	34.9	-2.6
British Columbia	286,926	238,461	20.3	-10.0	11.5	6.8	-8.2	-18.2
Yukon Territory	69	187	-63.1	-93.1	-80.2	2,134.2	-77.0	3.2
Northwest Territories	200	411	-51.3	98.6	-88.2	81.6	-21.1	-14.4
Nunavut	0	0	...	...	...	-100.0	113.5	-81.6

Table 3

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

	2006		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	3,391,430	3,442,754	-1.5	-22.1	39.3	-3.6	3.0	3.1
Newfoundland and Labrador	33,726	33,039	2.1	30.2	-2.5	-7.9	-17.6	8.2
Prince Edward Island	9,798	8,716	12.4	-40.1	-8.5	81.7	-12.4	17.6
Nova Scotia	73,006	76,391	-4.4	10.5	-6.1	19.1	-9.9	3.7
New Brunswick	38,652	43,116	-10.4	3.8	12.2	-6.1	-15.6	18.3
Quebec	690,463	534,239	29.2	-11.3	1.2	-15.2	-7.1	19.8
Ontario	1,132,844	1,445,510	-21.6	-31.8	89.9	-4.2	6.6	1.1
Manitoba	68,101	77,197	-11.8	27.0	-34.5	73.4	-18.7	7.5
Saskatchewan	34,311	42,067	-18.4	14.1	-23.7	33.8	37.4	-5.4
Alberta	747,243	653,477	14.3	-0.6	18.1	5.8	12.9	-9.2
British Columbia	562,387	525,126	7.1	-33.1	29.5	-8.4	7.6	-2.1
Yukon Territory	899	3,784	-76.2	-15.0	55.5	41.9	-77.8	415.6
Northwest Territories	0	92	-100.0	557.1	-74.1	-96.9	-24.0	11.0
Nunavut	0	0	...	-100.0	65.7	-83.1	33.2	-69.4

Table 4

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

	2006		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	236,424	235,044	0.6	-32.7	58.3	-5.4	1.2	3.0
Newfoundland and Labrador	2,316	2,928	-20.9	63.8	-8.6	-7.4	-9.7	-6.2
Prince Edward Island	1,020	912	11.8	-53.9	-1.2	142.0	0.0	-6.8
Nova Scotia	5,520	5,196	6.2	3.3	-14.7	10.8	-13.3	33.4
New Brunswick	3,300	3,228	2.2	-32.1	39.9	-17.5	-23.1	32.3
Quebec	53,940	45,012	19.8	-4.4	3.1	-22.6	3.4	15.4
Ontario	69,576	87,408	-20.4	-50.4	162.8	-9.0	-1.3	7.3
Manitoba	5,196	7,488	-30.6	65.5	-53.5	144.7	-28.0	19.5
Saskatchewan	2,904	3,060	-5.1	38.6	-41.2	16.8	24.7	-1.4
Alberta	59,652	49,200	21.2	-9.8	16.5	14.1	12.5	-11.8
British Columbia	33,000	30,180	9.3	-40.4	49.2	-14.2	2.5	-11.3
Yukon Territory	0	360	-100.0	-14.3	12.9	106.7	-78.3	762.5
Northwest Territories	0	72	-100.0	...	...	-100.0	-14.3	16.7
Nunavut	0	0	...	-100.0	0.0	-88.9	28.6	-83.3

Table 5

Dwelling units, value of residential and non-residential building permits, provinces and territories, seasonally adjusted, 2006

	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	11,538	8,049	19,587	3,442,754	200,274	977,558	427,581	1,605,413	5,048,167
February p	10,563	9,139	19,702	3,391,430	272,913	1,067,475	496,159	1,836,547	5,227,977
Cumulative Jan. - Feb. 2006	22,101	17,188	39,289	6,834,184	473,187	2,045,033	923,740	3,441,960	10,276,144
Cumulative Jan. - Feb. 2005	19,778	18,560	38,338	6,171,829	386,959	1,936,127	687,471	3,010,557	9,182,386
Newfoundland and Labrador									
January r	205	39	244	33,039	3	6,559	537	7,099	40,138
February p	178	15	193	33,726	12	16,124	249	16,385	50,111
Cumulative Jan. - Feb. 2006	383	54	437	66,765	15	22,683	786	23,484	90,249
Cumulative Jan. - Feb. 2005	323	47	370	54,735	372	7,813	7,021	15,206	69,941
Prince Edward Island									
January r	44	32	76	8,716	252	1,784	2,441	4,477	13,193
February p	79	6	85	9,798	33	589	0	622	10,420
Cumulative Jan. - Feb. 2006	123	38	161	18,514	285	2,373	2,441	5,099	23,613
Cumulative Jan. - Feb. 2005	128	2	130	21,205	800	12,249	918	13,967	35,172
Nova Scotia									
January r	375	58	433	76,391	2,059	16,106	882	19,047	95,438
February p	302	158	460	73,006	10,151	13,661	781	24,593	97,599
Cumulative Jan. - Feb. 2006	677	216	893	149,397	12,210	29,767	1,663	43,640	193,037
Cumulative Jan. - Feb. 2005	493	38	531	89,802	2,757	23,945	4,495	31,197	120,999
New Brunswick									
January r	254	15	269	43,116	910	21,964	30,355	53,229	96,345
February p	255	20	275	38,652	787	10,114	13,802	24,703	63,355
Cumulative Jan. - Feb. 2006	509	35	544	81,768	1,697	32,078	44,157	77,932	159,700
Cumulative Jan. - Feb. 2005	494	56	550	69,124	1,426	10,730	8,419	20,575	89,699
Quebec									
January r	1,910	1,841	3,751	534,239	41,650	194,196	105,984	341,830	876,069
February p	1,787	2,708	4,495	690,463	49,106	158,760	164,923	372,789	1,063,252
Cumulative Jan. - Feb. 2006	3,697	4,549	8,246	1,224,702	90,756	352,956	270,907	714,619	1,939,321
Cumulative Jan. - Feb. 2005	4,134	5,089	9,223	1,294,606	52,985	331,130	99,787	483,902	1,778,508
Ontario									
January r	3,751	3,533	7,284	1,445,510	119,845	325,747	164,908	610,500	2,056,010
February p	3,113	2,685	5,798	1,132,844	122,660	387,721	164,331	674,712	1,807,556
Cumulative Jan. - Feb. 2006	6,864	6,218	13,082	2,578,354	242,505	713,468	329,239	1,285,212	3,863,566
Cumulative Jan. - Feb. 2005	6,834	7,214	14,048	2,562,899	197,073	756,626	408,185	1,361,884	3,924,783
Manitoba									
January r	334	290	624	77,197	630	28,799	7,888	37,317	114,514
February p	314	119	433	68,101	1,502	38,057	13,986	53,545	121,646
Cumulative Jan. - Feb. 2006	648	409	1,057	145,298	2,132	66,856	21,874	90,862	236,160
Cumulative Jan. - Feb. 2005	586	21	607	93,906	2,532	47,287	4,967	54,786	148,692
Saskatchewan									
January r	243	12	255	42,067	2,435	15,073	24,742	42,250	84,317
February p	199	43	242	34,311	1,924	37,224	3,364	42,512	76,823
Cumulative Jan. - Feb. 2006	442	55	497	76,378	4,359	52,297	28,106	84,762	161,140
Cumulative Jan. - Feb. 2005	316	150	466	56,860	4,726	38,957	10,987	54,670	111,530
Alberta									
January r	3,043	1,057	4,100	653,477	17,362	216,469	16,774	250,605	904,082
February p	2,989	1,982	4,971	747,243	58,339	227,375	53,777	339,491	1,086,734
Cumulative Jan. - Feb. 2006	6,032	3,039	9,071	1,400,720	75,701	443,844	70,551	590,096	1,990,816
Cumulative Jan. - Feb. 2005	4,218	2,525	6,743	909,675	88,731	391,996	52,161	532,888	1,442,563

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, 2006

	Number of dwelling units			Estimated value of construction					Total
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
British Columbia									
January ^r	1,344	1,171	2,515	525,126	14,958	150,707	72,796	238,461	763,587
February ^p	1,347	1,403	2,750	562,387	28,399	177,631	80,896	286,926	849,313
Cumulative Jan. - Feb. 2006	2,691	2,574	5,265	1,087,513	43,357	328,338	153,692	525,387	1,612,900
Cumulative Jan. - Feb. 2005	2,205	3,418	5,623	1,011,443	35,351	313,064	90,501	438,916	1,450,359
Yukon Territory									
January ^r	29	1	30	3,784	20	29	138	187	3,971
February ^p	0	0	0	899	0	19	50	69	968
Cumulative Jan. - Feb. 2006	29	1	30	4,683	20	48	188	256	4,939
Cumulative Jan. - Feb. 2005	21	0	21	5,991	196	508	30	734	6,725
Northwest Territories									
January ^r	6	0	6	92	150	125	136	411	503
February ^p	0	0	0	0	0	200	0	200	200
Cumulative Jan. - Feb. 2006	6	0	6	92	150	325	136	611	703
Cumulative Jan. - Feb. 2005	26	0	26	1,580	10	1,420	0	1,430	3,010
Nunavut									
January ^r	0	0	0	0	0	0	0	0	0
February ^p	0	0	0	0	0	0	0	0	0
Cumulative Jan. - Feb. 2006	0	0	0	0	0	0	0	0	0
Cumulative Jan. - Feb. 2005	0	0	0	3	0	402	0	402	405

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, 2006

	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	33	227	260	23,257	3,771	133	335	4,239	27,496
February ^p	32	26	58	7,945	9,144	0	0	9,144	17,089
Cumulative Jan. - Feb. 2006	65	253	318	31,202	12,915	133	335	13,383	44,585
Cumulative Jan. - Feb. 2005	66	44	110	16,208	7,377	7,982	1,141	16,500	32,708
Calgary, Alberta									
January ^r	1,085	238	1,323	232,546	1,521	83,676	3,504	88,701	321,247
February ^p	1,192	806	1,998	304,233	6,541	72,272	39,758	118,571	422,804
Cumulative Jan. - Feb. 2006	2,277	1,044	3,321	536,779	8,062	155,948	43,262	207,272	744,051
Cumulative Jan. - Feb. 2005	1,483	590	2,073	335,879	23,641	122,398	15,302	161,341	497,220
Edmonton, Alberta									
January ^r	794	591	1,385	212,567	7,152	50,868	2,272	60,292	272,859
February ^p	839	299	1,138	191,649	10,592	58,968	13,125	82,685	274,334
Cumulative Jan. - Feb. 2006	1,633	890	2,523	404,216	17,744	109,836	15,397	142,977	547,193
Cumulative Jan. - Feb. 2005	1,273	1,424	2,697	288,441	23,511	71,060	24,138	118,709	407,150
Greater Sudbury / Grand Sudbury, Ontario									
January ^r	11	0	11	2,913	237	524	1,070	1,831	4,744
February ^p	27	0	27	4,339	8	1,246	53	1,307	5,646
Cumulative Jan. - Feb. 2006	38	0	38	7,252	245	1,770	1,123	3,138	10,390
Cumulative Jan. - Feb. 2005	13	0	13	5,367	394	13,309	7,082	20,785	26,152
Halifax, Nova Scotia									
January ^r	107	13	120	22,684	424	10,898	413	11,735	34,419
February ^p	101	140	241	36,932	8,544	10,927	775	20,246	57,178
Cumulative Jan. - Feb. 2006	208	153	361	59,616	8,968	21,825	1,188	31,981	91,597
Cumulative Jan. - Feb. 2005	191	24	215	40,128	1,140	16,486	267	17,893	58,021
Hamilton, Ontario									
January ^r	125	117	242	50,111	3,454	21,804	26,173	51,431	101,542
February ^p	147	114	261	50,185	7,342	13,297	2,557	23,196	73,381
Cumulative Jan. - Feb. 2006	272	231	503	100,296	10,796	35,101	28,730	74,627	174,923
Cumulative Jan. - Feb. 2005	333	479	812	127,765	1,677	19,243	17,682	38,602	166,367
Kingston, Ontario									
January ^r	11	16	27	3,714	101	4,117	101	4,319	8,033
February ^p	20	6	26	4,579	363	4,098	367	4,828	9,407
Cumulative Jan. - Feb. 2006	31	22	53	8,293	464	8,215	468	9,147	17,440
Cumulative Jan. - Feb. 2005	41	3	44	7,590	181	9,584	3,262	13,027	20,617
Kitchener, Ontario									
January ^r	155	191	346	56,736	1,559	29,887	542	31,988	88,724
February ^p	173	75	248	45,961	3,009	20,058	4,654	27,721	73,682
Cumulative Jan. - Feb. 2006	328	266	594	102,697	4,568	49,945	5,196	59,709	162,406
Cumulative Jan. - Feb. 2005	295	173	468	79,094	3,804	38,660	2,622	45,086	124,180
London, Ontario									
January ^r	199	453	652	83,258	127	23,176	2,042	25,345	108,603
February ^p	165	96	261	43,408	834	9,626	19,108	29,568	72,976
Cumulative Jan. - Feb. 2006	364	549	913	126,666	961	32,802	21,150	54,913	181,579
Cumulative Jan. - Feb. 2005	309	289	598	84,193	10,356	33,834	8,547	52,737	136,930
Montréal, Quebec									
January ^r	840	838	1,678	245,446	26,169	126,543	65,101	217,813	463,259
February ^p	638	1,407	2,045	339,113	26,299	66,090	114,415	206,804	545,917
Cumulative Jan. - Feb. 2006	1,478	2,245	3,723	584,559	52,468	192,633	179,516	424,617	1,009,176
Cumulative Jan. - Feb. 2005	1,731	3,446	5,177	696,808	33,337	207,892	33,841	275,070	971,878

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, 2006

	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					
Oshawa, Ontario									
January ^r	171	56	227	63,409	370	3,144	18	3,532	66,941
February ^p	192	339	531	78,297	1,275	3,603	16,709	21,587	99,884
Cumulative Jan. - Feb. 2006	363	395	758	141,706	1,645	6,747	16,727	25,119	166,825
Cumulative Jan. - Feb. 2005	267	186	453	84,831	15,868	25,686	9,980	51,534	136,365
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
January ^r	133	169	302	52,436	1,294	39,881	12,324	53,499	105,935
February ^p	170	160	330	55,047	419	27,464	4,128	32,011	87,058
Cumulative Jan. - Feb. 2006	303	329	632	107,483	1,713	67,345	16,452	85,510	192,993
Cumulative Jan. - Feb. 2005	307	310	617	99,487	5,513	69,508	131,320	206,341	305,828
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
January ^r	85	513	598	46,198	0	3,374	7,582	10,956	57,154
February ^p	74	65	139	20,830	0	2,818	3,644	6,462	27,292
Cumulative Jan. - Feb. 2006	159	578	737	67,028	0	6,192	11,226	17,418	84,446
Cumulative Jan. - Feb. 2005	190	86	276	41,168	1,352	6,656	1,731	9,739	50,907
Québec, Quebec									
January ^r	194	109	303	38,616	6,377	15,220	7,631	29,228	67,844
February ^p	200	308	508	65,319	2,315	38,809	24,773	65,897	131,216
Cumulative Jan. - Feb. 2006	394	417	811	103,935	8,692	54,029	32,404	95,125	199,060
Cumulative Jan. - Feb. 2005	515	392	907	122,315	887	27,648	11,574	40,109	162,424
Regina, Saskatchewan									
January ^r	100	6	106	16,536	380	1,996	7,133	9,509	26,045
February ^p	67	0	67	11,712	483	11,520	2,233	14,236	25,948
Cumulative Jan. - Feb. 2006	167	6	173	28,248	863	13,516	9,366	23,745	51,993
Cumulative Jan. - Feb. 2005	72	43	115	15,980	2,728	20,181	7,314	30,223	46,203
Saguenay, Quebec									
January ^r	11	14	25	2,460	115	318	2,179	2,612	5,072
February ^p	8	26	34	4,161	234	1,434	486	2,154	6,315
Cumulative Jan. - Feb. 2006	19	40	59	6,621	349	1,752	2,665	4,766	11,387
Cumulative Jan. - Feb. 2005	10	57	67	6,920	488	291	2,412	3,191	10,111
Saint John, New Brunswick									
January ^r	70	8	78	14,307	201	2,593	0	2,794	17,101
February ^p	41	1	42	6,724	0	2,241	3,530	5,771	12,495
Cumulative Jan. - Feb. 2006	111	9	120	21,031	201	4,834	3,530	8,565	29,596
Cumulative Jan. - Feb. 2005	104	26	130	15,638	103	3,069	60	3,232	18,870
Saskatoon, Saskatchewan									
January ^r	91	3	94	12,602	1,245	10,340	12,396	23,981	36,583
February ^p	81	43	124	16,194	1,379	16,394	27	17,800	33,994
Cumulative Jan. - Feb. 2006	172	46	218	28,796	2,624	26,734	12,423	41,781	70,577
Cumulative Jan. - Feb. 2005	148	86	234	26,570	1,525	7,092	2,932	11,549	38,119
Sherbrooke, Quebec									
January ^r	53	7	60	8,617	1,500	335	165	2,000	10,617
February ^p	71	447	518	52,679	27	5,925	813	6,765	59,444
Cumulative Jan. - Feb. 2006	124	454	578	61,296	1,527	6,260	978	8,765	70,061
Cumulative Jan. - Feb. 2005	97	104	201	23,349	1,006	6,514	1,029	8,549	31,898
St. Catharines-Niagara, Ontario									
January ^r	59	49	108	21,887	430	9,411	332	10,173	32,060
February ^p	65	19	84	16,143	97	10,841	1,749	12,687	28,830
Cumulative Jan. - Feb. 2006	124	68	192	38,030	527	20,252	2,081	22,860	60,890
Cumulative Jan. - Feb. 2005	141	93	234	39,949	751	15,146	12,093	27,990	67,939

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, 2006

	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					
St. John's, Newfoundland and Labrador									
January ^r	146	37	183	24,717	0	5,529	477	6,006	30,723
February ^p	131	15	146	23,982	6	14,933	80	15,019	39,001
Cumulative Jan. - Feb. 2006	277	52	329	48,699	6	20,462	557	21,025	69,724
Cumulative Jan. - Feb. 2005	187	47	234	35,734	203	6,209	3,715	10,127	45,861
Thunder Bay, Ontario									
January ^r	8	3	11	2,402	1,860	2,116	373	4,349	6,751
February ^p	6	0	6	1,299	3,448	4,241	2,337	10,026	11,325
Cumulative Jan. - Feb. 2006	14	3	17	3,701	5,308	6,357	2,710	14,375	18,076
Cumulative Jan. - Feb. 2005	0	16	16	1,329	5,003	10,978	17,056	33,037	34,366
Toronto, Ontario									
January ^r	1,362	2,042	3,404	678,494	56,828	127,281	30,679	214,788	893,282
February ^p	1,058	1,634	2,692	580,358	37,437	185,645	41,238	264,320	844,678
Cumulative Jan. - Feb. 2006	2,420	3,676	6,096	1,258,852	94,265	312,926	71,917	479,108	1,737,960
Cumulative Jan. - Feb. 2005	2,316	4,783	7,099	1,307,469	93,655	363,381	130,312	587,348	1,894,817
Trois-Rivières, Quebec									
January ^r	23	78	101	12,139	259	2,348	8,794	11,401	23,540
February ^p	18	64	82	7,988	1,400	11,401	1,298	14,099	22,087
Cumulative Jan. - Feb. 2006	41	142	183	20,127	1,659	13,749	10,092	25,500	45,627
Cumulative Jan. - Feb. 2005	30	43	73	9,298	1,094	10,678	2,048	13,820	23,118
Vancouver, British Columbia									
January ^r	497	675	1,172	259,095	4,723	97,549	53,670	155,942	415,037
February ^p	541	874	1,415	274,714	9,839	93,997	57,537	161,373	436,087
Cumulative Jan. - Feb. 2006	1,038	1,549	2,587	533,809	14,562	191,546	111,207	317,315	851,124
Cumulative Jan. - Feb. 2005	773	1,806	2,579	450,292	12,664	205,201	40,889	258,754	709,046
Victoria, British Columbia									
January ^r	120	38	158	38,193	227	12,385	2,190	14,802	52,995
February ^p	92	215	307	55,758	807	4,059	2,895	7,761	63,519
Cumulative Jan. - Feb. 2006	212	253	465	93,951	1,034	16,444	5,085	22,563	116,514
Cumulative Jan. - Feb. 2005	193	254	447	85,381	4,918	10,704	6,699	22,321	107,702
Windsor, Ontario									
January ^r	70	165	235	59,589	969	1,596	47,431	49,996	109,585
February ^p	54	4	58	13,379	890	3,348	349	4,587	17,966
Cumulative Jan. - Feb. 2006	124	169	293	72,968	1,859	4,944	47,780	54,583	127,551
Cumulative Jan. - Feb. 2005	197	96	293	46,130	2,932	9,882	9,933	22,747	68,877
Winnipeg, Manitoba									
January ^r	192	282	474	53,679	113	26,710	7,848	34,671	88,350
February ^p	139	83	222	36,288	821	16,215	13,827	30,863	67,151
Cumulative Jan. - Feb. 2006	331	365	696	89,967	934	42,925	21,675	65,534	155,501
Cumulative Jan. - Feb. 2005	334	13	347	52,931	326	30,828	2,979	34,133	87,064

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, 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
Number of dwelling units							
Canada							
January ^r	6,885	17	751	1,455	3,191	429	12,728
February ^p	7,280	16	565	1,249	4,446	268	13,824
Cumulative Jan. - Feb. 2006	14,165	33	1,316	2,704	7,637	697	26,552
Cumulative Jan. - Feb. 2005	12,386	32	1,502	2,957	8,572	702	26,151
Newfoundland and Labrador							
January ^r	51	0	16	4	4	2	77
February ^p	37	0	2	0	2	0	41
Cumulative Jan. - Feb. 2006	88	0	18	4	6	2	118
Cumulative Jan. - Feb. 2005	64	0	16	0	8	1	89
Prince Edward Island							
January ^r	10	0	0	0	32	0	42
February ^p	21	1	6	0	0	0	28
Cumulative Jan. - Feb. 2006	31	1	6	0	32	0	70
Cumulative Jan. - Feb. 2005	32	2	0	0	2	0	36
Nova Scotia							
January ^r	124	2	4	6	42	6	184
February ^p	119	2	8	4	139	7	279
Cumulative Jan. - Feb. 2006	243	4	12	10	181	13	463
Cumulative Jan. - Feb. 2005	194	2	0	10	22	6	234
New Brunswick							
January ^r	54	1	0	1	4	10	70
February ^p	55	2	2	4	2	12	77
Cumulative Jan. - Feb. 2006	109	3	2	5	6	22	147
Cumulative Jan. - Feb. 2005	110	4	2	0	52	2	170
Quebec							
January ^r	764	5	74	190	546	211	1,790
February ^p	1,602	4	114	289	1,348	124	3,481
Cumulative Jan. - Feb. 2006	2,366	9	188	479	1,894	335	5,271
Cumulative Jan. - Feb. 2005	2,799	12	422	137	2,410	311	6,091
Ontario							
January ^r	2,458	6	373	715	1,380	172	5,104
February ^p	1,799	7	161	480	1,382	106	3,935
Cumulative Jan. - Feb. 2006	4,257	13	534	1,195	2,762	278	9,039
Cumulative Jan. - Feb. 2005	4,053	8	642	1,689	2,950	299	9,641
Manitoba							
January ^r	171	0	12	0	278	0	461
February ^p	175	0	0	2	117	0	294
Cumulative Jan. - Feb. 2006	346	0	12	2	395	0	755
Cumulative Jan. - Feb. 2005	320	0	1	9	11	0	341
Saskatchewan							
January ^r	100	0	8	0	4	0	112
February ^p	119	0	8	0	33	2	162
Cumulative Jan. - Feb. 2006	219	0	16	0	37	2	274
Cumulative Jan. - Feb. 2005	141	2	2	23	123	2	293
Alberta							
January ^r	2,176	1	238	158	315	3	2,891
February ^p	2,266	0	224	248	724	0	3,462
Cumulative Jan. - Feb. 2006	4,442	1	462	406	1,039	3	6,353
Cumulative Jan. - Feb. 2005	3,055	2	341	414	951	14	4,777
British Columbia							
January ^r	973	2	26	381	586	24	1,992
February ^p	1,087	0	40	222	699	17	2,065
Cumulative Jan. - Feb. 2006	2,060	2	66	603	1,285	41	4,057
Cumulative Jan. - Feb. 2005	1,606	0	76	675	2,043	67	4,467

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
Number of dwelling units							
Yukon Territory							
January ^r	3	0	0	0	0	1	4
February ^p	0	0	0	0	0	0	0
Cumulative Jan. - Feb. 2006	3	0	0	0	0	1	4
Cumulative Jan. - Feb. 2005	3	0	0	0	0	0	3
Northwest Territories							
January ^r	1	0	0	0	0	0	1
February ^p	0	0	0	0	0	0	0
Cumulative Jan. - Feb. 2006	1	0	0	0	0	0	1
Cumulative Jan. - Feb. 2005	9	0	0	0	0	0	9
Nunavut							
January ^r	0	0	0	0	0	0	0
February ^p	0	0	0	0	0	0	0
Cumulative Jan. - Feb. 2006	0	0	0	0	0	0	0
Cumulative Jan. - Feb. 2005	0	0	0	0	0	0	0

Table 8

Dwelling units, census metropolitan areas, unadjusted, February 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	28	0	0	4	12	0	44
Calgary, Alberta	977	0	112	129	383	0	1,601
Edmonton, Alberta	688	0	94	37	100	0	919
Greater Sudbury / Grand Sudbury, Ontario	17	1	0	0	0	0	18
Halifax, Nova Scotia	47	1	0	0	139	1	188
Hamilton, Ontario	98	0	24	31	1	36	190
Kingston, Ontario	12	1	0	5	0	0	18
Kitchener, Ontario	115	0	12	46	0	3	176
London, Ontario	110	0	16	58	2	2	188
Montréal, Quebec	685	0	43	207	660	65	1,660
Oshawa, Ontario	128	0	12	46	216	0	402
Ottawa-Gatineau, Ontario/Quebec	193	0	32	98	40	4	367
Ottawa-Gatineau, Ontario part, Ontario/Quebec	113	0	30	63	35	1	242
Ottawa-Gatineau, Quebec part, Ontario/Quebec	80	0	2	35	5	3	125
Québec, Quebec	212	0	40	12	147	17	428
Regina, Saskatchewan	48	0	0	0	0	0	48
Saguenay, Quebec	9	0	0	0	16	2	27
Saint John, New Brunswick	13	0	0	0	0	1	14
Saskatoon, Saskatchewan	58	0	8	0	33	2	101
Sherbrooke, Quebec	77	0	4	0	303	2	386
St. Catharines-Niagara, Ontario	43	0	3	12	0	0	58
St. John's, Newfoundland and Labrador	33	0	2	0	2	0	37
Thunder Bay, Ontario	4	0	0	0	0	0	4
Toronto, Ontario	704	0	36	138	1,107	40	2,025
Trois-Rivières, Quebec	19	0	0	0	40	4	63
Vancouver, British Columbia	469	0	16	149	364	12	1,010
Victoria, British Columbia	80	0	8	0	123	2	213
Windsor, Ontario	36	0	2	0	0	1	39
Winnipeg, Manitoba	97	0	0	2	81	0	180

Table 9

Dwelling units, census metropolitan areas, unadjusted, cumulative, January - February 2006

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	56	0	0	4	202	0	262
Calgary, Alberta	1,889	0	204	170	413	0	2,676
Edmonton, Alberta	1,355	0	206	109	320	1	1,991
Greater Sudbury / Grand Sudbury, Ontario	26	1	0	0	0	0	27
Halifax, Nova Scotia	104	1	0	6	141	6	258
Hamilton, Ontario	201	0	52	91	1	36	381
Kingston, Ontario	21	1	0	10	0	7	39
Kitchener, Ontario	243	0	20	107	68	9	447
London, Ontario	274	0	18	90	218	92	692
Montréal, Quebec	1,079	0	85	251	907	217	2,539
Oshawa, Ontario	269	0	54	46	216	0	585
Ottawa-Gatineau, Ontario/Quebec	342	1	54	245	290	9	941
Ottawa-Gatineau, Ontario part, Ontario/Quebec	223	0	52	115	86	3	479
Ottawa-Gatineau, Quebec part, Ontario/Quebec	119	1	2	130	204	6	462
Québec, Quebec	303	0	54	17	181	27	582
Regina, Saskatchewan	95	0	6	0	0	0	101
Saguenay, Quebec	13	1	2	0	16	8	40
Saint John, New Brunswick	30	0	0	1	4	4	39
Saskatoon, Saskatchewan	101	0	10	0	34	2	147
Sherbrooke, Quebec	102	0	6	0	303	4	415
St. Catharines-Niagara, Ontario	92	0	9	36	0	7	144
St. John's, Newfoundland and Labrador	79	0	18	4	6	0	107
Thunder Bay, Ontario	11	0	0	0	0	2	13
Toronto, Ontario	1,828	0	272	539	1,980	62	4,681
Trois-Rivières, Quebec	30	0	0	38	40	11	119
Vancouver, British Columbia	891	0	26	465	584	30	1,996
Victoria, British Columbia	182	0	8	0	151	6	347
Windsor, Ontario	94	0	4	4	118	1	221
Winnipeg, Manitoba	227	0	12	2	351	0	592

Table 10

Value of residential and non-residential building permits, provinces and territories, Unadjusted, 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Canada					
January ^r	2,174,203	183,138	704,243	350,512	3,412,096
February ^p	2,317,447	230,073	761,886	399,522	3,708,928
Cumulative Jan. - Feb. 2006	4,491,650	413,211	1,466,129	750,034	7,121,024
Cumulative Jan. - Feb. 2005	3,982,994	368,060	1,372,790	606,769	6,330,613
Newfoundland and Labrador					
January ^r	10,366	3	3,861	537	14,767
February ^p	7,556	12	7,216	249	15,033
Cumulative Jan. - Feb. 2006	17,922	15	11,077	786	29,800
Cumulative Jan. - Feb. 2005	13,508	372	4,459	7,021	25,360
Prince Edward Island					
January ^r	3,587	252	1,784	2,441	8,064
February ^p	3,268	33	589	0	3,890
Cumulative Jan. - Feb. 2006	6,855	285	2,373	2,441	11,954
Cumulative Jan. - Feb. 2005	5,877	800	12,249	918	19,844
Nova Scotia					
January ^r	32,770	2,059	16,106	882	51,817
February ^p	39,855	10,151	13,661	781	64,448
Cumulative Jan. - Feb. 2006	72,625	12,210	29,767	1,663	116,265
Cumulative Jan. - Feb. 2005	39,464	2,757	23,945	4,495	70,661
New Brunswick					
January ^r	9,187	910	21,964	30,355	62,416
February ^p	9,422	787	10,114	13,802	34,125
Cumulative Jan. - Feb. 2006	18,609	1,697	32,078	44,157	96,541
Cumulative Jan. - Feb. 2005	16,405	1,426	10,730	8,419	36,980
Quebec					
January ^r	258,627	41,650	145,827	33,647	479,751
February ^p	509,445	49,106	111,861	125,125	795,537
Cumulative Jan. - Feb. 2006	768,072	90,756	257,688	158,772	1,275,288
Cumulative Jan. - Feb. 2005	844,473	52,985	227,404	54,748	1,179,610
Ontario					
January ^r	944,699	102,709	210,032	160,176	1,417,616
February ^p	731,146	79,820	286,893	107,492	1,205,351
Cumulative Jan. - Feb. 2006	1,675,845	182,529	496,925	267,668	2,622,967
Cumulative Jan. - Feb. 2005	1,588,781	178,174	530,724	372,522	2,670,201
Manitoba					
January ^r	50,331	630	18,442	7,888	77,291
February ^p	43,729	1,502	24,408	13,986	83,625
Cumulative Jan. - Feb. 2006	94,060	2,132	42,850	21,874	160,916
Cumulative Jan. - Feb. 2005	49,892	2,532	32,357	4,967	89,748
Saskatchewan					
January ^r	17,623	2,435	14,447	24,742	59,247
February ^p	21,752	1,924	22,022	3,364	49,062
Cumulative Jan. - Feb. 2006	39,375	4,359	36,469	28,106	108,309
Cumulative Jan. - Feb. 2005	33,211	4,726	34,630	10,987	83,554
Alberta					
January ^r	456,109	17,362	156,401	16,774	646,646
February ^p	520,556	58,339	164,856	53,777	797,528
Cumulative Jan. - Feb. 2006	976,665	75,701	321,257	70,551	1,444,174
Cumulative Jan. - Feb. 2005	619,771	88,731	277,381	52,161	1,038,044
British Columbia					
January ^r	390,238	14,958	115,225	72,796	593,217
February ^p	430,560	28,399	120,047	80,896	659,902
Cumulative Jan. - Feb. 2006	820,798	43,357	235,272	153,692	1,253,119
Cumulative Jan. - Feb. 2005	769,051	35,351	216,581	90,501	1,111,484

Table 10 – continued

Value of residential and non-residential building permits, provinces and territories, Unadjusted, 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
thousands of dollars					
Yukon Territory					
January ^r	574	20	29	138	761
February ^p	158	0	19	50	227
Cumulative Jan. - Feb. 2006	732	20	48	188	988
Cumulative Jan. - Feb. 2005	978	196	508	30	1,712
Northwest Territories					
January ^r	92	150	125	136	503
February ^p	0	0	200	0	200
Cumulative Jan. - Feb. 2006	92	150	325	136	703
Cumulative Jan. - Feb. 2005	1,580	10	1,420	0	3,010
Nunavut					
January ^r	0	0	0	0	0
February ^p	0	0	0	0	0
Cumulative Jan. - Feb. 2006	0	0	0	0	0
Cumulative Jan. - Feb. 2005	3	0	402	0	405

Table 11

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, February 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	6,444	9,144	0	0	15,588
Calgary, Alberta	235,358	6,541	55,049	39,758	336,706
Edmonton, Alberta	150,353	10,592	44,915	13,125	218,985
Greater Sudbury / Grand Sudbury, Ontario	2,693	7	943	48	3,691
Halifax, Nova Scotia	26,093	8,544	10,927	775	46,339
Hamilton, Ontario	33,512	6,657	10,061	2,311	52,541
Kingston, Ontario	2,945	329	3,101	332	6,707
Kitchener, Ontario	30,330	2,728	15,177	4,206	52,441
London, Ontario	28,876	756	7,284	17,268	54,184
Montréal, Quebec	268,504	26,299	48,570	88,232	431,605
Oshawa, Ontario	56,069	1,156	2,726	15,100	75,051
Ottawa-Gatineau, Ontario/Quebec	54,732	380	22,852	6,540	84,504
Ottawa-Gatineau, Ontario part, Ontario/Quebec	37,465	380	20,781	3,730	62,356
Ottawa-Gatineau, Quebec part, Ontario/Quebec	17,267	0	2,071	2,810	22,148
Québec, Quebec	52,645	2,315	28,521	19,104	102,585
Regina, Saskatchewan	7,568	483	6,586	2,233	16,870
Saguenay, Quebec	3,244	234	1,054	375	4,907
Saint John, New Brunswick	2,142	0	2,241	3,530	7,913
Saskatoon, Saskatchewan	11,864	1,379	9,373	27	22,643
Sherbrooke, Quebec	37,931	27	4,354	627	42,939
St. Catharines-Niagara, Ontario	10,485	88	8,203	1,581	20,357
St. John's, Newfoundland and Labrador	6,696	6	6,025	80	12,807
Thunder Bay, Ontario	811	3,126	3,209	2,112	9,258
Toronto, Ontario	411,307	33,945	140,471	37,266	622,989
Trois-Rivières, Quebec	6,220	1,400	8,379	1,001	17,000
Vancouver, British Columbia	220,729	9,839	72,349	57,537	360,454
Victoria, British Columbia	44,207	807	3,124	2,895	51,033
Windsor, Ontario	8,337	807	2,533	315	11,992
Winnipeg, Manitoba	27,987	821	13,601	13,827	56,236

Table 12

Value of residential and non-residential building permits, census metropolitan areas, unadjusted, cumulative, January - February 2006

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	27,013	12,915	107	335	40,370
Calgary, Alberta	417,947	8,062	121,525	43,262	590,796
Edmonton, Alberta	312,026	17,744	85,327	15,397	430,494
Greater Sudbury / Grand Sudbury, Ontario	4,892	288	1,286	1,014	7,480
Halifax, Nova Scotia	39,237	8,968	21,825	1,188	71,218
Hamilton, Ontario	70,868	10,747	24,340	25,943	131,898
Kingston, Ontario	5,728	449	5,797	423	12,397
Kitchener, Ontario	72,588	4,574	34,749	4,695	116,606
London, Ontario	90,366	906	22,461	19,112	132,845
Montréal, Quebec	409,765	52,468	154,109	107,947	724,289
Oshawa, Ontario	103,793	1,594	4,785	15,116	125,288
Ottawa-Gatineau, Ontario/Quebec	123,360	1,913	51,783	19,963	197,019
Ottawa-Gatineau, Ontario part, Ontario/Quebec	76,601	1,913	46,898	14,857	140,269
Ottawa-Gatineau, Quebec part, Ontario/Quebec	46,759	0	4,885	5,106	56,750
Québec, Quebec	74,697	8,692	41,215	21,415	146,019
Regina, Saskatchewan	16,217	863	8,544	9,366	34,990
Saguenay, Quebec	4,619	349	1,319	1,035	7,322
Saint John, New Brunswick	5,735	201	4,834	3,530	14,300
Saskatoon, Saskatchewan	18,584	2,624	19,516	12,423	53,147
Sherbrooke, Quebec	42,576	1,527	4,633	677	49,413
St. Catharines-Niagara, Ontario	26,806	597	14,366	1,881	43,650
St. John's, Newfoundland and Labrador	16,297	6	8,856	557	25,716
Thunder Bay, Ontario	2,630	5,329	4,595	2,449	15,003
Toronto, Ontario	915,136	101,244	223,823	64,966	1,305,169
Trois-Rivières, Quebec	13,807	1,659	10,337	3,664	29,467
Vancouver, British Columbia	439,251	14,562	151,040	111,207	716,060
Victoria, British Columbia	75,992	1,034	13,115	5,085	95,226
Windsor, Ontario	51,999	1,955	3,578	43,141	100,673
Winnipeg, Manitoba	71,374	934	30,866	21,675	124,849

Table 13

Value of the non-residential permits by type of building, provinces and territories, February 2006

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	1,391,481	7,477	622	24,593	24,703	286,092	474,205
Industrial	230,073	12	33	10,151	787	49,106	79,820
Factories, plants	125,251	0	0	976	0	33,929	47,167
Transportation, utilities	50,014	0	0	8,528	0	6,923	9,668
Mining and agriculture	18,414	0	0	250	420	1,208	6,614
Minor industrial projects, new and improvements ¹	36,394	12	33	397	367	7,046	16,371
Commercial	761,886	7,216	589	13,661	10,114	111,861	286,893
Trade and services	209,453	3,003	0	1,830	0	37,517	72,324
Warehouses	81,699	275	0	5,337	500	4,880	35,246
Service stations	5,345	0	0	0	600	0	2,150
Office buildings	178,195	300	0	1,386	2,270	25,801	79,256
Recreation	80,852	782	0	284	4,509	9,297	35,580
Hotels, restaurants	57,219	800	0	500	0	8,058	14,386
Laboratories	11,750	0	0	0	0	0	0
Minor commercial projects, new and improvements ¹	137,373	2,056	589	4,324	2,235	26,308	47,951
Institutional and governmental	399,522	249	0	781	13,802	125,125	107,492
Schools, education	245,513	0	0	735	12,593	70,934	87,486
Hospitals, medical	47,370	0	0	0	0	18,775	6,595
Welfare, home	58,019	0	0	0	335	15,354	1,189
Churches, religion	8,412	0	0	0	550	2,712	2,257
Government buildings	21,574	0	0	0	0	12,708	2,683
Minor institutional and governmental projects, new and improvements ¹	18,634	249	0	46	324	4,642	7,282
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	39,896	27,310	276,972	229,342	69	200	0
Industrial	1,502	1,924	58,339	28,399	0	0	0
Factories, plants	400	807	32,641	9,331	0	0	0
Transportation, utilities	0	0	20,628	4,267	0	0	0
Mining and agriculture	0	0	250	9,672	0	0	0
Minor industrial projects, new and improvements ¹	1,102	1,117	4,820	5,129	0	0	0
Commercial	24,408	22,022	164,856	120,047	19	200	0
Trade and services	10,849	8,425	29,511	45,994	0	0	0
Warehouses	600	1,900	19,850	13,111	0	0	0
Service stations	0	800	765	1,030	0	0	0
Office buildings	7,330	6,367	47,004	8,481	0	0	0
Recreation	0	281	12,045	18,074	0	0	0
Hotels, restaurants	1,600	0	23,024	8,851	0	0	0
Laboratories	0	2,000	9,750	0	0	0	0
Minor commercial projects, new and improvements ¹	4,029	2,249	22,907	24,506	19	200	0
Institutional and governmental	13,986	3,364	53,777	80,896	50	0	0
Schools, education	1,783	0	23,448	48,534	0	0	0
Hospitals, medical	6,216	840	9,340	5,604	0	0	0
Welfare, home	3,390	0	18,151	19,600	0	0	0
Churches, religion	298	695	0	1,900	0	0	0
Government buildings	994	975	1,468	2,746	0	0	0
Minor institutional and governmental projects, new and improvements ¹	1,305	854	1,370	2,512	50	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 on Cansim, tables 029-0039 to 029-0040 for the «Capital expenditures by type of asset» and tables 029-0005 to 029-0024 and 032-0001 to 032-0002 for the «Private and Public Investment in Canada Intentions» (cat. no. 61-205-X).

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

Building categories

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

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

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

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

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

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

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

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

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

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

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

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

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

Geographic classification

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

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

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

Census division (CD) : Refers to a group of census subdivisions established by provincial law. There are two hundred and 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 2005, 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
BOR	Borough
C	City
C.A.	Census Agglomeration
CC	Chartered Community
CDR	Census Division Remainder
CM	County (Municipality)
C.M.A.	Census Metropolitan Area
COM	Community
CR	County Remainder
CT	Canton
CU	Cantons-Unis
DM	District (Municipality)
HAM	Hamlet
ID	Improvement District
IGD	Indian Government District
LGD	Local Government District
LOT	Lot and Royalty
M	Municipalité
MD	Municipal District
NH	Northern Hamlet
NT	Northern Town
NV	Northern Village
N.W.T.	NorthWest Territories
P	Paroisse
PAR	Parish
PD	Planning District
PDR	Planning District Remainder
RCR	Rural County Remainder
RGM	Regional Municipality
R.M.R.	Région métropolitaine de recensement
RDR	Regional District Remainder
RM	Rural Municipality
RV	Resort Village
SA	Special Area
S-E	Indian Settlement/Établissement indien
SCM	Subdivision of County Municipality
SD	Sans désignation
SET	Settlement
SM	Specialize Municipality
SRD	Subdivision of Regional District
SUN	Subdivision of Unorganized District
SV	Summer Village

T	Town
T.N.O.	Territoires du Nord-Ouest
TP	Township
UCR	Urban County Remainder
UNO	Unorganized/Non organisé
V	Ville
VC	Village Cri
VL	Village
VN	Village Nordique