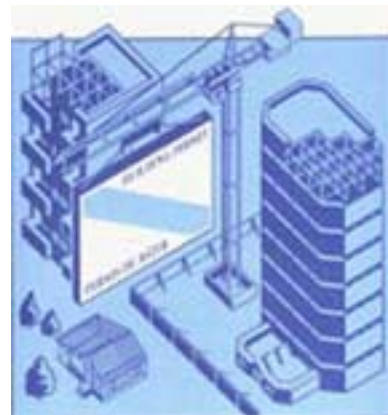




Catalogue no. 64-001-XIE

Building permits

March 2005



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Statistics Canada
Investment and capital stock division
Current investment indicators section

Building permits

March 2005

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The following standard symbols are used in Statistics Canada publications:

- . not available for any reference period
- .. not available for a specific reference period
- ... not applicable
- 0 true zero or a value rounded to zero
- 0^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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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

- The total value of building permits issued by municipalities reached \$5.27 billion in March, up 4.9% from February and the second highest level on record. Businesses and governments planned to invest massively in the construction of buildings as the value of non-residential permits reached a record-high in March.

Analysis – March 2005

The total value of building permits issued by municipalities reached \$5.27 billion in March, up 4.9% from February and the second highest level on record. Businesses and governments planned to invest massively in the construction of buildings as the value of non-residential permits reached a record-high in March.

The overall value of building permits in March has only been surpassed by the June 2004 level, when the value of building permits totalled \$5.31 billion.

The value of construction projects in the non-residential sector totalled \$2.3 billion in March, a 38.7% jump from February. This level surpassed the previous record-high reached in August 1989 and was 50.1% higher than the average monthly level in 2004. Double-digit gains in the industrial, commercial and institutional components were behind this strong result. The non-residential sector has been on an upward trend since March 2004.

The residential picture was quite different. Builders took out \$2.9 billion worth of permits in March, down 12.2% from February, the result of declines in both single- and multi-family components. For the first time in 10 months, the \$3 billion mark has not been reached in the residential sector.

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.

For the first three months of 2005, the value of building permits totalled \$14.7 billion, up 15.8% over the same period in 2004. While the residential sector contributed to this gain (+8.0%), it was largely the strength in the non-residential sector (+32.0%) that fuelled this growth.

Regionally, the strongest gain so far in 2005 occurred in Toronto due to the advances in the non-residential sector and in the multi-family component. In addition to Toronto, the growth in the cumulative figures was strong in Western Canada where all metropolitan areas west of Winnipeg showed large increases in their value of building permits.

Housing: The demand cools down

The demand for new dwellings weakened in March as municipalities authorized the construction of 17,840 new dwelling units, the lowest number since April 2003 and far less than the 21,250 units authorized in February.

The value of single-family permits declined 6.3% to \$2.0 billion in March. The value of construction intentions for multi-family dwellings retreated 23.0% to \$913 million as proposed projects for apartment/condominiums dropped.

Despite the decline in March, the housing sector remained solid due to low mortgage rates and their positive impact on affordability, rising disposable income as well as strong consumer confidence. In contrast, weaker growth in employment as well as rising vacancy rates and a more balanced resale market for existing homes cooled down the feverish demand for new housing.

The decline for the residential permits in March came largely from Ontario (-14.4%) and Quebec (-25.3%). Marked declines occurred in both single- and multi-family components in these two provinces. At \$533 million, Quebec recorded its lowest level since June 2003. The results in British Columbia also showed a significant decline in residential permits, but this followed very strong construction intentions for multi-family dwellings in February.

For the first quarter of 2005, the value of residential permits totalled just under \$9.3 billion, up 8.0% from the first quarter of 2004. A substantial rise in the multi-family component combined with a more moderate gain in the value of single-family permits explained this strong growth.

At the provincial level, 7 out of the 10 provinces posted gains in their cumulative value of residential permits. The largest gains occurred in Ontario, Alberta and British Columbia.

Non residential sector: Boom in the three components

The value of non-residential building permits issued by municipalities surged a blistering 38.7% in March to \$2.3 billion, forging a new monthly record and breaching the \$2 billion threshold for the second time. A record value in the institutional component combined with very high levels in the commercial and industrial components propelled non-residential permits above the previous record of \$2.2 billion set in August 1989.

Construction intentions in the institutional sector increased a spectacular 98.3% to \$796 million. This growth was based mainly on strong construction intentions in the government administrative and the hospital categories. Alberta experienced the greatest increase as a result of a large project in the government administrative building category.

The commercial component recorded a fourth consecutive monthly gain in March, a 12.6% jump from February. The value of construction intentions for commercial buildings reached \$1.2 billion in March, just below the record set in August 1989. Gains were posted in eight of the provinces and territories in March. This surge was mainly due to higher construction intentions for hotel and warehouse buildings.

Construction intentions for industrial projects rose 51.4% to \$381 million in March, the result of large increases in the manufacturing and utility building categories. This was the second increase in a row and this level was 31.6% higher than the average monthly level recorded in 2004. Newfoundland and Labrador posted the most significant increase due to a large project in the utility building category.

The excellent results for the non-residential sector are consistent with economic indicators. Excluding the transportation equipment sector, manufacturers maintained the strong pace seen in January with shipments edging up 0.3% in February. On the commercial side, strong consumer spending in most retail stores pushed sales above the \$30 billion mark for the first time ever in February. Industries operated at 86.0% of their capacity, compared with 85.7% in the third quarter of 2004. A high capacity utilization rate could have a positive impact on the construction intentions for industrial projects.

Of the 28 census metropolitan areas, 21 recorded monthly increases in the value of non-residential permits. The largest gain occurred in Toronto and Calgary, and the largest decrease was in Ottawa.

Provincially, the largest increase (in dollars) occurred in Alberta where intentions were up 91.1% to \$483 million. Increases in all three components pushed March's total to its highest level on record.

On a year-to-date basis, municipalities issued \$5.5 billion worth of non-residential permits, up 32.0% from the same period in 2004. All three components were up from last year.

Year-to-date value in the commercial sector rose 39.4% to record almost a \$1.0 billion gain, mainly due to higher construction intentions in the office building category. The value of permits for industrial buildings was up 7.2% while institutional construction intentions recorded a 32.8% rise.

The year-to-date results are consistent with private and public investment survey intentions, which had forecast a 6.0% increase in construction investment (including engineering construction) for 2005.

Non-residential permits so far this year have increased in all provinces except Quebec. The largest increase was in Alberta (+129.7%), where the commercial component gained an impressive 91.8% and the industrial component a

spectacular 195.8%. Both components were up significantly from the same period last year as a result of the positive impact of energy resource development and the resulting diversification in commercial construction.

In contrast, Quebec showed a decline in all three non-residential components.

Chart 1

Total value of building permits

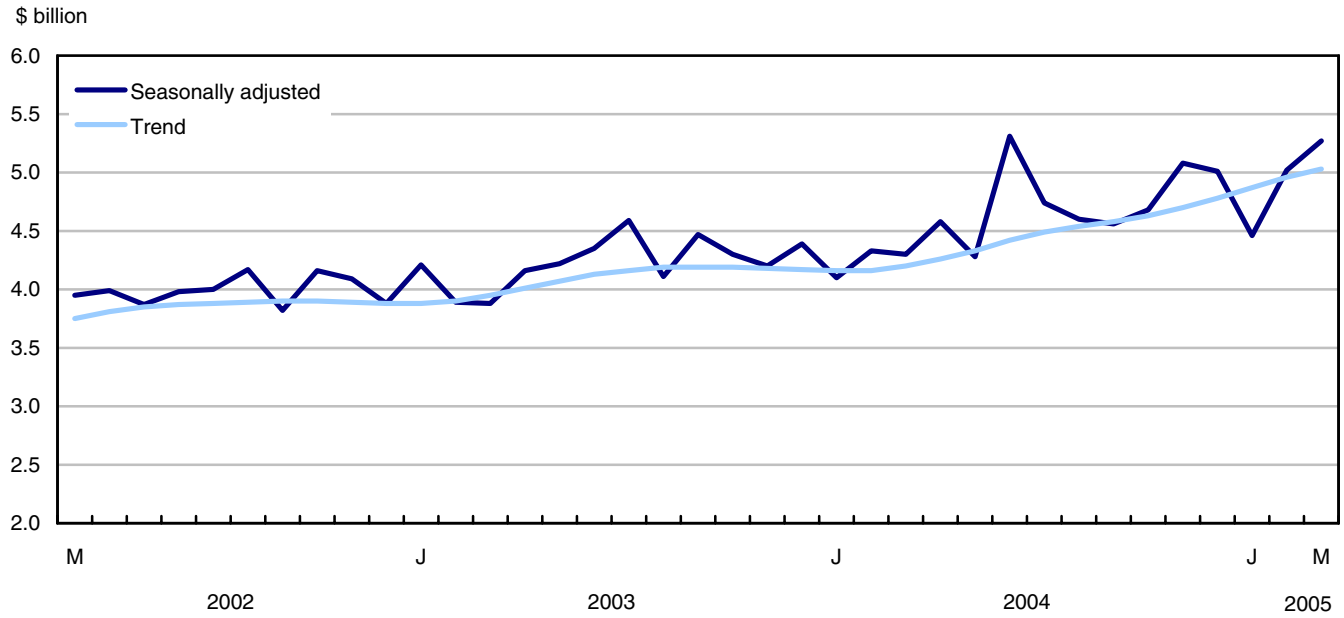


Chart 2

Residential value of building permits - Total

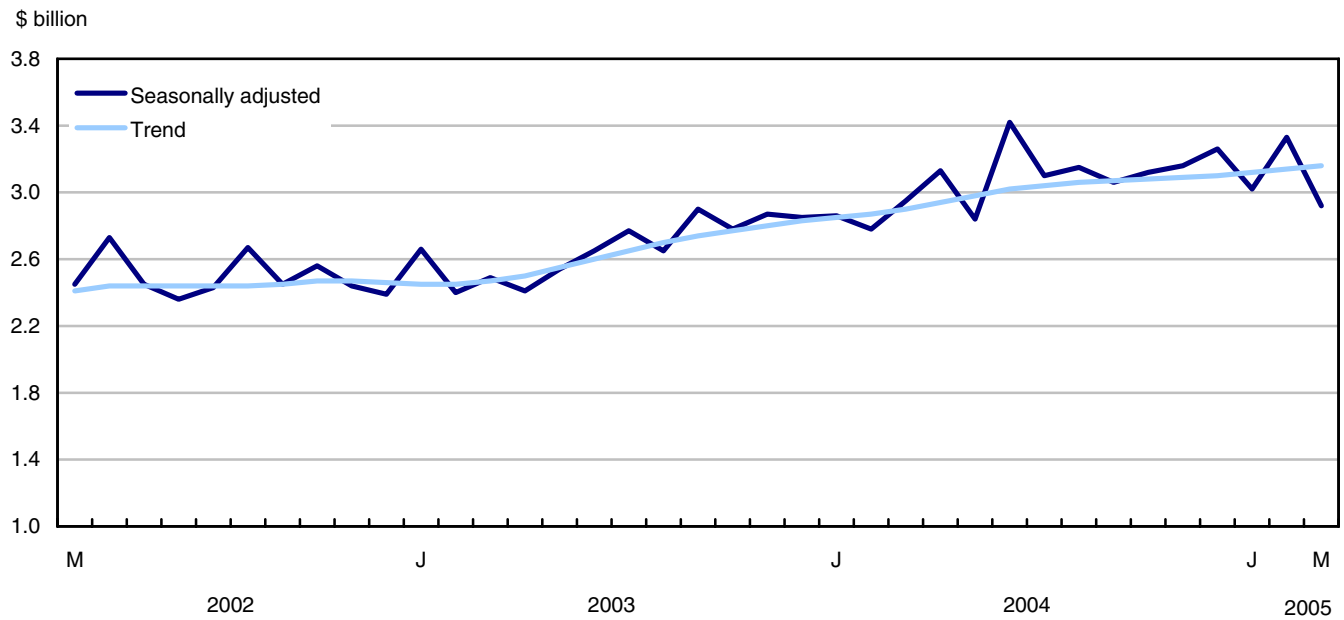


Chart 3

Number of dwelling units - Single and multiple

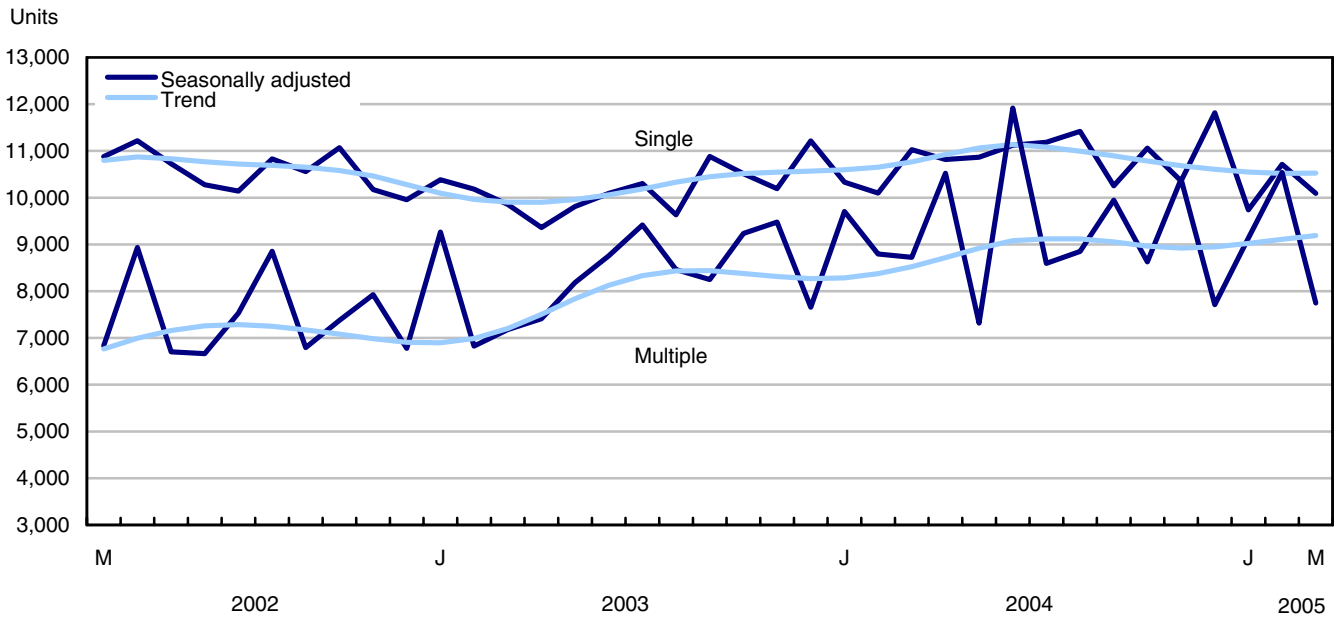


Chart 4

Non residential value of building permits - Total

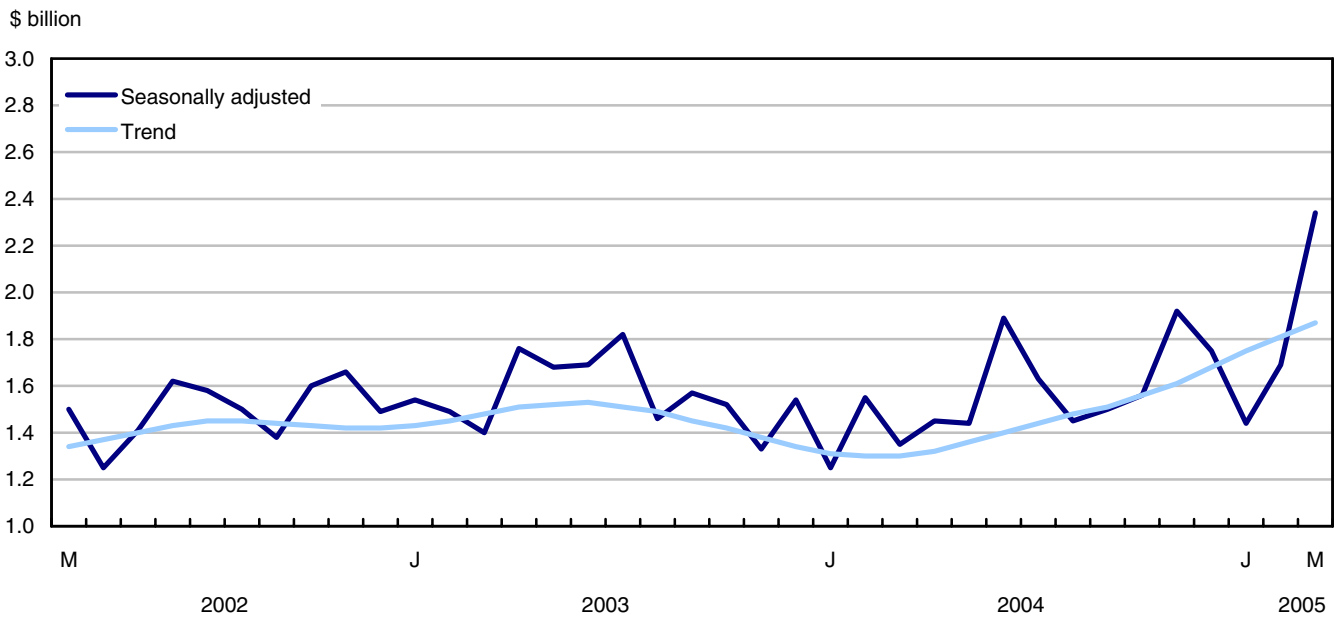


Chart 5

Commercial value of building permits

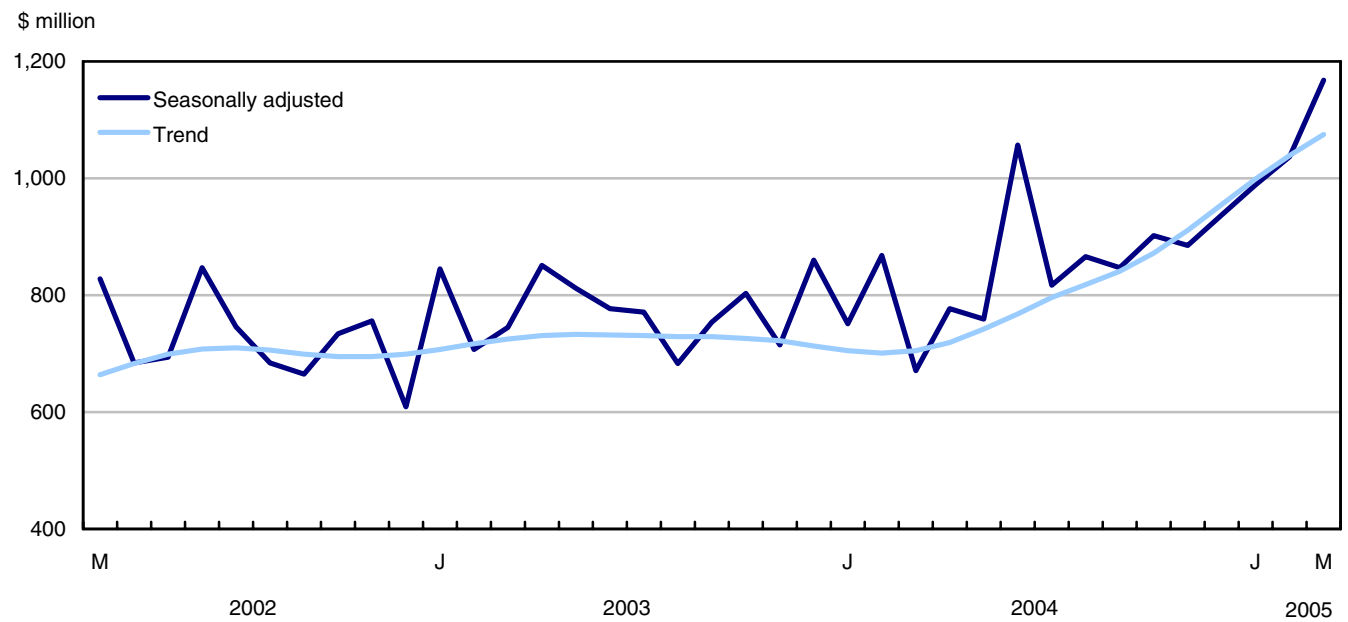


Chart 6

Industrial value of building permits

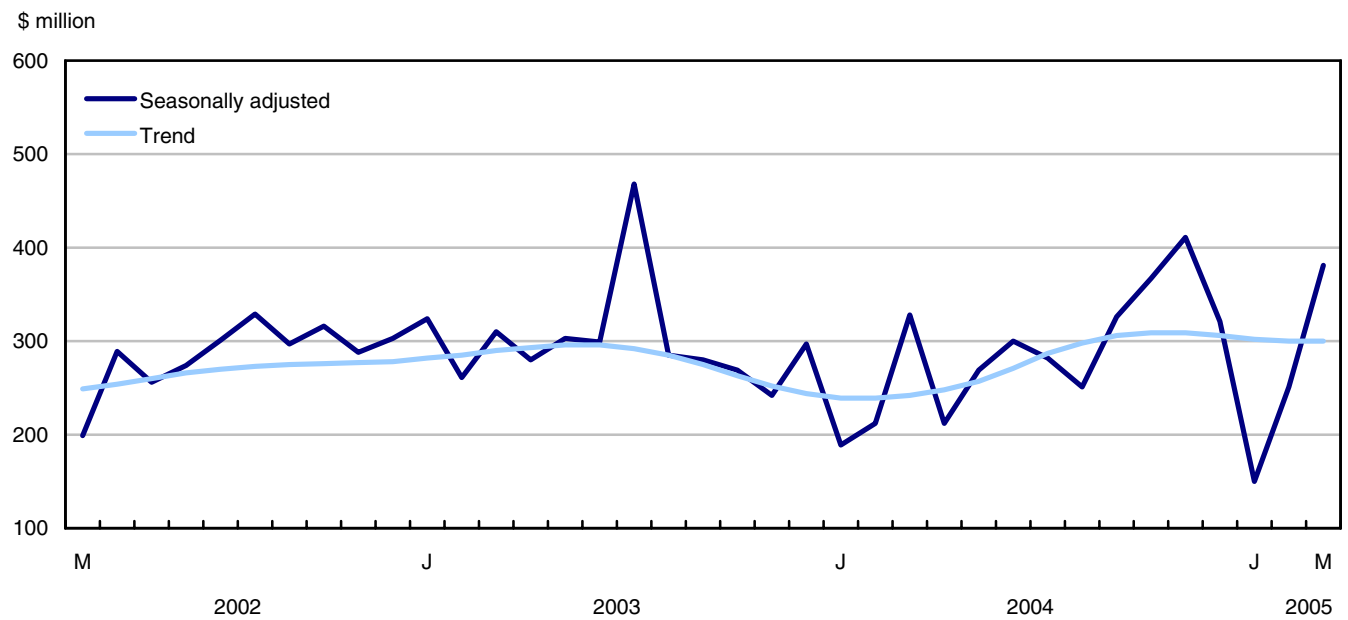
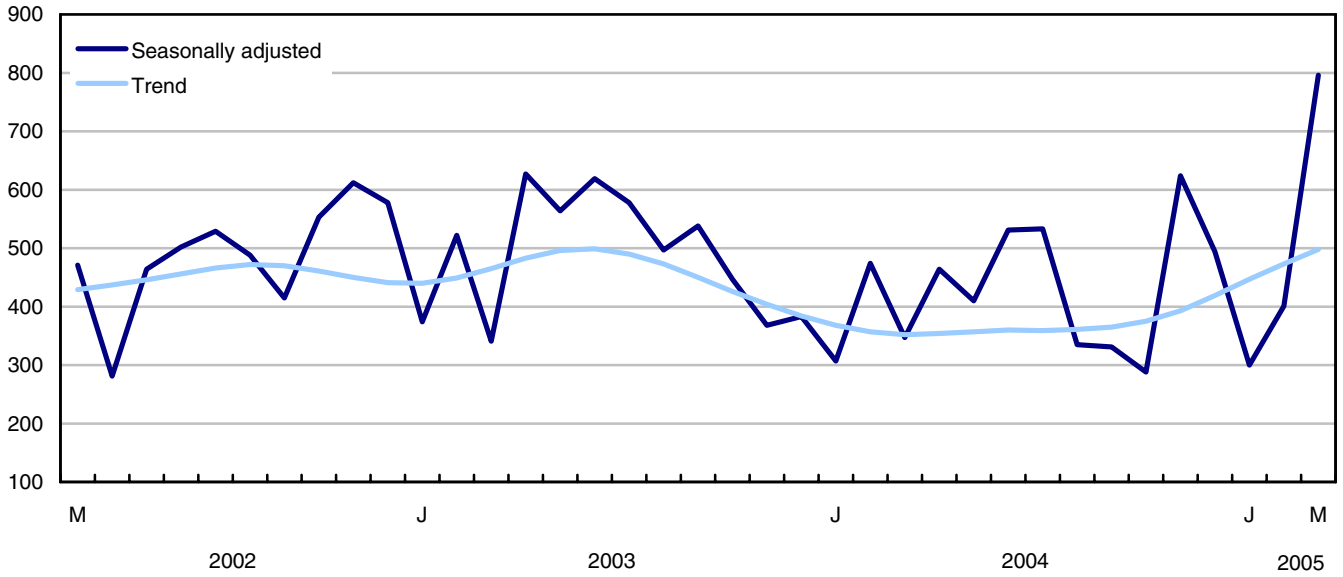


Chart 7

Institutional and governmental value of building permits

\$ million



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		March to February	February to January	January to December	December to November	November to October	October to September
	March ^p	February ^r						
	thousands of dollars		percentage change					
Canada	5,268,209	5,019,999	4.9	12.6	-11.1	-1.3	8.6	2.6
Newfoundland and Labrador	77,031	34,076	126.1	-10.0	1.1	-12.9	-27.3	48.2
Prince Edward Island	11,030	24,770	-55.5	92.6	-28.9	-19.3	-42.1	188.1
Nova Scotia	94,518	62,428	51.4	0.2	-21.6	-25.8	11.5	17.8
New Brunswick	58,263	54,265	7.4	22.8	-2.9	-23.6	-43.2	20.6
Quebec	811,110	974,379	-16.8	9.4	8.0	-28.1	17.4	3.4
Ontario	2,118,676	2,187,010	-3.1	17.0	-26.3	29.3	-3.2	8.9
Manitoba	90,553	80,622	12.3	12.3	-25.8	2.5	18.4	-34.9
Saskatchewan	96,770	49,067	97.2	-29.1	30.6	-26.3	6.9	-19.6
Alberta	962,879	747,223	28.9	0.6	12.2	-14.3	14.5	17.4
British Columbia	941,745	800,047	17.7	22.6	0.7	-18.1	49.0	-25.8
Yukon Territory	2,198	3,264	-32.7	-2.5	8.4	22.2	-74.3	172.7
Northwest Territories	3,409	2,446	39.4	333.7	-93.2	183.7	-75.3	-57.4
Nunavut	27	402	-93.3	13,300.0	-88.0	-96.1	126.1	-93.2

Table 2

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

	2005		March to February	February to January	January to December	December to November	November to October	October to September
	March ^p	February ^r						
	thousands of dollars		percentage change					
Canada	2,344,741	1,689,976	38.7	17.4	-17.8	-8.8	23.4	3.5
Newfoundland and Labrador	46,961	8,156	475.8	12.3	-15.4	-0.8	-65.0	152.7
Prince Edward Island	3,178	12,695	-75.0	898.0	-83.1	-13.7	-59.6	1,924.7
Nova Scotia	28,745	14,334	100.5	-15.0	-24.2	-47.7	18.4	25.5
New Brunswick	19,550	12,558	55.7	3.6	-9.0	-31.5	-68.4	33.8
Quebec	278,350	261,421	6.5	-3.4	24.6	-33.2	12.0	8.0
Ontario	960,050	833,794	15.1	48.6	-35.9	-7.2	32.2	2.0
Manitoba	39,084	29,165	34.0	11.8	-38.5	21.9	20.0	-53.4
Saskatchewan	64,070	18,697	242.7	-51.9	53.8	-29.1	24.7	-33.6
Alberta	483,235	252,859	91.1	-20.9	12.6	3.1	17.7	46.5
British Columbia	420,418	244,652	71.8	32.3	-26.3	11.6	107.4	-34.5
Yukon Territory	665	124	436.3	-79.7	2,950.0	-97.3	-86.1	927.6
Northwest Territories	415	1,119	-62.9	259.8	-94.5	249.5	-64.8	-75.3
Nunavut	20	402	-95.0	...	...	-100.0	...	-100.0

Table 3

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

	2005		March to February	February to January	January to December	December to November	November to October	October to September
	March ^p	February ^r						
	thousands of dollars		percentage change					
Canada	2,923,468	3,330,023	-12.2	10.3	-7.5	3.3	1.2	2.1
Newfoundland and Labrador	30,070	25,920	16.0	-15.3	6.0	-15.9	-0.2	14.2
Prince Edward Island	7,852	12,075	-35.0	4.2	9.9	-22.9	-19.8	38.0
Nova Scotia	65,773	48,094	36.8	5.8	-20.6	-11.5	7.3	13.6
New Brunswick	38,713	41,707	-7.2	30.0	-0.4	-19.8	-7.3	5.7
Quebec	532,760	712,958	-25.3	14.9	2.1	-26.0	19.7	1.6
Ontario	1,158,626	1,353,216	-14.4	3.4	-21.3	63.0	-22.4	13.1
Manitoba	51,469	51,457	0.0	12.7	-15.9	-8.8	17.4	-15.7
Saskatchewan	32,700	30,370	7.7	0.1	9.4	-23.4	-6.3	-4.7
Alberta	479,644	494,364	-3.0	16.9	11.9	-23.9	12.8	6.2
British Columbia	521,327	555,395	-6.1	18.8	17.8	-29.9	34.0	-23.2
Yukon Territory	1,533	3,140	-51.2	14.7	-10.8	70.6	-61.0	48.9
Northwest Territories	2,994	1,327	125.6	424.5	-90.4	102.2	-82.0	-21.3
Nunavut	7	0	...	-100.0	-88.0	-95.6	100.0	-91.2

Table 4

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

	2005		March to February	February to January	January to December	December to November	November to October	October to September
	March ^p	February ^r						
	units		percentage change					
Canada	214,080	255,012	-16.1	12.6	-3.3	-5.9	5.4	-2.5
Newfoundland and Labrador	2,232	2,124	5.1	-11.5	-1.0	-16.2	5.7	5.1
Prince Edward Island	780	840	-7.1	-7.9	-16.5	0.0	-28.9	62.0
Nova Scotia	5,100	3,084	65.4	-7.2	-29.3	-9.7	11.3	12.1
New Brunswick	3,180	4,164	-23.6	53.5	-24.4	-3.5	-22.1	9.6
Quebec	41,088	60,672	-32.3	10.6	2.2	-17.0	13.3	-1.2
Ontario	76,332	96,000	-20.5	10.2	-18.4	34.3	-8.9	3.8
Manitoba	3,996	3,900	2.5	5.9	-21.1	1.8	14.4	-19.9
Saskatchewan	2,496	2,484	0.5	-21.6	62.0	-36.3	-36.0	8.4
Alberta	42,756	45,912	-6.9	29.0	17.4	-37.2	18.3	9.2
British Columbia	35,592	35,316	0.8	8.0	32.3	-31.1	33.3	-33.3
Yukon Territory	192	264	-27.3	...	-100.0	41.7	-64.7	41.7
Northwest Territories	336	252	33.3	425.0	-73.3	400.0	-97.0	52.3
Nunavut	0	0	...	...	...	-100.0	0.0	-90.9

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									
February r	10,713	10,538	21,251	3,330,023	251,426	1,037,053	401,497	1,689,976	5,019,999
March p	10,091	7,749	17,840	2,923,468	380,610	1,167,794	796,337	2,344,741	5,268,209
Cumulative Jan. - Mar. 2005	30,545	27,423	57,968	9,271,544	782,195	3,193,903	1,498,247	5,474,345	14,745,889
Cumulative Jan. - Mar. 2004	31,459	27,224	58,683	8,585,923	729,846	2,290,640	1,128,307	4,148,793	12,734,716
Newfoundland and Labrador									
February r	165	12	177	25,920	298	5,218	2,640	8,156	34,076
March p	146	40	186	30,070	31,784	14,992	185	46,961	77,031
Cumulative Jan. - Mar. 2005	477	86	563	86,589	32,156	23,020	7,206	62,382	148,971
Cumulative Jan. - Mar. 2004	540	64	604	79,370	588	22,777	1,940	25,305	104,675
Prince Edward Island									
February r	68	2	70	12,075	150	11,947	598	12,695	24,770
March p	55	10	65	7,852	130	2,146	902	3,178	11,030
Cumulative Jan. - Mar. 2005	199	12	211	31,516	930	14,395	1,820	17,145	48,661
Cumulative Jan. - Mar. 2004	203	20	223	27,430	205	3,026	5,016	8,247	35,677
Nova Scotia									
February r	252	5	257	48,094	2,135	11,498	701	14,334	62,428
March p	267	158	425	65,773	762	27,140	843	28,745	94,518
Cumulative Jan. - Mar. 2005	763	196	959	159,331	3,519	51,085	5,338	59,942	219,273
Cumulative Jan. - Mar. 2004	788	309	1,097	150,511	10,425	36,990	7,848	55,263	205,774
New Brunswick									
February r	321	26	347	41,707	410	11,160	988	12,558	54,265
March p	240	25	265	38,713	4,141	13,948	1,461	19,550	58,263
Cumulative Jan. - Mar. 2005	757	81	838	112,507	5,567	28,778	9,880	44,225	156,732
Cumulative Jan. - Mar. 2004	803	123	926	120,826	9,837	17,096	2,397	29,330	150,156
Quebec									
February r	2,194	2,862	5,056	712,958	35,580	157,363	68,478	261,421	974,379
March p	1,941	1,483	3,424	532,760	53,876	159,928	64,546	278,350	811,110
Cumulative Jan. - Mar. 2005	6,206	6,844	13,050	1,866,148	107,220	514,447	188,643	810,310	2,676,458
Cumulative Jan. - Mar. 2004	6,324	7,772	14,096	1,866,514	232,107	529,407	303,759	1,065,273	2,931,787
Ontario									
February r	3,976	4,024	8,000	1,353,216	138,091	445,937	249,766	833,794	2,187,010
March p	3,510	2,851	6,361	1,158,626	167,493	432,330	360,227	960,050	2,118,676
Cumulative Jan. - Mar. 2005	10,781	10,841	21,622	3,820,333	378,810	1,218,690	757,591	2,355,091	6,175,424
Cumulative Jan. - Mar. 2004	12,056	8,334	20,390	3,483,299	352,858	931,038	606,018	1,889,914	5,373,213
Manitoba									
February r	308	17	325	51,457	2,136	24,246	2,783	29,165	80,622
March p	297	36	333	51,469	4,577	14,724	19,783	39,084	90,553
Cumulative Jan. - Mar. 2005	908	57	965	148,601	7,109	62,487	24,750	94,346	242,947
Cumulative Jan. - Mar. 2004	948	97	1,045	151,121	10,959	58,271	24,539	93,769	244,890
Saskatchewan									
February r	166	41	207	30,370	3,377	12,660	2,660	18,697	49,067
March p	204	4	208	32,700	12,622	36,517	14,931	64,070	96,770
Cumulative Jan. - Mar. 2005	525	154	679	93,414	17,348	78,346	25,918	121,612	215,026
Cumulative Jan. - Mar. 2004	472	187	659	89,055	9,805	32,924	18,095	60,824	149,879
Alberta									
February r	2,139	1,687	3,826	494,364	54,508	163,329	35,022	252,859	747,223
March p	2,249	1,314	3,563	479,644	75,789	180,285	227,161	483,235	962,879
Cumulative Jan. - Mar. 2005	6,504	3,851	10,355	1,396,859	164,520	611,817	279,322	1,055,659	2,452,518
Cumulative Jan. - Mar. 2004	5,540	4,973	10,513	1,202,216	55,627	319,024	84,851	459,502	1,661,718

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									
February ^r	1,081	1,862	2,943	555,395	14,641	192,150	37,861	244,652	800,047
March ^p	1,156	1,810	2,966	521,327	29,436	285,419	105,563	420,418	941,745
Cumulative Jan. - Mar. 2005	3,352	5,283	8,635	1,544,252	64,810	588,143	197,014	849,967	2,394,219
Cumulative Jan. - Mar. 2004	3,671	5,336	9,007	1,401,948	47,164	332,036	60,824	440,024	1,841,972
Yukon Territory									
February ^r	22	0	22	3,140	90	34	0	124	3,264
March ^p	16	0	16	1,533	0	58	607	665	2,198
Cumulative Jan. - Mar. 2005	38	0	38	7,410	196	566	637	1,399	8,809
Cumulative Jan. - Mar. 2004	43	1	44	6,129	44	705	495	1,244	7,373
Northwest Territories									
February ^r	21	0	21	1,327	10	1,109	0	1,119	2,446
March ^p	10	18	28	2,994	0	287	128	415	3,409
Cumulative Jan. - Mar. 2005	35	18	53	4,574	10	1,707	128	1,845	6,419
Cumulative Jan. - Mar. 2004	70	0	70	5,379	227	7,034	4,005	11,266	16,645
Nunavut									
February ^r	0	0	0	0	0	402	0	402	402
March ^p	0	0	0	7	0	20	0	20	27
Cumulative Jan. - Mar. 2005	0	0	0	10	0	422	0	422	432
Cumulative Jan. - Mar. 2004	1	8	9	2,125	0	312	8,520	8,832	10,957

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					
	Singles ¹	Multiples	Total dwellings	Residential	Non-residential			Total	
					Industrial	Commercial	Institutional and governmental		
	units			thousands of dollars					
Abbotsford, British Columbia									
February ^r	32	42	74	9,524	1,303	7,333	1,141	9,777	19,301
March ^p	46	85	131	12,563	2,179	1,590	52,399	56,168	68,731
Cumulative Jan. - Mar. 2005	110	130	240	27,862	9,556	10,242	53,540	73,338	101,200
Cumulative Jan. - Mar. 2004	171	135	306	34,390	4,843	3,797	1,335	9,975	44,365
Calgary, Alberta									
February ^r	736	472	1,208	186,998	14,320	90,325	10,960	115,605	302,603
March ^p	745	361	1,106	200,048	48,054	67,477	197,384	312,915	512,963
Cumulative Jan. - Mar. 2005	2,227	912	3,139	533,808	71,695	194,835	212,686	479,216	1,013,024
Cumulative Jan. - Mar. 2004	2,118	2,109	4,227	519,290	9,312	145,815	23,269	178,396	697,686
Edmonton, Alberta									
February ^r	630	788	1,418	139,705	5,125	23,440	14,751	43,316	183,021
March ^p	713	593	1,306	131,803	5,987	56,406	6,846	69,239	201,042
Cumulative Jan. - Mar. 2005	1,985	2,042	4,027	420,672	29,498	149,554	30,984	210,036	630,708
Cumulative Jan. - Mar. 2004	1,552	2,211	3,763	350,926	9,770	85,261	18,934	113,965	464,891
Greater Sudbury / Grand Sudbury, Ontario									
February ^r	9	0	9	2,472	445	1,529	1,543	3,517	5,989
March ^p	15	0	15	2,954	143	2,404	350	2,897	5,851
Cumulative Jan. - Mar. 2005	30	0	30	8,135	625	15,767	7,460	23,852	31,987
Cumulative Jan. - Mar. 2004	31	0	31	5,939	690	2,048	1,663	4,401	10,340
Halifax, Nova Scotia									
February ^r	87	5	92	19,779	1,140	7,226	200	8,566	28,345
March ^p	98	135	233	35,297	130	9,273	300	9,703	45,000
Cumulative Jan. - Mar. 2005	278	159	437	74,987	1,270	25,759	567	27,596	102,583
Cumulative Jan. - Mar. 2004	355	271	626	90,094	1,699	14,906	5,181	21,786	111,880
Hamilton, Ontario									
February ^r	159	283	442	56,526	1,009	2,771	17,027	20,807	77,333
March ^p	91	79	170	37,879	592	8,923	20,578	30,093	67,972
Cumulative Jan. - Mar. 2005	459	576	1,035	169,244	2,523	27,317	40,385	70,225	239,469
Cumulative Jan. - Mar. 2004	383	526	909	141,799	19,800	40,106	7,266	67,172	208,971
Kingston, Ontario									
February ^r	22	0	22	3,445	127	7,879	25	8,031	11,476
March ^p	30	2	32	4,829	60	1,833	1,920	3,813	8,642
Cumulative Jan. - Mar. 2005	72	5	77	12,190	277	11,803	5,301	17,381	29,571
Cumulative Jan. - Mar. 2004	117	13	130	18,334	673	8,331	12,273	21,277	39,611
Kitchener, Ontario									
February ^r	145	103	248	40,720	2,046	13,356	1,732	17,134	57,854
March ^p	151	270	421	47,986	3,696	7,413	38,156	49,265	97,251
Cumulative Jan. - Mar. 2005	467	443	910	127,871	8,163	46,336	40,927	95,426	223,297
Cumulative Jan. - Mar. 2004	540	310	850	125,753	17,441	32,011	61,965	111,417	237,170
London, Ontario									
February ^r	188	262	450	57,894	8,797	16,333	2,340	27,470	85,364
March ^p	137	97	234	34,201	2,674	8,262	18,553	29,489	63,690
Cumulative Jan. - Mar. 2005	465	398	863	119,913	14,526	41,593	27,348	83,467	203,380
Cumulative Jan. - Mar. 2004	494	319	813	115,015	9,447	37,080	62,663	109,190	224,205
Montréal, Quebec									
February ^r	905	2,045	2,950	388,037	23,833	92,909	37,747	154,489	542,526
March ^p	749	654	1,403	242,069	42,299	98,448	16,069	156,816	398,885
Cumulative Jan. - Mar. 2005	2,514	4,330	6,844	956,424	75,636	327,918	58,206	461,760	1,418,184
Cumulative Jan. - Mar. 2004	2,725	4,987	7,712	1,020,391	71,275	301,666	176,446	549,387	1,569,778

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									
February ^r	138	109	247	42,901	18,518	3,504	11,411	33,433	76,334
March ^p	260	47	307	66,940	305	12,007	90	12,402	79,342
Cumulative Jan. - Mar. 2005	539	239	778	151,776	20,067	36,474	11,540	68,081	219,857
Cumulative Jan. - Mar. 2004	419	374	793	149,613	11,010	17,879	29,482	58,371	207,984
Ottawa-Gatineau, Ontario part, Ontario/Quebec									
February ^r	194	220	414	63,682	90	69,688	95,214	164,992	228,674
March ^p	171	300	471	97,388	1,276	16,961	22,812	41,049	138,437
Cumulative Jan. - Mar. 2005	491	619	1,110	197,135	6,815	124,957	129,371	261,143	458,278
Cumulative Jan. - Mar. 2004	718	1,029	1,747	278,059	2,369	91,334	51,888	145,591	423,650
Ottawa-Gatineau, Quebec part, Ontario/Quebec									
February ^r	99	53	152	23,735	352	3,510	1,170	5,032	28,767
March ^p	107	25	132	23,829	1,478	8,000	1,847	11,325	35,154
Cumulative Jan. - Mar. 2005	296	112	408	63,797	2,830	14,907	3,863	21,600	85,397
Cumulative Jan. - Mar. 2004	360	203	563	78,874	4,200	22,553	7,459	34,212	113,086
Québec, Quebec									
February ^r	306	260	566	84,688	572	21,472	8,825	30,869	115,557
March ^p	276	412	688	85,528	1,905	18,003	6,558	26,466	111,994
Cumulative Jan. - Mar. 2005	781	802	1,583	206,037	2,792	45,976	21,570	70,338	276,375
Cumulative Jan. - Mar. 2004	749	908	1,657	190,548	5,964	78,395	39,474	123,833	314,381
Regina, Saskatchewan									
February ^r	28	0	28	5,779	2,728	2,706	682	6,116	11,895
March ^p	75	0	75	11,488	120	7,159	12,206	19,485	30,973
Cumulative Jan. - Mar. 2005	147	43	190	27,693	2,848	29,594	19,520	51,962	79,655
Cumulative Jan. - Mar. 2004	136	87	223	30,768	6,339	11,638	7,339	25,316	56,084
Saguenay, Quebec									
February ^r	7	13	20	2,606	350	177	577	1,104	3,710
March ^p	29	5	34	5,945	35	9,793	1,334	11,162	17,107
Cumulative Jan. - Mar. 2005	38	67	105	12,975	523	10,098	3,775	14,396	27,371
Cumulative Jan. - Mar. 2004	62	64	126	14,369	1,391	5,234	2,621	9,246	23,615
Saint John, New Brunswick									
February ^r	65	26	91	10,130	80	2,271	58	2,409	12,539
March ^p	47	0	47	7,065	1,909	1,058	175	3,142	10,207
Cumulative Jan. - Mar. 2005	152	26	178	24,016	2,012	4,127	235	6,374	30,390
Cumulative Jan. - Mar. 2004	120	18	138	18,251	2,472	2,560	91	5,123	23,374
Saskatoon, Saskatchewan									
February ^r	76	20	96	11,937	649	5,107	1,860	7,616	19,553
March ^p	85	2	87	12,788	12,457	17,565	1,908	31,930	44,718
Cumulative Jan. - Mar. 2005	236	88	324	39,495	13,982	24,819	4,840	43,641	83,136
Cumulative Jan. - Mar. 2004	182	100	282	32,467	1,617	13,258	1,831	16,706	49,173
Sherbrooke, Quebec									
February ^r	43	85	128	13,481	706	3,703	549	4,958	18,439
March ^p	74	17	91	15,128	719	1,561	209	2,489	17,617
Cumulative Jan. - Mar. 2005	176	124	300	39,150	1,790	8,486	1,260	11,536	50,686
Cumulative Jan. - Mar. 2004	143	234	377	36,269	2,460	13,328	4,582	20,370	56,639
St. Catharines-Niagara, Ontario									
February ^r	78	40	118	18,944	574	6,597	14,949	22,120	41,064
March ^p	68	45	113	19,628	2,710	18,261	3,181	24,152	43,780
Cumulative Jan. - Mar. 2005	219	142	361	59,872	3,599	33,195	18,242	55,036	114,908
Cumulative Jan. - Mar. 2004	251	126	377	64,253	5,578	54,865	11,081	71,524	135,777

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									
February ^r	93	12	105	16,733	198	4,008	136	4,342	21,075
March ^p	79	40	119	20,906	31,782	14,513	155	46,450	67,356
Cumulative Jan. - Mar. 2005	258	86	344	56,832	31,985	20,937	3,870	56,792	113,624
Cumulative Jan. - Mar. 2004	403	64	467	61,488	142	20,530	1,325	21,997	83,485
Thunder Bay, Ontario									
February ^r	0	0	0	147	83	9,418	11,476	20,977	21,124
March ^p	3	34	37	3,009	18	1,701	95	1,814	4,823
Cumulative Jan. - Mar. 2005	3	51	54	4,389	4,896	13,482	19,518	37,896	42,285
Cumulative Jan. - Mar. 2004	17	3	20	3,961	261	9,202	6,287	15,750	19,711
Toronto, Ontario									
February ^r	1,686	2,567	4,253	730,989	75,686	237,072	77,372	390,130	1,121,119
March ^p	1,417	1,524	2,941	528,999	111,400	275,450	212,517	599,367	1,128,366
Cumulative Jan. - Mar. 2005	3,902	6,717	10,619	1,884,804	218,914	642,024	353,540	1,214,478	3,099,282
Cumulative Jan. - Mar. 2004	5,138	4,511	9,649	1,743,799	161,801	465,762	275,961	903,524	2,647,323
Trois-Rivières, Quebec									
February ^r	18	32	50	5,904	280	2,733	2,804	5,817	11,721
March ^p	32	6	38	7,641	0	1,342	24,639	25,981	33,622
Cumulative Jan. - Mar. 2005	62	47	109	16,584	1,094	13,607	27,443	42,144	58,728
Cumulative Jan. - Mar. 2004	64	81	145	17,396	3,732	7,954	1,487	13,173	30,569
Vancouver, British Columbia									
February ^r	389	780	1,169	195,189	7,814	120,214	18,696	146,724	341,913
March ^p	423	1,212	1,635	322,176	16,890	176,459	35,312	228,661	550,837
Cumulative Jan. - Mar. 2005	1,189	3,087	4,276	736,259	29,554	374,542	76,201	480,297	1,216,556
Cumulative Jan. - Mar. 2004	1,456	4,232	5,688	851,271	10,009	212,665	36,173	258,847	1,110,118
Victoria, British Columbia									
February ^r	104	246	350	56,813	184	7,871	6,649	14,704	71,517
March ^p	99	219	318	42,726	713	12,506	7,127	20,346	63,072
Cumulative Jan. - Mar. 2005	288	482	770	121,857	5,631	23,082	13,826	42,539	164,396
Cumulative Jan. - Mar. 2004	293	277	570	92,233	3,393	16,981	5,675	26,049	118,282
Windsor, Ontario									
February ^r	103	27	130	23,789	2,418	3,587	10	6,015	29,804
March ^p	71	33	104	17,143	1,301	15,499	2,360	19,160	36,303
Cumulative Jan. - Mar. 2005	282	139	421	64,045	4,647	25,059	12,477	42,183	106,228
Cumulative Jan. - Mar. 2004	384	215	599	90,452	4,739	27,328	2,286	34,353	124,805
Winnipeg, Manitoba									
February ^r	178	9	187	29,821	146	17,262	1,200	18,608	48,429
March ^p	162	24	186	29,614	168	9,873	19,020	29,061	58,675
Cumulative Jan. - Mar. 2005	514	37	551	84,414	494	39,685	21,999	62,178	146,592
Cumulative Jan. - Mar. 2004	581	13	594	84,993	10,289	37,092	20,746	68,127	153,120

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							
February ^r	7,359	13	800	1,524	4,889	494	15,079
March ^p	10,976	38	1,264	1,923	4,746	328	19,275
Cumulative Jan. - Mar. 2005	23,453	70	2,774	4,868	13,315	1,035	45,515
Cumulative Jan. - Mar. 2004	25,388	88	2,734	5,456	14,392	1,150	49,208
Newfoundland and Labrador							
February ^r	30	0	0	0	2	1	33
March ^p	82	0	2	0	12	3	99
Cumulative Jan. - Mar. 2005	146	0	18	0	20	4	188
Cumulative Jan. - Mar. 2004	211	1	10	3	10	4	239
Prince Edward Island							
February ^r	17	1	0	0	2	0	20
March ^p	31	1	2	3	5	0	42
Cumulative Jan. - Mar. 2005	64	3	2	3	7	0	79
Cumulative Jan. - Mar. 2004	68	3	10	4	6	0	91
Nova Scotia							
February ^r	107	2	0	0	4	1	114
March ^p	214	3	13	24	114	7	375
Cumulative Jan. - Mar. 2005	408	5	13	34	136	13	609
Cumulative Jan. - Mar. 2004	437	10	34	12	253	11	757
New Brunswick							
February ^r	71	4	0	0	26	0	101
March ^p	147	13	16	0	4	5	185
Cumulative Jan. - Mar. 2005	259	17	18	0	56	7	357
Cumulative Jan. - Mar. 2004	295	10	10	0	104	10	429
Quebec							
February ^r	1,980	4	250	37	1,554	167	3,992
March ^p	2,599	13	358	49	1,588	146	4,753
Cumulative Jan. - Mar. 2005	5,445	25	787	186	3,995	462	10,900
Cumulative Jan. - Mar. 2004	5,787	37	606	519	4,859	616	12,424
Ontario							
February ^r	2,396	1	299	696	1,725	258	5,375
March ^p	3,814	7	492	1,139	910	141	6,503
Cumulative Jan. - Mar. 2005	7,888	15	1,135	2,828	3,860	440	16,166
Cumulative Jan. - Mar. 2004	9,624	13	1,391	3,164	2,901	213	17,306
Manitoba							
February ^r	183	0	0	9	8	0	200
March ^p	291	1	0	6	30	0	328
Cumulative Jan. - Mar. 2005	613	1	1	15	41	0	671
Cumulative Jan. - Mar. 2004	671	2	11	1	85	1	771
Saskatchewan							
February ^r	88	0	0	23	16	2	129
March ^p	148	0	0	0	2	3	153
Cumulative Jan. - Mar. 2005	289	2	2	23	125	5	446
Cumulative Jan. - Mar. 2004	288	0	18	79	89	1	475
Alberta							
February ^r	1,604	1	213	322	610	8	2,758
March ^p	2,392	0	294	202	775	1	3,664
Cumulative Jan. - Mar. 2005	5,456	2	635	621	1,726	15	8,455
Cumulative Jan. - Mar. 2004	4,707	5	500	286	3,130	226	8,854
British Columbia							
February ^r	872	0	38	437	942	57	2,346
March ^p	1,252	0	87	482	1,306	22	3,149
Cumulative Jan. - Mar. 2005	2,867	0	163	1,140	3,349	89	7,608
Cumulative Jan. - Mar. 2004	3,263	7	141	1,388	2,949	68	7,816

Table 7 – continued

Dwelling units, provinces and territories, unadjusted, 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
Yukon Territory							
February ^r	3	0	0	0	0	0	3
March ^p	3	0	0	0	0	0	3
Cumulative Jan. - Mar. 2005	6	0	0	0	0	0	6
Cumulative Jan. - Mar. 2004	7	0	1	0	0	0	8
Northwest Territories							
February ^r	8	0	0	0	0	0	8
March ^p	3	0	0	18	0	0	21
Cumulative Jan. - Mar. 2005	12	0	0	18	0	0	30
Cumulative Jan. - Mar. 2004	29	0	0	0	0	0	29
Nunavut							
February ^r	0	0	0	0	0	0	0
March ^p	0	0	0	0	0	0	0
Cumulative Jan. - Mar. 2005	0	0	0	0	0	0	0
Cumulative Jan. - Mar. 2004	1	0	2	0	6	0	9

Table 8

Dwelling units, census metropolitan areas, unadjusted, March 2005

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	46	0	0	0	90	0	136
Calgary, Alberta	826	0	89	87	188	0	1,190
Edmonton, Alberta	791	0	148	18	431	0	1,388
Greater Sudbury / Grand Sudbury, Ontario	18	0	0	0	0	0	18
Halifax, Nova Scotia	92	0	4	24	102	5	227
Hamilton, Ontario	108	0	0	76	0	0	184
Kingston, Ontario	36	0	2	0	0	0	38
Kitchener, Ontario	180	0	2	65	138	55	440
London, Ontario	163	0	3	80	0	11	257
Montréal, Quebec	995	0	112	26	751	90	1,974
Oshawa, Ontario	310	0	45	0	0	0	355
Ottawa-Gatineau, Ontario/Quebec	347	0	24	45	254	4	674
Ottawa-Gatineau, Ontario part, Ontario/Quebec	204	0	12	45	230	2	493
Ottawa-Gatineau, Quebec part, Ontario/Quebec	143	0	12	0	24	2	181
Québec, Quebec	367	0	125	17	466	7	982
Regina, Saskatchewan	56	0	0	0	0	0	56
Saguenay, Quebec	38	1	2	0	4	2	47
Saint John, New Brunswick	43	0	0	0	0	0	43
Saskatoon, Saskatchewan	64	0	0	0	0	2	66
Sherbrooke, Quebec	98	0	2	0	24	0	124
St. Catharines-Niagara, Ontario	80	1	10	33	0	0	124
St. John's, Newfoundland and Labrador	66	0	2	0	12	3	83
Thunder Bay, Ontario	3	0	0	0	31	2	36
Toronto, Ontario	1,690	0	380	607	427	55	3,159
Trois-Rivières, Quebec	43	0	0	0	8	1	52
Vancouver, British Columbia	425	0	71	345	862	4	1,707
Victoria, British Columbia	100	0	0	52	177	3	332
Windsor, Ontario	85	0	14	10	2	6	117
Winnipeg, Manitoba	169	0	0	0	24	0	193

Table 9

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

	Singles, includes mobile homes	Cottages	Doubles	Rows	Apartments	Conversions	Total dwellings
	Number of dwelling units						
Abbotsford, British Columbia	98	0	2	27	90	0	217
Calgary, Alberta	2,034	0	178	325	290	0	2,827
Edmonton, Alberta	1,827	0	347	163	1,146	11	3,494
Greater Sudbury / Grand Sudbury, Ontario	28	0	0	0	0	0	28
Halifax, Nova Scotia	191	0	4	34	110	11	350
Hamilton, Ontario	356	0	66	183	0	191	796
Kingston, Ontario	64	0	4	0	0	0	68
Kitchener, Ontario	393	0	18	150	154	65	780
London, Ontario	385	0	5	143	162	12	707
Montréal, Quebec	2,394	0	281	134	2,689	201	5,699
Oshawa, Ontario	498	0	109	75	0	2	684
Ottawa-Gatineau, Ontario/Quebec	714	1	78	155	364	23	1,335
Ottawa-Gatineau, Ontario part, Ontario/Quebec	421	0	42	155	317	12	947
Ottawa-Gatineau, Quebec part, Ontario/Quebec	293	1	36	0	47	11	388
Québec, Quebec	794	0	237	39	576	16	1,662
Regina, Saskatchewan	94	0	0	0	43	0	137
Saguenay, Quebec	46	1	4	0	36	4	91
Saint John, New Brunswick	74	1	0	0	26	0	101
Saskatoon, Saskatchewan	148	0	2	2	80	4	236
Sherbrooke, Quebec	174	0	8	0	48	41	271
St. Catharines-Niagara, Ontario	182	1	18	64	9	22	296
St. John's, Newfoundland and Labrador	118	0	18	0	20	4	160
Thunder Bay, Ontario	3	0	0	0	43	2	48
Toronto, Ontario	3,380	0	790	1,612	2,756	86	8,624
Trois-Rivières, Quebec	68	0	0	0	32	4	104
Vancouver, British Columbia	1,053	0	102	826	1,678	28	3,687
Victoria, British Columbia	254	0	4	60	334	5	657
Windsor, Ontario	227	0	18	37	41	11	334
Winnipeg, Manitoba	399	0	1	9	27	0	436

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					
February ^r	2,240,443	222,269	739,090	317,493	3,519,295
March ^p	3,104,545	337,152	1,066,761	682,037	5,190,495
Cumulative Jan. - Mar. 2005	7,105,601	706,349	2,492,714	1,265,479	11,570,143
Cumulative Jan. - Mar. 2004	7,082,297	682,981	1,744,035	878,752	10,388,065
Newfoundland and Labrador					
February ^r	4,945	298	2,820	2,640	10,703
March ^p	13,685	31,784	8,736	185	54,390
Cumulative Jan. - Mar. 2005	27,193	32,156	13,195	7,206	79,750
Cumulative Jan. - Mar. 2004	30,907	588	12,148	1,940	45,583
Prince Edward Island					
February ^r	3,297	150	11,947	598	15,992
March ^p	6,120	130	2,146	902	9,298
Cumulative Jan. - Mar. 2005	12,072	930	14,395	1,820	29,217
Cumulative Jan. - Mar. 2004	11,309	205	3,026	5,016	19,556
Nova Scotia					
February ^r	21,168	2,135	11,498	701	35,502
March ^p	56,802	762	27,140	843	85,547
Cumulative Jan. - Mar. 2005	96,266	3,519	51,085	5,338	156,208
Cumulative Jan. - Mar. 2004	101,149	10,425	36,990	7,848	156,412
New Brunswick					
February ^r	10,437	410	11,160	988	22,995
March ^p	25,324	4,141	13,948	1,461	44,874
Cumulative Jan. - Mar. 2005	42,009	5,567	28,778	9,880	86,234
Cumulative Jan. - Mar. 2004	45,242	9,837	17,096	2,397	74,572
Quebec					
February ^r	545,723	35,580	107,920	35,018	724,241
March ^p	660,149	53,876	130,220	54,413	898,658
Cumulative Jan. - Mar. 2005	1,514,222	107,220	358,558	109,849	2,089,849
Cumulative Jan. - Mar. 2004	1,601,218	232,107	372,026	180,289	2,385,640
Ontario					
February ^r	848,214	108,934	324,814	199,222	1,481,184
March ^p	1,174,733	124,035	388,779	256,060	1,943,607
Cumulative Jan. - Mar. 2005	2,768,806	302,964	946,891	603,617	4,622,278
Cumulative Jan. - Mar. 2004	2,828,655	305,993	705,738	479,933	4,320,319
Manitoba					
February ^r	29,957	2,136	17,400	2,783	52,276
March ^p	49,416	4,577	11,027	19,783	84,803
Cumulative Jan. - Mar. 2005	99,672	7,109	43,384	24,750	174,915
Cumulative Jan. - Mar. 2004	107,620	10,959	41,431	24,539	184,549
Saskatchewan					
February ^r	16,499	3,377	8,079	2,660	30,615
March ^p	21,628	12,622	30,901	14,931	80,082
Cumulative Jan. - Mar. 2005	54,851	17,348	65,531	25,918	163,648
Cumulative Jan. - Mar. 2004	59,442	9,805	24,201	18,095	111,543
Alberta					
February ^r	341,391	54,508	117,064	35,022	547,985
March ^p	497,106	75,789	183,502	227,161	983,558
Cumulative Jan. - Mar. 2005	1,118,812	164,520	481,850	279,322	2,044,504
Cumulative Jan. - Mar. 2004	990,358	55,627	262,656	84,851	1,393,492
British Columbia					
February ^r	416,905	14,641	124,843	37,861	594,250
March ^p	596,105	29,436	269,997	105,563	1,001,101
Cumulative Jan. - Mar. 2005	1,365,660	64,810	486,352	197,014	2,113,836
Cumulative Jan. - Mar. 2004	1,297,440	47,164	260,672	60,824	1,666,100

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					
February ^r	580	90	34	0	704
March ^p	476	0	58	607	1,141
Cumulative Jan. - Mar. 2005	1,454	196	566	637	2,853
Cumulative Jan. - Mar. 2004	1,453	44	705	495	2,697
Northwest Territories					
February ^r	1,327	10	1,109	0	2,446
March ^p	2,994	0	287	128	3,409
Cumulative Jan. - Mar. 2005	4,574	10	1,707	128	6,419
Cumulative Jan. - Mar. 2004	5,379	227	7,034	4,005	16,645
Nunavut					
February ^r	0	0	402	0	402
March ^p	7	0	20	0	27
Cumulative Jan. - Mar. 2005	10	0	422	0	432
Cumulative Jan. - Mar. 2004	2,125	0	312	8,520	10,957

Table 11

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	13,497	2,179	1,514	52,399	69,589
Calgary, Alberta	211,878	48,054	70,131	197,384	527,447
Edmonton, Alberta	139,953	5,987	58,625	6,846	211,411
Greater Sudbury / Grand Sudbury, Ontario	3,263	122	2,187	240	5,812
Halifax, Nova Scotia	33,782	130	9,273	300	43,485
Hamilton, Ontario	41,275	505	8,118	14,101	63,999
Kingston, Ontario	5,330	51	1,668	1,316	8,365
Kitchener, Ontario	52,088	3,154	6,744	26,146	88,132
London, Ontario	37,365	2,282	7,517	12,713	59,877
Montréal, Quebec	297,315	42,299	81,057	12,622	433,293
Oshawa, Ontario	73,671	260	10,924	62	84,917
Ottawa-Gatineau, Ontario/Quebec	132,525	2,567	22,018	17,083	174,193
Ottawa-Gatineau, Ontario part, Ontario/Quebec	104,574	1,089	15,431	15,632	136,726
Ottawa-Gatineau, Quebec part, Ontario/Quebec	27,951	1,478	6,587	1,451	37,467
Québec, Quebec	108,677	1,905	14,823	5,151	130,556
Regina, Saskatchewan	7,922	120	5,321	12,206	25,569
Saguenay, Quebec	6,990	35	8,063	1,048	16,136
Saint John, New Brunswick	6,794	1,909	1,058	175	9,936
Saskatoon, Saskatchewan	8,841	12,457	13,056	1,908	36,262
Sherbrooke, Quebec	17,865	719	1,285	164	20,033
St. Catharines-Niagara, Ontario	21,404	2,312	16,614	2,180	42,510
St. John's, Newfoundland and Labrador	11,418	31,782	8,257	155	51,612
Thunder Bay, Ontario	3,208	15	1,548	65	4,836
Toronto, Ontario	575,183	95,053	250,607	145,625	1,066,468
Trois-Rivières, Quebec	8,934	0	1,105	19,354	29,393
Vancouver, British Columbia	373,494	16,890	168,053	35,312	593,749
Victoria, British Columbia	47,188	713	11,910	7,127	66,938
Windsor, Ontario	18,832	1,110	14,101	1,617	35,660
Winnipeg, Manitoba	29,939	168	7,263	19,020	56,390

Table 12

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

	Value of construction				Total
	Residential	Non-residential			
		Industrial	Commercial	Institutional and governmental	
	thousands of dollars				
Abbotsford, British Columbia	26,676	9,556	7,504	53,540	97,276
Calgary, Alberta	469,461	71,695	167,464	212,686	921,306
Edmonton, Alberta	352,474	29,498	136,472	30,984	549,428
Greater Sudbury / Grand Sudbury, Ontario	6,687	549	11,515	6,644	25,395
Halifax, Nova Scotia	56,034	1,270	25,759	567	83,630
Hamilton, Ontario	129,771	2,418	20,985	30,762	183,936
Kingston, Ontario	10,174	263	8,904	4,427	23,768
Kitchener, Ontario	105,637	7,656	34,278	28,537	176,108
London, Ontario	95,553	13,340	31,296	20,595	160,784
Montréal, Quebec	815,588	75,636	234,283	32,930	1,158,437
Oshawa, Ontario	130,750	17,685	28,031	9,548	186,014
Ottawa-Gatineau, Ontario/Quebec	230,425	10,145	104,409	107,258	452,237
Ottawa-Gatineau, Ontario part, Ontario/Quebec	171,926	7,315	93,165	104,930	377,336
Ottawa-Gatineau, Quebec part, Ontario/Quebec	58,499	2,830	11,244	2,328	74,901
Québec, Quebec	200,889	2,792	34,133	11,699	249,513
Regina, Saskatchewan	17,866	2,848	25,822	19,520	66,056
Saguenay, Quebec	11,984	523	8,270	1,985	22,762
Saint John, New Brunswick	12,580	2,012	4,127	235	18,954
Saskatoon, Saskatchewan	26,368	13,982	18,189	4,840	63,379
Sherbrooke, Quebec	35,404	1,790	5,965	612	43,771
St. Catharines-Niagara, Ontario	48,136	3,165	27,238	14,663	93,202
St. John's, Newfoundland and Labrador	23,326	31,985	11,112	3,870	70,293
Thunder Bay, Ontario	4,139	5,498	10,102	16,887	36,626
Toronto, Ontario	1,496,317	196,447	514,482	268,310	2,475,556
Trois-Rivières, Quebec	15,656	1,094	9,156	20,749	46,655
Vancouver, British Columbia	758,043	29,554	316,974	76,201	1,180,772
Victoria, British Columbia	117,186	5,631	19,502	13,826	156,145
Windsor, Ontario	49,924	4,249	20,876	10,932	85,981
Winnipeg, Manitoba	65,395	494	30,562	21,999	118,450

Table 13

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

	Canada	Newfoundland and Labrador	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario
thousands of dollars							
Total non-residential	2,085,950	40,705	3,178	28,745	19,550	238,509	768,874
Industrial	337,152	31,784	130	762	4,141	53,876	124,035
Factories, plants	173,218	0	0	0	1,302	44,323	97,444
Transportation, utilities	97,243	31,497	0	0	1,909	810	6,115
Mining and agriculture	31,389	0	0	0	0	2,065	5,109
Minor industrial projects, new and improvements ¹	35,302	287	130	762	930	6,678	15,367
Commercial	1,066,761	8,736	2,146	27,140	13,948	130,220	388,779
Trade and services	219,682	6,150	1,489	18,474	5,520	22,677	61,144
Warehouses	193,948	0	0	0	275	4,715	132,042
Service stations	14,700	770	0	0	0	2,000	9,782
Office buildings	242,499	0	0	4,800	900	29,418	88,975
Recreation	103,102	0	0	0	3,295	23,240	10,052
Hotels, restaurants	139,986	580	0	0	1,700	17,625	30,385
Laboratories	850	0	0	0	0	320	250
Minor commercial projects, new and improvements ¹	151,994	1,236	657	3,866	2,258	30,225	56,149
Institutional and governmental	682,037	185	902	843	1,461	54,413	256,060
Schools, education	156,623	0	500	250	0	29,793	64,833
Hospitals, medical	226,377	0	0	0	0	12,549	143,294
Welfare, home	20,333	0	0	0	300	3,567	2,887
Churches, religion	19,862	0	325	0	0	275	7,782
Government buildings	234,414	0	0	0	0	3,563	27,612
Minor institutional and governmental projects, new and improvements ¹	24,428	185	77	593	1,161	4,666	9,652
	Manitoba	Saskatchewan	Alberta	British Columbia	Yukon Territory	Northwest Territories	Nunavut
thousands of dollars							
Total non-residential	35,387	58,454	486,452	404,996	665	415	20
Industrial	4,577	12,622	75,789	29,436	0	0	0
Factories, plants	0	650	12,249	17,250	0	0	0
Transportation, utilities	0	11,303	43,135	2,474	0	0	0
Mining and agriculture	4,000	0	16,568	3,647	0	0	0
Minor industrial projects, new and improvements ¹	577	669	3,837	6,065	0	0	0
Commercial	11,027	30,901	183,502	269,997	58	287	20
Trade and services	3,498	2,792	53,656	44,282	0	0	0
Warehouses	371	250	36,983	19,312	0	0	0
Service stations	0	0	2,148	0	0	0	0
Office buildings	853	5,613	21,398	90,542	0	0	0
Recreation	500	16,240	8,101	41,674	0	0	0
Hotels, restaurants	400	3,235	41,435	44,626	0	0	0
Laboratories	0	0	280	0	0	0	0
Minor commercial projects, new and improvements ¹	5,405	2,771	19,501	29,561	58	287	20
Institutional and governmental	19,783	14,931	227,161	105,563	607	128	0
Schools, education	17,097	0	18,892	25,258	0	0	0
Hospitals, medical	1,200	250	3,209	65,875	0	0	0
Welfare, home	0	0	8,329	5,250	0	0	0
Churches, religion	0	900	7,330	3,250	0	0	0
Government buildings	357	12,082	186,763	3,583	454	0	0
Minor institutional and governmental projects, new and improvements ¹	1,129	1,699	2,638	2,347	153	128	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